

Committee of Adjustment Decision for: CAV A/041/2024

Owner/Applicant	Agent	Location of Land
Mattamy (Joshua Creek) Limited	Korsiak Urban Planning c/o Catherine McEwan 206-277 Lakeshore Road East Oakville ON L6J 1H9	PLAN M1268 BLK 35 Granary Street 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 construction of back to back townhouse dwelling units on the subject property proposing the following variances to Zoning By-Law 2009-189:

No.	Current	Proposed
1	Section 4.10 i) Unless otherwise specified, compliance with the standards of this Bylaw shall be achieved within the lot on which the building is constructed or the use is undertaken.	To permit the minimum landscape area of 10% to be achieved within the entirety of the block / lot on which the building is constructed.
2	Section 4.25.2.1 Minimum landscape area requirements under this By-law may be satisfied by one or more landscape areas, each of which shall have a dimension of at least 2.4 metres by 2.4 metres unless specified by other site or area provisions of this By-law.	To decrease the minimum dimension for landscape areas to be 1.5 metres by 3.0 metres.

No written or oral submissions from the public were received. 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.

M. Telawski DocuSigned by:
Michael Telawski
66F76251FCA647E...

_____ Absent _____ J. Hardcastle

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

_____ DocuSigned by:
Lynsey You
001C4EBA26984B7... L. You

S. Dickie _____ Conflict _____

_____ DocuSigned by:
Heather McCrae
991596C897614F8... H. McCrae
Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on March 6, 2024.

Last date of appeal of decision is March 26, 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.

Heather McCrae, ACST
Secretary-Treasurer