

# Committee of Adjustment

## Decision for: CAV A/162/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
H. MAILE	Alam Makur INTEQUA DESIGNS 159 QUEBEC Ave TORONTO ON, CANADA M6P 2T9	PLAN 1 PT BLK 24 PT LOT B RP 20R20862 PART 1 262 King St 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 addition to the existing dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 15.11.1 a)</i> The minimum front yard shall be 6.0 metres.	To decrease the minimum front yard to 2.18 metres.
2	<i>Table 15.11.1 c)</i> The maximum lot coverage for all buildings shall be 25%.	To increase the maximum lot coverage for all buildings to 29.74%.
3	<i>Table 15.11.1 h)</i> The maximum residential floor area for a dwelling having two or more storeys shall be 30% of the lot area.	To increase the maximum residential floor area for a dwelling having two or more storeys to 37.62%.

The Committee of Adjustment considered all written submissions in support of the application. 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 September 30, 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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Signed by:  
*John Hardcastle* J. Hardcastle  
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S. Dickie Signed by:  
*Stuart Dickie*  
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Signed by:  
*Shery Mikhail* S. Mikhail  
0CE5B1DD188544A...  
Chairperson, Committee of Adjustment

Signed by:  
*J. Ulcar* J. Ulcar  
37894E7DFD2743E...  
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.

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Jennifer Ulcar  
Secretary-Treasurer