

Committee of Adjustment

Decision for: CAV A/138/2024

Owner (s)	Agent	Location of Land
HARMANDEEP SIDHU GURJEET SIDHU	Marco Razzolini Sakora Design 94 LAKESHORE Rd Mississauga ON, Canada L5G 1E3	PLAN 592 LOT 88 1311 Avon Cres 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 variance to Zoning By-law 2014-014:

Current zoning by-law requirements	Variance request
<p>Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m² and 742.99 m² shall be 41%.</p>	<p>To increase the maximum residential floor area ratio to 44.98%.</p>

The Committee of Adjustment considered all written submissions in support of the application. 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 August 20, 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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_____ J. Hardcastle
Signed by: John Hardcastle
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S. Dickie _____
Signed by: Stuart Dickie
FED5B97C565945C...

_____ 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

Dated at the meeting held on September 18, 2024.
 Last date of appeal of decision is October 8, 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