

Committee of Adjustment

Decision for: CAV A/105/2024

Owner (s)	Agent	Location of Land
P. BABARIYA	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr Brampton ON, Canada L6Z 4N5	PLAN 682 LOT 5 1187 Pinegrove Rd 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:

No.	Current	Proposed
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.75%.

No written or oral submissions from the public were received. The Committee is of the opinion that as 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:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated September 12, 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: Sherry 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 October 16, 2024.

Last date of appeal of decision is November 5, 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