

Committee of Adjustment

Decision for: CAV A/101/2024

Owner/Applicant	Agent	Location of Land
Yahya Mowiena & Nouran Hafez	Can-America Engineering Inc c/o Sam Ibrahim 3970 Eglinton Avenue West Mississauga ON L5M 2R9	PLAN M701 PT BLK 18 RP 20R13413 PART 1 165 Gatwick 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 second-floor addition to the existing accessory building (detached garage) and an accessory dwelling unit on subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	<i>Table 5.2.1 (Row 15)</i> Accessory dwelling units require 1.0 additional parking space.	To require no additional parking spaces for the accessory dwelling unit.
2	<i>Section 6.3.7 (Row 13) Footnote (5)</i> The maximum height for an accessory structure shall be reduced to 3.5m when the lot depth is less than 29.0 meters.	To increase the maximum height of the accessory structure to 6.17m.

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 dwelling be built in general accordance with the submitted site plan and elevation drawings dated February 27, 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.

M. Telawski _____ Absent _____

DocuSigned by:

John Hardcastle

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_____ J. Hardcastle

S. Mikhail _____

DocuSigned by:

Shery Mikhail

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Chairperson, Committee of Adjustment

DocuSigned by:

Lynsey You

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_____ L. You

S. Dickie _____

DocuSigned by:

Stuart Dickie

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Jasmina Radomirovic

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_____ J. Radomirovic

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