

Committee of Adjustment

Decision for: CAV A/153/2024

Owner (s)	Agent	Location of Land
E. SHAHID N. EJAZ	GERARDO CASTILLO Keystone Home Designs Inc. 303-251 North Sevice Rd. W OAKVILLE ON L6M 3E7	PLAN 1059 LOT 2 2016 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 a new two-storey residential dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<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 10.0 metres.	To reduce the minimum front yard to 9.72 metres.
2	<i>Table 6.4.2 (Row 1, Column 3)</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase maximum lot coverage to 26.66%.
3	<i>Table 6.4.1 (Row 7, Column 2)</i> The maximum residential floor area for a detached dwelling shall be 37%.	To increase the maximum residential floor area to 39.59%.

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:

- The dwelling be constructed in general accordance with the submitted elevation drawings dated July 5, 2024 and a revised site plan demonstrating that all elements are located outside the easement to the satisfaction of the Director of Planning and Development; 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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S. Dickie _____
Signed by: Stuart Dickie
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J. Hardcastle _____
Signed by: John Hardcastle
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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