

Committee of Adjustment Decision for: CAV A/127/2024

Owner/Applicant	Agent	Location of Land
M. Abdulahad	Nicholas Dell Harper Dell & Associates Inc 1370 Hurontario St Mississauga ON, CANADA L5G 3H4	411 Sandmere PI PLAN 646 LOT 265

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 variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 49.0 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
2	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 43.90%.

The Committee considered all written and oral submissions in opposition and in support of the application. Notwithstanding, 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 4, 2024, and elevation drawings dated June 14, 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: Michael Telawski
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_____ Opposed _____ J. Hardcastle

S. Mikhail _____
Signed by: Shery Mikhail
0CE5B1DD188544A...
 Chairperson, Committee of Adjustment

_____ Absent _____ L. You

S. Dickie _____
Signed by: Stuart Dickie
FED5B97C565945C...

_____ Signed by: J. Ulcar _____ 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