

Committee of Adjustment

Decision for: CAV A/066/2024

Owner (s)	Agent	Location of Land
CHENG YUAN QIAN MAO WEN SHENG	JORIS KEEREN KEEREN DESIGN INC 11 BRONTE ROAD UNIT 31 OAKVILLE ON, L6L 0E1	2092 DUNCAN RD PLAN 626 LOT 68 PT LOT 67

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 a single detached two storey dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL3)</i> The minimum interior side yard shall be 1.20 m.	To reduce the minimum southerly interior side yard to 0.83 m.
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 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 43.10%.
3	<i>Section 6.4.3 (a)</i> The minimum front yard shall be 8.76 metres in this instance.	To decrease the minimum front yard to 8.25 metres.

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 detached dwelling be constructed in general accordance with the submitted site plan dated March 22, 2024, and elevation drawings dated March 12, 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.

<p>Telawski _____</p> <p style="text-align: right; font-size: small;">DocuSigned by: <i>Michael Telawski</i> 08F70251FCA047E...</p>	<p style="text-align: right;">_____ J. Hardcastle</p> <p style="text-align: left; font-size: small;">DocuSigned by: <i>John Hardcastle</i> 8982ADBE1B294F9...</p>
<p>L. You _____</p> <p style="text-align: right; font-size: small;">DocuSigned by: <i>Lynsey You</i> 001G4EBA26984B7...</p>	<p style="text-align: right;">_____ S. Mikhail</p> <p style="text-align: left; font-size: small;">DocuSigned by: <i>Shery Mikhail</i> 0CE8B1DD188544A...</p>
<p>S. Dickie _____ Absent _____</p>	<p style="text-align: right;">_____ J. Radomirovic</p> <p style="text-align: left; font-size: small;">DocuSigned by: <i>Jasmina Radomirovic</i> 2692D94F90CD442...</p> <p style="text-align: center;">Assistant Secretary-Treasurer</p>

Dated at the meeting held on April 17, 2024.

Last date of appeal of decision is May 7, 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