

Committee of Adjustment

Decision for: CAV A/085/2024

Owner/Applicant	Agent	Location of Land
Forestwood Property Corp	Makow Associates Architect Inc c/o Jim Pfeffer 306-95 St. Clair Avenue West Toronto ON M4V 1N7	PLAN 435 LOT 21 216 Forestwood Drive 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 **Denied** 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.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> The maximum encroachment into a minimum yard for window wells with a maximum width of 1.8 metres shall be 0.6m.	To increase the maximum encroachment into the minimum southerly interior side yard for the window well to 2.4 metres with a maximum width of 5.5 metres.
2	<i>Table 4.3 (Row 18)</i> The maximum encroachment into a minimum side yard for uncovered access stairs below grade shall be 0.0m.	To increase the maximum encroachment to 2.4 m into the minimum southerly interior side yard for the uncovered access stairs below grade.
3	<i>Table 4.3 (Row 18)</i> The maximum total projection beyond the main wall for uncovered access stairs below grade shall be 1.5m.	To increase the maximum total projection beyond the main wall to 4.0m for the uncovered access stairs below grade.
4	<i>Section 6.4.1 d)</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area of 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 33.7%.
5	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.59m.
6	<i>Section 6.4.5</i> Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.	To permit two balconies above the floor level of the first storey.

The Committee of Adjustment considered the written submission in opposition to the application in coming to this decision. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

M. Telawski Opposed
Chairperson, Committee of Adjustment

DocuSigned by:
John Hardcastle J. Hardcastle
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S. Mikhail Absent

Absent L. You

S. Dickie Stuart Dickie
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DocuSigned by:
Heather McCrae H. McCrae
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Secretary-Treasurer, Committee of Adjustment

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 **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