

Committee of Adjustment

Decision for: CAV A/122/2022

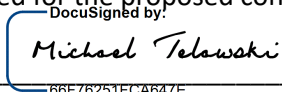
Owner (s)	Agent	Location of Land
OMAR AL-TAIE ISRAA AL-AZAWI 2330 STONE GLEN CRES OAKVILLE BC, L6M 0C9	JORIS KEEREN KEEREN DESIGN INC 11 BRONTE RD UNIT 31 OAKVILLE ON, L6L 0E1	2450 REBECCA ST PLAN M6 LOT 13

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(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 6, Column RL3) The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> of 7.29 m.
2	Section 6.4.1 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 ² and 742.99 m ² shall be 41% (274.65 m ²); (Lot area is 669.87 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 44.40% (297.42 m ²).
3	Section 6.4.3 a) The <i>minimum front yard</i> on all lots shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 12.63 m -1.0m = 11.63 m minimum).	To permit a <i>minimum front yard</i> of 11.16 metres.

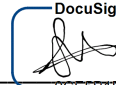
No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated June 30, 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.

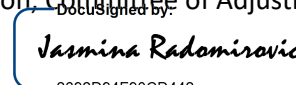
M. Telawski  DocuSigned by:
66F76251FCA647E...

 DocuSigned by:
8082ADBE4B294F0... J. Hardcastle

I. Flemington Absent

 DocuSigned by:
0CE5B1DD188544A... S. Mikhail
Chairperson, Committee of Adjustment

J. Murray Absent

 DocuSigned by:
2092D04F90CD442... J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on August 30, 2022.

Last date of appeal of decision is September 19, 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