

Committee of Adjustment

Decision for: CAV A/119/2022

Owner/Applicant	Agent	Location of Land
Sandra J Martone 1111 The Stables Oakville ON L6L 6P4	Hicks Design Studio Inc c/o Cynthia Gibson 200-295 Robinson Street Oakville ON L6J 1G7	PLAN 397 LOT 9 32 Ennisclare Drive West 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 request to finish the unutilized attic space that exists over the garage of the dwelling currently under construction on the subject property with the following variance proposing the following variance(s):

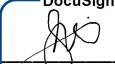
No.	Zoning By-law Regulation RL1-0	Variance Request
1	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a lot area 1301.00 m ² or greater shall be 29% (424.49 m ²); (Lot area is 1,463.77 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 35.19% (515.147 m ²).


The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. 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 dated May 11, 2022.

M. Telawski _____ Opposed _____
Chairperson, Committee of Adjustment

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 J. Hardcastle
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S. Mikhail _____
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 I. Flemington
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J. Murray _____
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 H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on July 19, 2022.

Last date of appeal of decision is August 08, 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