

Committee of Adjustment

Decision for: CAV A/207/2022


Owner/Applicant	Agent	Location of Land
Rory Meleniclis 153 Balsam Drive Oakville ON L6J 3X4	Narratif Design Inc c/o Alison Strickland 100-33 Shepherd Road Oakville ON L6K 2G6	PLAN 1009 LOT 34 153 Balsam Drive Town of Oakville

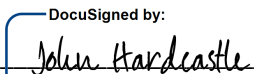
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to authorize a minor variance to permit the proposed construction of a new two-storey detached dwelling on the subject property with the following variances proposing the following variance(s):

No.	Zoning By-law Regulation RL1-0	Variance Request
1	Table 6.3.1 (Row 5, Column RL1) The <i>minimum interior side yard</i> shall be 4.2 m.	To permit a <i>minimum</i> southerly <i>interior side yard</i> of 1.2 m and a <i>minimum</i> northerly <i>interior side yard</i> of 1.88 m.
2	Table 6.3.1 (Row 9, Column RL1) The <i>maximum dwelling depth</i> shall be 20.0 m.	To permit a maximum <i>dwelling depth</i> of 27.73 m.

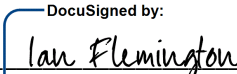
The Committee of Adjustment considered the written and oral submissions in opposition to and in support of the application in coming to this decision. Notwithstanding, the Committee is of the opinion that the variances are considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

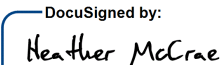
- That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- That the dwelling be built in general accordance with the submitted site plan dated November 8th and elevation drawings dated October 26th, 2022.

M. Telawski 
Chairperson, Committee of Adjustment

 J. Hardcastle
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S. Mikhail Absent

 I. Flemington
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 H. McCrae
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on December 13, 2022.

Last date of appeal of decision is January 02, 2023.

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