

Committee of Adjustment

Decision for: CAV A/019/2024-Revised

Owner/Applicant	Agent	Location of Land
1000657398 Ontario Inc	Huis Design Studio c/o Kurtis Van Keulen 301-1a Conestoga Drive Brampton ON L6Z 4N5	PLAN 686 LOT 52 491 Fourth Line 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 single detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.06%.

The Committee of Adjustment considered the written submissions in support of the application in coming to this decision. 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:

- 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 detached dwelling be constructed in general accordance with the revised site plan and elevation drawings submitted with the updated application materials for the May 1, 2024, Committee of Adjustment meeting.

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

DocuSigned by:
John Hardcastle J. Hardcastle
8982ADBE1B294F9...

S. Mikhail __Absent__

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

DocuSigned by:
S. Dickie Stuart Dickie
FED5B97C565945C...

DocuSigned by:
Heather McCrae H. McCrae
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