

Committee of Adjustment

Decision for: CAV A/142/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
S. MCKENZIE C. TAYLOR	Emelie Vea John Willmott Architect Inc 594 Chartwell Road Unit 3 Oakville, ON, L6J 4A5	PLAN 1 BLK 104 PT LOTS 5,6 30 Chisholm St 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 a one storey addition to the 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 4, Column RL5)</i> The minimum flankage yard shall be 3.5 m.	To reduce the minimum flankage yard to 2.54 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 less than 557.5 m ² shall be 43%.	To increase the maximum residential floor area ratio to 43.56%.
3	<i>Section 6.4.2 a) (Row RL5, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 36.32%.

The Committee of Adjustment considered all written submissions in support of the application. 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:

- That the addition be constructed in general accordance with the submitted site plan and elevation drawings dated July 11, 2024; and,
- 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. Dickie _____
 Signed by: Stuart Dickie
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_____ S. Mikhail
 Signed by: Shery Mikhail
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 Chairperson, Committee of Adjustment

_____ S. Coyne
 Signed by: Sharon Coyne
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 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