

Committee of Adjustment

Decision for: CAV A/009/2022

Owner/Applicant	Agent	Location of Land
Bashar Mikha Emad Philip Jazrawi 560 Sherin Drive Oakville ON L6L 4J8	Keeren Design Inc c/o Mark Coroza 31-11 Bronte Road Oakville ON L6L 0E1	PLAN 682 LOT 27 569 Taplow Crescent Town of Oakville

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance:

No.	Zoning By-law Regulation RL3-0	Variance Request
1	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 650.00 m ² and 742.99 m ² shall be 41% (284.87 m ²); (Lot area is 694.80 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 42.99% (298.69 m ²).

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the dwelling be built in general accordance with the submitted site plan and elevation drawings submitted for the proposed dwelling dated November 26, 2021.

M. Telawski _____
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Michael Telawski
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_____ J. Hardcastle
DocuSigned by:
John Hardcastle
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S. Mikhail _____
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S. Mikhail
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_____ I. Flemington
DocuSigned by:
Ian Flemington
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J. Murray _____
DocuSigned by:
Judith Murray
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_____ H. McCrae
DocuSigned by:
Heather McCrae
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Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on January 25, 2022.

Last date of appeal of decision is February 14, 2022.

NOTE: It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.**

This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

Heather McCrae, ACST
Secretary-Treasurer