Committee of Adjustment Decision for: CAV A/089/2024

Owner/Applicant	Agent	Location of Land	
Alexander Graydon Reeves;	Harper Dell & Associates Inc	PLAN 682 LOT 7	
Colleen Deirdre Dunn	c/o Nicholas H. Dell	1175 Pinegrove Road	
	1370 Hurontario Street	Town of Oakville	
	Mississauga ON L5G 3H4		

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.	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 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 44.4%.

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:

- 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 dwelling be constructed in general accordance with the final approved Development Engineering Permit Application (DEPA), to the satisfaction of the Director of Planning Services.
- That the owner/applicant enter into a Minor Variance Agreement and pay any applicable fees to be registered on title in accordance with Section 45 (9.1) of the *Planning Act*, to the satisfaction of the Director of Planning Services.

	DocuSigned by: Nichael Telawski	Docusigned by: John Hardca	<u>sflu</u> J. Hardcastle
Chairperson, Committee of 奔切驼5trfiéntte		8982ADBE1B294F9	
S. MikhailAbsent		Absent	L. You
S. DickieOpposed		DocuSigned by: Neather McCrae Secretary Treas \$848969867894491844ee of	H. McCrae

Dated at the meeting held on May 29, 2024.

Last date of appeal of decision is June 18, 2024.

NOTE: It is important that the sign(s) remain on the property until a **<u>FINAL</u>** 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

