

Committee of Adjustment Decision for: CAV A/108/2024

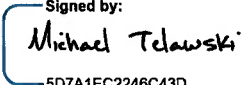
| Owner/Applicant | Agent | Location of Land |
|-----------------|---|--|
| Pratik Babariya | Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON, Canada L6Z 4N5 | 453 Scarsdale Cres PLAN 852 LOT 138 |

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 44.96%. |

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:

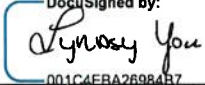
- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated May 29, 2024; and,
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

Signed by:

 M. Telawski _____
5D7A1EC2246C43D...
 Chairperson, Committee of Adjustment

Signed by:

 _____ J. Hardcastle
8962ADBE1B294F9...

S. Mikhail _____ Absent

DocuSigned by:

 _____ L. You
001C4EBA26984B7

Signed by:

 S. Dickie _____
FFD5B97C565945C


 _____ 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