

Committee of Adjustment

Decision for: CAV A/137/2024

Owner (s)	Agent	Location of Land
A. HENAINE S. ABAZA	Alex Blanchard Carrothers and Associates 505 YORK Blvd 3 Hamilton ON L8R 3K4	PLAN 835 LOT 16 400 Pinegrove Rd Town of Oakville

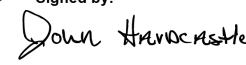
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a new two-storey detached dwelling proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 45.15%.
2.	<i>Section 6.4.2 (Row RL3, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 36.2%.

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:

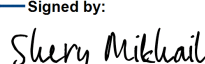
- The dwelling be constructed in general accordance with the submitted site plan dated August 12, 2024, and elevation drawings dated August 9, 2024.
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

M. Telawski _____ absent

Signed by:

8982ADBE1B294F9 _____ J. Hardcastle

S. Dickie _____
Signed by:

FEB5B97C565945C...

Signed by:

0CE5B1DD188544A... _____ S. Mikhail
Chairperson, Committee of Adjustment

S. Coyne _____
Signed by:

A04583BFD0B141C...
Assistant Secretary-Treasurer

Dated at the meeting held on November 27, 2024.

Last date of appeal of decision is December 17, 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