

Committee of Adjustment

Decision for: CAV A/140/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
B. AL-KERWI	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr 301 Brampton ON, L6Z 4N5	PLAN 646 LOT 169 415 Third Line Town of Oakville

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 metres.	To reduce the minimum rear yard to 4.96 metres.
2	<i>Table 6.4.2 (Row 2, Column 3)</i> Where the detached dwelling is greater than 7.0 metres in height, the maximum lot coverage shall be 35%.	To increase the maximum lot coverage to 37.78%.

No written or oral submission 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 August 12, 2024, and elevation drawings dated August 8, 2024; and,
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued.

M. Telawski Signed by:
Michael Telawski
5D7A1EC2246C43D...

_____ opposed _____ J. Hardcastle

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

_____ Signed by:
Shery Mikhail
0CE5B1DD188344A... S. Mikhail
Chairperson, Committee of Adjustment

_____ Signed by:
Sharon Coyne
A04583BFD0B141C... S. Coyne
Assistant-Secretary Treasurer

Dated at the meeting held on October 2, 2024.
Last date of appeal of decision is October 22, 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.

Sharon Coyne
Assistant-Secretary Treasurer, Committee of Adjustment

