

Committee of Adjustment

Decision for: CAV A/100/2024

Owner/Applicant	Agent	Location of Land
Mohammed Sayeed Ahmed and Nazneed Nikhat	Lucid Homes Inc c/o Pamir Rafiq 1435 Cornwall Road Unit D2 Oakville ON L6J 7T5	PLAN M1248 LOT 7 45 Pebbleridge Place 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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<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 ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 32.8%.
2	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.3 metres.

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:

- That the detached dwelling be constructed in general accordance with the submitted site plan dated May 9, 2024, and the submitted elevation drawings for the June 26, 2024, Committee of Adjustment agenda.
- 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.

M. Telawski _____ Absent _____

DocuSigned by:
John Hardcastle
_____ J. Hardcastle
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S. Mikhail _____
Chairperson, Committee of Adjustment

DocuSigned by:
Lynsey You
_____ L. You
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S. Dickie _____

DocuSigned by:
Jasmina Radomirovic
_____ J. Radomirovic
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Assistant Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on June 26, 2024.

Last date of appeal of decision is July 16, 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