

Committee of Adjustment

Decision for: CAV A/045/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
RUSTAMBIR DHANJU ANUREET DHANJU	BILL OUGHTRED W.E. OUGHTRED & ASSOCIATES INC. 2140 WINSTON PARK DR UNIT 26 OAKVILLE ON, L6H 5V5	2025 BRIDGE RD PLAN 852 LOT 313

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 variances to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.47%.

The Committee of Adjustment considered all written submissions in opposition to the application. 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 two-storey detached dwelling be constructed in general accordance with the submitted site plan dated January 31, 2024, and elevation drawings dated January 23, 2024; 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.

Telawski _____
Chairperson, Committee of Adjustment

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Michael Telawski

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John Hardcastle J. Hardcastle

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L. You _____
DocuSigned by:
Lynsey You

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Absent _____ S. Mikhail

S. Dickie _____
DocuSigned by:
Stuart Dickie

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Jasmina Radomirovic J. Radomirovic
Assistant Secretary-Treasurer

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Dated at the meeting held on March 20, 2024.

Last date of appeal of decision is April 9, 2024.

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