

Committee of Adjustment

Decision for: CAV A/001/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
YASIR AZHAR CHERYL PAGULAYAN	JOSEPH DOMB JD COA CONSULTING 133 TORRESDALE AVE UNIT 207 NORTH YORK ON, M2R 3T2	17 RAYNE AVE PLAN 1090 LOT 218

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 proposing the following variance(s) to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	<i>Table 6.3.2</i> The minimum flankage yard shall be 3.5 m.	To decrease the minimum flankage yard to 3.28 metres.
2	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 42.66%.

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:

- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated February 8, 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

DocuSigned by:

Michael Telawski

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DocuSigned by:

L. You _____

Lynsey You

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DocuSigned by:

S. Dickie _____

Stuart Dickie

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DocuSigned by:

John Hardcastle

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_____ J. Hardcastle

Absent

_____ S. Mikhail

DocuSigned by:

Jasmina Radomirovic

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_____ J. Radomirovic
Assistant Secretary-Treasurer

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