

# Committee of Adjustment

## Decision for: CAV A/106/2022

Owner/Applicant	Agent	Location of Land
2656557 Ontario Inc c/o Amjed Al-Hajjaj 462 Southland Crescent Oakville ON L6L 3N8	Huis Design Studio Ltd. c/o Kurtis Van Keulen 301-1a Conestoga Drive Brampton ON L6Z 4N5	PLAN 1060 LOT 118 462 Southland 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(s):

No.	Zoning By-law Regulation RL3-0	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 <i>lot</i> with a <i>lot area</i> between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41% (280.51 m <sup>2</sup> ); (Lot area is 684.17 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 44.04% (301.28 m <sup>2</sup> ).

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 6, 2022.

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M. Telawski Michael Telawski  
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John Hardcastle J. Hardcastle  
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S. Mikhail S. Mikhail  
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Absent \_\_\_\_\_ I. Flemington

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J. Murray Dwight Murray  
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Heather McCrae H. McCrae  
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on August 16, 2022.

Last date of appeal of decision is September 05, 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