

Committee of Adjustment

Decision for: CAV A/119/2024

Owner/Applicant	Agent	Location of Land
Patrick Shallow	GERARDO CASTILLO Keystone Home Designs Inc. 251 North Sevice Rd. West, suite 303 Rd OAKVILLE ON, Canada L6M 3E7	401 Wedgewood Dr PLAN 628 LOT 72

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 an accessory building (cabana) on the subject property proposing the following variance to Zoning By-law 2014-014:

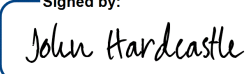
No.	Current	Proposed
1	<i>Section 6.4.2 (Row RL2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 30.87%.

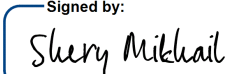
The Committee of Adjustment considered all written and oral submissions in opposition to the application. Notwithstanding, the Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town’s official plan – Livable Oakville Plan and the zoning by-law, subject to:

- The accessory building be constructed in general accordance with the submitted site plan dated June 13, 2024, and elevation drawings dated June 20, 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 construction.

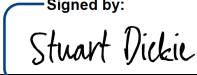
M. Telawski _____
Signed by:

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_____ Signed by:
 J. Hardcastle
898ZADBETB294F9...

S. Mikhail _____
Signed by:

UCE5B1DD188544A...
 Chairperson, Committee of Adjustment

_____ Absent _____ L. You

S. Dickie _____
Signed by:

FED5B97C565945C...

_____ 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