

# Committee of Adjustment

## Decision for: CAV A/059/2022



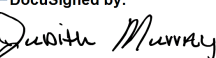
Owner (s)	Agent	Location of Land
MIGUEL SALVATI 2354 REBECCA ST OAKVILLE ON, L6L 2A9	ALEX AKSELROD CADAXX DESIGN LTD 81 JUDITH AVE THORNHILL ON, L4J 7J2	2354 REBECCA ST PLAN M6 LOT 127

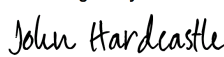
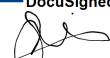

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance:

No.	Zoning By-law Regulation	Variance Request
1	<b>Section 6.4.1</b> 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 <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41% (285.20 m <sup>2</sup> ); (Lot area is 695.61 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 43.92% (305.51 m <sup>2</sup> ).

The Committee of Adjustment considered written submission in opposition to the application. Notwithstanding, the Committee is of the opinion that the variances are 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 to the satisfaction of the Director of Planning and elevation drawings dated March 8, 2022;
- 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; and
- That the owner satisfy Oakville Hydro with respect to the relocation and/ or removal of the hydro pole if necessary.

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 M. Telawski  
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 I. Flemington  
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 DocuSigned by:  
  
 J. Murray  
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DocuSigned by:  
  
 J. Hardcastle  
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 S. Mikhail  
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 Chairperson, Committee of Adjustment  
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 J. Radomirovic  
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 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