

Committee of Adjustment

Decision for: CAV A/123/2024

Owner (s)	Agent	Location of Land
C. LATIF S. AMIR	JONATHAN BENCZKOWSKI SOL-ARCH 301 KEEWATIN AVE Toronto ON, CANADA M4P 2A4	PLAN 716 LOT 2 324 Wendy Lane 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 **Denied** 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 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1,022.00 m ² and 1,114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 39.18%.
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 29.76%.
3	<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 12.5 metres.	To reduce the minimum front yard to 11.60 metres.

No written or oral submissions from the public were received. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

M. Telawski _____
 Signed by: *Michael Telawski*
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_____ J. Hardcastle
 Signed by: *John Hardcastle*
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S. Dickie _____ Absent _____

_____ Opposed _____ 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