

# Committee of Adjustment

## Decision for: CAV A/079/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
M. AMIN A. AMIN	Michael Barton MB1 Development Consulting Inc 1489 Abbeywood Dr Oakville ON, CANADA L6M 2M6	PLAN 852 LOT 228 2092 Seabrook 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 on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
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 rear yard for the window well to 0.6 m with a maximum width of 4.27 metres.
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 743.00 m <sup>2</sup> and 835.99 m <sup>2</sup> shall be 40%.	To increase the maximum residential floor area ratio to 45.04%.

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 built in general accordance with the submitted site plan and elevation drawings dated July 17, 2023, revised June 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  
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\_\_\_\_\_ J. Hardcastle  
Signed by: John Hardcastle  
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S. Dickie \_\_\_\_\_  
Signed by: Stuart Dickie  
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\_\_\_\_\_ Abstained \_\_\_\_\_ S. Mikhail  
 Chairperson, Committee of Adjustment

\_\_\_\_\_ J. Ulcar  
Signed by: J. Ulcar  
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 Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on November 13, 2024.

Last date of appeal of decision is December 3, 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.

\_\_\_\_\_  
 Jennifer Ulcar  
 Secretary-Treasurer