

## Committee of Adjustment Decision for: CAV A/146/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
FORESTWOOD PROPERTY CORP.	Jim Pfeffer Makow Architects 95 St Clair Ave W Toronto ON, M4V 1N7	PLAN 435 LOT 21 216 Forestwood Dr 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 proposing the following variance(s) to Zoning By-law 2014-014:

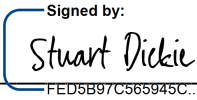
	Current zoning by-law requirements	Variance request
1	<i>Table 4.3 (Row 7)</i> The maximum encroachment into a minimum yard for window wells with a maximum width of 1.8 metres shall be 0.6m.	To increase the maximum encroachment into the minimum southerly interior side yard for the window well to 2.4 metres with a maximum width of 5.78 metres.
2	<i>Table 4.3 (Row 18)</i> The maximum encroachment into a minimum side yard for uncovered access stairs below grade shall be 0.0m.	To increase the maximum encroachment to 2.4 m into the minimum southerly interior side yard for the uncovered access stairs below grade.
3	<i>Table 4.3 (Row 18)</i> The maximum total projection beyond the main wall for uncovered access stairs below grade shall be 1.5m.	To increase the maximum total projection beyond the main wall to 4.0m for the uncovered access stairs below grade.
4	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area of 1301.00 m <sup>2</sup> or greater shall be 29%.	To increase the maximum residential floor area ratio to 32.70%.
5	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.30m.

No written or oral submissions from the public were received. 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:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated July 19, 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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Signed by:  
*John Hardcastle* J. Hardcastle  
898ZADBETB294F9...

S. Dickie  Signed by:   
 FED5B97C565945C...

 Signed by:   
 0CE5B1DD188544A... S. Mikhail  
Chairperson, Committee of Adjustment

 Signed by:   
 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.

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Sharon Coyne  
Assistant-Secretary Treasurer, Committee of Adjustment