

Committee of Adjustment

Decision for: CAV A/067/2024

Owner/Applicant	Agent	Location of Land
Haider Al-Saadi	Our Cool Blue Architects Inc c/o Tom Kolbasenko 213-450 Bronte Street South Milton ON L9T 8T2	PLAN 579 LOT 38 309 Winston Road 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 a two-storey detached dwelling on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.6 b) For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To permit the maximum total floor area for the private garage to be 59.2 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1,022.00 m ² and 1,114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 38.9%.
3	Section 6.4.2 (Row RL2, Column 3) The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To permit the maximum lot coverage to be 30.3% for the detached dwelling which is greater than 7.0 metres in height.

The Committee of Adjustment considered the written submissions in opposition to and in support of the application in coming to this decision. 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 approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.
- The two-storey detached dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated March 13, 2024.

DocuSigned by:
M. Telawski Michael Telawski
Chairperson, Committee of Adjustment

S. Mikhail __Absent__

DocuSigned by:
S. Dickie Stuart Dickie
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John Hardcastle J. Hardcastle
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Lynsey You L. You
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Heather McCrae H. McCrae
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on May 1, 2024.

Last date of appeal of decision is May 21, 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