

# Committee of Adjustment

## Decision for: CAV A/156/2024 372 Stanfield Dr.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
K. HANNA F. DANKHA	Tom Kolbasenko Our Cool Blue Architects Inc. 4213- 50 BRONTE ST S Milton ON L9T 8T2	PLAN 1060 LOT 35 372 Stanfield 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 rear two-storey addition to the existing detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

	<b>Current zoning by-law requirements</b>	<b>Variance request</b>
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m <sup>2</sup> and 1114.99 m <sup>2</sup> shall be 37%.	To increase the maximum residential floor area ratio to 40.94%.
2	<i>Table 6.4.2 (Row RL2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 27.57%.

The Committee of Adjustment considered written submission from the public in opposition of the application. 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:

- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated October 3, 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 30, 2024.

Last date of appeal of decision is November 19, 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