

Committee of Adjustment Decision for: CAV A/073/2024

Owner/Applicant	Agent	Location of Land
Renuka Mahajan Sumesh Mahajan	Kurtis Van Keulen Huis Design Studio Inc. 1A Conestoga Dr Brampton ON, Canada L6Z 4N5	442 Sandmere Pl PLAN 646 LOT 275

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(s) 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 43.56%.
2	Section 6.4.3 a) The minimum front yard in this instance shall be 9.13 metres.	To reduce the minimum front yard to 8.38 metres.

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 15, 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.

M. Telawski _____
Chairperson, Committee of Adjustment

Signed by:
Michael Telawski
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Signed by:
John Hardcastle
8982ADBE1B294F9... _____ J. Hardcastle

S. Mikhail _____ Absent

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Lynsey You
001C4EBA28984B7 _____ L. You

S. Dickie _____

Signed by:
Stuart Dickie
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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