

# Committee of Adjustment

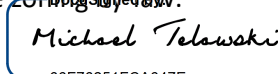
## Decision for: CAV A/156/2022


Owner (s)	Agent	Location of Land
KHALID TOMA HEDEEL SALMAN 5256 ADOBE CRT MISSISSAUGA ON, L5M 0K8	JONATHAN BENCZKOWSKI SOL-ARCH 301 KEEWATIN AVE TORONTO ON, M4P 2A4	1415 REBECCA ST PLAN 641 LOT 16


This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Denied** to permit the construction of ground floor and second floor additions to the existing dwelling on the subject property proposing the following variances:

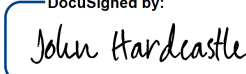
No.	Zoning By-law Regulation	Variance Request
1	<b>Section 6.4.1</b> The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a lot with a <i>lot area</i> between 1,022.00 m <sup>2</sup> and 1,114.99 m <sup>2</sup> shall be 37% (386.81 m <sup>2</sup> ); (Lot area is 1,045.42 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 41.30% (431.80 m <sup>2</sup> ).
2	<b>Section 6.4.2 a) (Row RL2, Column 3)</b> The maximum <i>lot coverage</i> shall be 25% (270.24 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> .	To permit the maximum <i>lot coverage</i> to be 25.85% (270.24 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .

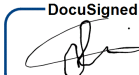
The Committee of Adjustment considered all written submissions in opposition to the application. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

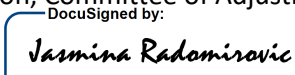
M. Telawski  DocuSigned by: 80F70251FCA047E...

I. Flemington  DocuSigned by: E94D5CF9B2A34F2...

J. Murray  DocuSigned by: 3E89AC8E9B1242C...

 DocuSigned by: 8982ADBE1B294F9... J. Hardcastle

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

 DocuSigned by: 2692D94F90CD44Z... J. Radomirovic  
Assistant Secretary-Treasurer

Dated at the meeting held on October 4, 2022.

Last date of appeal of decision is October 24, 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.

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Jasmina Radomirovic  
Assistant Secretary-Treasurer