

Committee of Adjustment

Decision for: CAV A/056/2024


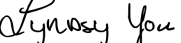




Owner (s)	Agent	Location of Land
MANTEJ KALER NIMARTA KALER	GRAHAM BARRETT SGL PLANNING & DESIGN INC 1547 BLOOR STREET W TORONTO, ON M6P 1A5	2042 SALVATOR BLVD PLAN 1059 LOT 6

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 the construction of a two-storey detached dwelling on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m ² and 1114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 38.20%.
2	<i>Section 6.4.2 (Row RL2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 28.50%.
3	<i>Section 6.4.3 (a)</i> The minimum front yard shall be 10.86 metres in this instance.	To decrease the minimum front yard to 10.11 metres.

The Committee of Adjustment considered written submissions from the public in support to the application. 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 dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated April 18, 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>M. Telawski _____ <small>DocuSigned by:</small>  <small>08F70251FCA047E...</small></p> <p>L. You _____ <small>DocuSigned by:</small>  <small>001C4EBA26904B7...</small></p> <p>S. Dickie _____ <small>DocuSigned by:</small>  <small>FED5B97C566945C...</small></p>	<p><small>DocuSigned by:</small>  <small>8982ADBE1B294F9...</small> J. Hardcastle</p> <p><small>DocuSigned by:</small>  <small>0CE6B1DD188544A...</small> S. Mikhail</p> <p><small>DocuSigned by:</small>  <small>2692D94F90CD442...</small> J. Radomirovic Assistant Secretary-Treasurer</p>
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Dated at the meeting held on May 15, 2024.
 Last date of appeal of decision is June 4, 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