

Committee of Adjustment

Decision for: CAV A/152/2023

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
OMER KALKAVAN ZEYNEP KALKAVAN	JORIS KEEREN KEEREN DESIGN INC 11 BRONTE RD UNIT 31 OAKVILLE ON, L6L 0E1	510 WELLINGTON CRES PLAN 619 LOT 90

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 variances to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	Section 6.4.1 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 to 44.22%.

The Committee of Adjustment considered all written submissions in opposition to the application. 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 proposed building be constructed in general accordance with the site plan and elevation drawings to the satisfaction of the Director of Planning;
- 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; and
- That the site alteration permit be issued within 2 years of the approval.

Telawski _____
Chairperson, Committee of Adjustment

L. You _____

S. Dickie _____

J. Hardcastle _____
J. Hardcastle

Absent _____ S. Mikhail

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