

Committee of Adjustment Decision for: CAV A/160/2024

Owner (s)	Agent	Location of Land
D. AITKEN	Tatiana Quintana TBM Engineers Inc. 15 Jaylynn Crt Vaughan ON, CANADA L4H 1Z6	PLAN M11 LOT 48 14 Timber 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 **Approved** to permit the construction of a two-storey addition to the existing 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 less than 557.5 m ² shall be 43%.	To increase the maximum residential floor area ratio to 54.38%.

The Committee considered all written submissions in support and in opposition of the application. The Committee is of the opinion that 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 addition be constructed in general accordance with the submitted site plan and elevation drawings dated May 23, 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*
8982ADBE1B294F9...

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

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

_____ J. Ulcar
 Signed by: *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.

 Jennifer Ulcar
 Secretary-Treasurer