

Committee of Adjustment

Decision for: CAV A/060/2021

Applicant / Owner	Authorized Agent	Subject Property
IVA HOMES LTD 5100 SOUTH SERVICE RD UNIT 20/21 BURLINGTON ON, L7L 6A5	JORIS KEEREN KEEREN DESIGN INC 11 BRONTE RD UNIT 31 OAKVILLE ON, L6L 0E1	2435 APPLEWOOD DR PLAN M6 LOT 29

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

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.6 b) For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 47 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
2	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a <i>lot</i> with a <i>lot area</i> between 650.00 m ² and 742.99 m ² shall be 41% (274.26 m ²); (Lot area is 668.95m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 43% (287.65 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 dwelling be built in general accordance with the submitted site plan and elevations dated April 7, 2021; and
- 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.

DocuSigned by:
Michael Telawski
M. Telawski 66E76251ECA847E...

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John Hardcastle
J. Hardcastle 8982ADBE1B294F9...

DocuSigned by:
Ian Flemington
I. Flemington E94D5CF9B2A34F2...

DocuSigned by:
S. Mikhail
S. Mikhail 0CE5B1DB188544A...

DocuSigned by:
Jasmina Radomirovic
J. Murray 3E69AC8E9D1242C...

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Jasmina Radomirovic
J. Radomirovic 2692D94F90CD442...
Assistant Secretary-Treasurer

Dated at the meeting held on May 4, 2021.

Last date of appeal of decision is May 24, 2021.

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.

Jasmina Radomirovic
Assistant Secretary-Treasurer