

Committee of Adjustment

Decision for: CAV A/118/2024

Owner/Applicant	Agent	Location of Land
D. Shadd	Facundo Varela / Kieran Randall Architectural Instinct Inc. 25 Morrow Ave., Unit G1 Toronto, ON M6R 2H9	269 Forestwood Dr PLAN 435 LOT 34 PT LOT 35

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 laundry room within the existing two storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

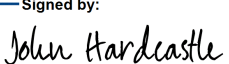
No.	Current	Proposed
1	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1208.00 m ² and 1300.99 m ² shall be 32%.	To increase the maximum residential floor area ratio to 33.5%.

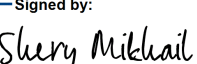
No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law, subject to:

- The laundry room be constructed in general accordance with the submitted floor plans and elevations dated June 24, 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 development.

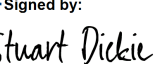
M. Telawski _____
Signed by:

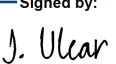
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_____ Signed by:
 J. Hardcastle
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S. Mikhail _____
Signed by:

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 Chairperson, Committee of Adjustment

_____ Absent _____ L. You

S. Dickie _____
Signed by:

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_____ Signed by:
 J. Ulcar
37894E7DFD2743E...
 Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on August 21, 2024.

Last date of appeal of decision is September 10, 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