

## Committee of Adjustment Decision for: CAV A/092/2024

Owner/Applicant	Agent	Location of Land
Jin Ge	MENGDI ZHEN/RICK LEONG Z Square Consulting Inc. 2710 14th Ave MARKHAM ON, Canada L3R 0J1	147 Elmwood Rd PLAN 352 LOT 25

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	<i>Table 6.3.1 (Row 5, Column RL5)</i> The minimum interior side yard shall be 1.2 m.	To reduce the minimum easterly interior side yard to 0.90 m.
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 557.50 m <sup>2</sup> and 649.99 m <sup>2</sup> shall be 42%.	To increase the maximum residential floor area ratio to 46.6%

The Committee of Adjustment considered the written submission 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 dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated 2024/02/12.
- 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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\_\_\_\_\_ J. Hardcastle  
 Signed by: John Hardcastle  
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S. Mikhail \_\_\_\_\_  
 Signed by: Shery Mikhail  
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 Chairperson, Committee of Adjustment

\_\_\_\_\_ J. Ulcar  
 Signed by: J. Ulcar  
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 Secretary-Treasurer, Committee of Adjustment

S. Dickie \_\_\_\_\_  
 Signed by: Stuart Dickie  
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Dated at the meeting held on September 04, 2024.

Last date of appeal of decision is September 24, 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