

# Committee of Adjustment

## Decision for: CAV A/065/2024-Revised

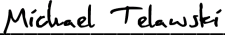
Owner/Applicant	Agent	Location of Land
Moheb Shared	Our Cool Blue Architects Inc c/o Tom Kolbasenko 213-450 Bronte Street South Milton ON L9T 8T2	PLAN 579 LOT 50 1071 Scott Avenue Town of Oakville


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 proposing the following variance(s) to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	<i>Section 5.8.6 b)</i> 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 increase the maximum total floor area of the private garage to 59.0 square metres.
2	<i>Section 6.4.1 d)</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1,022.00 m <sup>2</sup> and 1,114.99 m <sup>2</sup> shall be 37%.	To increase the maximum residential floor area ratio to 39.1%.
3	<i>Section 6.4.2 a) (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 30.0%.

No written or oral submissions from the public were received. 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:


- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated April 29, 2024.
- 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.

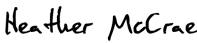
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 Chairperson, Committee of Adjustment

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 H. McCrae  
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 Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on June 12, 2024.

Last date of appeal of decision is July 02, 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