

Committee of Adjustment

Decision for: CAV A/113/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
C. PAUL C. PAUL	Pamir Rafiq Lucid Homes Inc 28 Crescent Rd Oakville ON L6K 1W4	PLAN 347 PT LOTS 136,137 28 Crescent 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 2 storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
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 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.52%.
2	<i>Section 6.4.3 (a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 8.54 metres.	To reduce the minimum front yard to 7.77 metres.

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 19, 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
5D7A1EC2246C43D...

_____ J. Hardcastle
Signed by: John Hardcastle
8982ADBE1B294F9...

S. Dickie _____
Signed by: Stuart Dickie
FED5B97C565945C...

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

_____ S. Coyne
Signed by: Sharon Coyne
A04583BFD0B14TC...
 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