



Committee of Adjustment

September 09, 2024

Re: Notice of Minor Variance Decision  
Minor Variance File: A/134/2024  
489 Trillium Drive  
PLAN 543 LOT 29  
Applicant: Brandon Cipolletta

Please be advised that a minor typographical error was found on the Notice of Decision, previously circulated on September 05, 2024, for the above noted application. The Notice of Decision shows a variance proposal “to increase the maximum residential floor area ratio to 42.90%”, when it should have stated “to increase the maximum residential floor area ratio to 45.32%”. The proposal for the 45.32% was approved at the Committee of Adjustment meeting on September 04, 2024.

Under Section 6.22 of By-law 2016-066 (the Committee of Adjustment Procedure By-law), “the Secretary-Treasurer shall be permitted at any time and without prior notice to the parties to correct a technical or typographical error, error in calculation or similar minor error made in the minutes or in a decision.”

The attached amended decision shows the corrected proposed variance, as approved by the Committee of Adjustment on September 04, 2024.

Regards,

*J. Ulcar*

Jennifer Ulcar  
Secretary-Treasurer  
Committee of Adjustment

## Committee of Adjustment Decision for: CAV A/134/2024- Amended

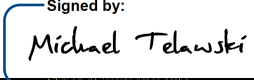
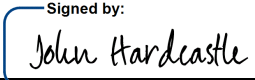
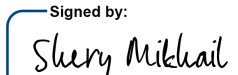


Owner/Applicant	Agent	Location of Land
Brandon Cipolletta	N/A	489 Trillium Dr PLAN 543 LOT 29

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	<p><i>Section 6.4.1</i></p> <p>The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m<sup>2</sup> and 742.99 m<sup>2</sup> shall be 41%.</p>	To increase the maximum residential floor area ratio to 45.32%.

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 dwelling be constructed in general accordance with the submitted site plan dated 8/7/2024, and elevation drawings dated 7/31/2024.
- 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:  _____ <small>5D7A1EC2246C43D...</small>	Signed by:  _____ <small>8982ADBE1B294F9...</small>	J. Hardcastle
S. Mikhail Chairperson, Committee of Adjustment	Signed by:  _____ <small>0CE5B1DD188544A...</small>	Signed by:  _____ <small>37884E7DFD2743E...</small>	J. Ulcar Secretary-Treasurer, Committee of Adjustment
S. Dickie	Signed by:  _____ <small>FED5B97C565945C...</small>		

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