

Committee of Adjustment

Decision for: CAV A/050/2024-Revised

Owner/Applicant	Agent	Location of Land
Jiaqi Peng	Louise Yang 165 Sussex Avenue Richmond Hill ON L4C 2E9	PLAN M6 LOT 78 2441 Hixon Street 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 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 between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 45.22%

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is 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 May 26, 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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DocuSigned by:

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