

Committee of Adjustment

Decision for: CAV A/057/2022

| <u>Owner (s)</u> | <u>Agent</u> | <u>Location of Land</u> |
|--|---|---------------------------------|
| RENJIE DU 529 MAPLE AVE OAKVILLE ON, L6J 2J6 | RAED AL-RAWI PROFESSIONAL FLOOR PLANS INC. 5147 PRESERVATION CIR MISSISSAUGA ON, L5M 7T4 | 529 MAPLE AVE PLAN M30 LOT 2 |

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


| No. | Zoning By-law Regulation | Variance Request |
|-----|---|---|
| 1 | 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> less than 557.50 m ² shall be 43% (199.93 m ²); (Lot area is 464.96 m ²). | To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 49.99% (232.43 m ²). |


The Committee of Adjustment considered written submissions from the public in support to the application. 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 elevation drawings submitted for the proposed dwelling dated February 28, 2022; 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.

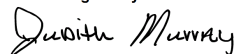
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 J. Radomirovic
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 Chairperson, Committee of Adjustment
 Assistant Secretary-Treasurer

Dated at the meeting held on April 5, 2022.

Last date of appeal of decision is April 25, 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.

 Jasmina Radomirovic
 Assistant Secretary-Treasurer