

Committee of Adjustment Decision for: CAV A/106/2024

Owner/Applicant	Agent	Location of Land
Feroz Khan	Jason Huether HDS Dwell Inc 20 Gilmour Rd Puslinch ON, CANADA N0B 2J0	485 Rebecca St PLAN 622 LOT 1

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 1,022.00 m ² and 1,114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 39.84%.
2	Section 6.4.2 (Row RL2, Column 3) The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 27.28%.

The Committee of Adjustment considered written and oral submission from the public in opposition of 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 06.11.24.
- 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 _____
 Signed by: Michael Telawski
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_____ Signed by: John Hardcastle J. Hardcastle
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S. Mikhail _____
 Signed by: Shery Mikhail
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 Chairperson, Committee of Adjustment

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

Dated at the meeting held on August 07, 2024.

Last date of appeal of decision is August 27, 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