

Committee of Adjustment Decision for: CAV A/102/2024

Owner/Applicant	Agent	Location of Land
Safaa Ali	Hala Koshaji SMDA Ltd Design 1492 WALLACE Rd Oakville ON, Canada L6L 2Y2	270 Vilma Dr PLAN M6 LOT 136

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	Section 6.4.1 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 42.5%

The Committee of Adjustment considered written submission from the public in support to the application. 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 dated October 17, 2022, and elevation drawings dated November 26, 2021.
- 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.

Signed by:
Michael Telawski
M. Telawski _____
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Chairperson, Committee of Adjustment

Signed by:
John Hardcastle
_____ J. Hardcastle
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S. Mikhail _____ Absent

DocuSigned by:
Lynsey You
_____ L. You
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Signed by:
Stuart Dickie
S. Dickie _____
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J. Ulcar
_____ J. Ulcar
Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on July 24, 2024.

Last date of appeal of decision is August 13, 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.

Jennifer Ulcar
Secretary-Treasurer