

# Committee of Adjustment

## Decision for: CAV A/081/2024


Owner (s)	Agent	Location of Land
FAISAL AL MASOUDI	PETER GIORDANO DAVID SMALL DESIGNS 1405 CORNWALL RD UNIT 4 OAKVILLE ON, L6J 7T5	1020 LAKESHORE RD W PLAN 564 LOT 52


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:

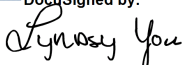
No.	Current	Proposed
1	<i>Section 5.8.6 c)</i> For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area for the private garage to 76.34 square metres.
2	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 21.53 m.
3	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m <sup>2</sup> or greater shall be 29%.	To increase the maximum residential floor area ratio to 33.3%.
4	<i>Section 6.4.3 (a)</i> The minimum front yard shall be 17.93 metres in this instance.	To decrease the minimum front yard to 12.68 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:

- That the dwelling be built in general accordance with the submitted site plan drawing dated April 12, 2024 and elevation drawings dated July 12, 2023 and 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.


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\_\_\_\_\_ S. Mikhail  
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 Chairperson, Committee of Adjustment

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\_\_\_\_\_ J. Radomirovic  
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 Assistant Secretary-Treasurer

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