

Committee of Adjustment

Decision for: CAV A/143/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
A. BRAJIC D. BRAJIC	Pamir Rafiq Lucid Homes Inc. 1435 CORNWALL RD UNIT Unit D2 Oakville ON L6J 7T5	PLAN 1059 LOT 22 2063 Salvator Blvd 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(s) to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 48.32 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
2	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1,022.00 m ² and 1,114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 39.65%.

No written or oral submissions 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:

- That the dwelling be constructed in general accordance with the submitted site plan dated May 30, 2024 and elevation drawings submitted with the application; 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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Signed by:
John Hardcastle J. Hardcastle
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S. Dickie Signed by:
Stuart Dickie
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Signed by:
Shery Mikhail S. Mikhail
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Chairperson, Committee of Adjustment

Signed by:
Sharon Coyne S. Coyne
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Assistant-Secretary Treasure

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