

# Committee of Adjustment

## Decision for: CAV A/124/2024

Owner/Applicant	Agent	Location of Land
Agnieszka Zukowska Nicholas Plaskos	Cara Josie Ben Homes 4325 HARVESTER RD Unit 17 Burlington ON, CANADA L7L 5M4	358 Pinehurst Dr PLAN 581 LOT 17


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 front, side, and rear additions to the existing one-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:


No.	Current	Proposed
1	<i>Table 4.3 (Row 3)</i> The maximum encroachment into a minimum yard for canopies and eaves shall be 0.6 m.	To increase the maximum encroachment into a minimum southerly interior side yard for the canopy /eaves to 0.75 m.
2	<i>Table 4.3 (Row 3)</i> The maximum encroachment into a minimum yard for canopies and eaves shall be 0.6 m.	To increase the maximum encroachment into the minimum rear yard for the canopy/eaves to 2.04 m.
3	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 m.	To reduce the minimum southerly interior side yard to 2.48 m.
4	<i>Table 6.3.1 (Row 6, Column RL1)</i> The minimum rear yard shall be 10.5 m.	To reduce the minimum rear yard to 7.38 m.

No written or oral submissions from the public were received. The Committee is of the opinion that the variances are 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 dated July 9, 2024, and elevation drawings dated June 3, 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.

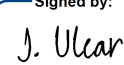
M. Telawski \_\_\_\_\_  
Signed by:  
  
5D7A1EC2246C43D...

\_\_\_\_\_ Signed by:  
 J. Hardcastle  
8982ADBE1B294F9...

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