

Committee of Adjustment

Decision for: CAV A/061/2024-Revised


Owner/Applicant	Agent	Location of Land
Simpy Kapoor, Sunn Gawri	Sakora Design c/o Marco Razzolini 94 Lakeshore Road Mississauga ON L5G 1E3	PLAN 1324 LOT 45 153 Ulster 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 **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	<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 width of the window well encroachment into the minimum easterly interior side yard to 3.05m.
2	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 836.00 m ² and 928.99 m ² shall be 39%.	To increase the maximum residential floor area ratio to 40.51%.
3	<i>Section 6.4.3 a)</i> The minimum front yard shall be 13.87 metres in this instance.	To decrease the minimum front yard to 10.85 metres.

The Committee of Adjustment considered the written and oral submissions in opposition to the application in coming to this decision. Notwithstanding, 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:

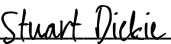
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.
- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated 24/04/22.

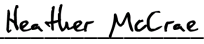
DocuSigned by:

 M. Telawski
 Chairperson, Committee of Adjustment

DocuSigned by:

 J. Hardcastle

S. Mikhail Absent

Absent L. You

DocuSigned by:

 S. Dickie

DocuSigned by:

 H. McCrae
 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