

## Committee of Adjustment

### Decision for: CAV A/143/2022

Owner/Applicant	Agent	Location of Land
Ahmad Nabil Kassab 2430 Yolanda Drive Oakville ON L6L 2H8	JD COA Consulting c/o Joseph Domb 207-133 Torresdale Avenue North York ON M2R 3T2	PLAN M57 LOT 22 2430 Yolanda Drive 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% (278.32 m <sup>2</sup> ); (Lot area is 678.82 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 43.0% (291.94 m <sup>2</sup> ).
2	<b>Section 6.4.3 a)</b> The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 8.50 m -1.0m = 7.50 m minimum).	To permit a <i>minimum front yard</i> of 6.60 metres.

No written or oral submissions from the public were received. 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 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 July 12, 2022.

DocuSigned by:  
M. Telawski Michael Telawski  
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DocuSigned by:  
S. Mikhail [Signature]  
Chairperson, Committee of Adjustment

J. Murray Absent

DocuSigned by:  
John Hardcastle J. Hardcastle  
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DocuSigned by:  
Ian Flemington I. Flemington  
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DocuSigned by:  
Heather McCrae H. McCrae  
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on September 13, 2022.

Last date of appeal of decision is October 03, 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