

Committee of Adjustment

Decision for: CAV A/145/2024 deferred from Oct 2/2024

Owner (s)	Agent	Location of Land
R. PRIHAR A. PRIHAR	N/A	PLAN 1009 LOT 83 349 Gloucester Ave Town of Oakville

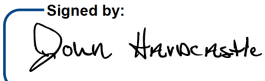
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Section 5.8.6 c)</i> For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area for the private garage to 74.2 square metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 30.57%.

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:

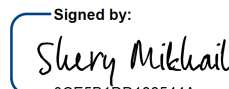
1. That the dwelling be built in general accordance with the submitted site plan and elevation drawings, dated September 27, 2024 (Revision No. 14); and,
2. That the approval expires two (2) years from the date of the decision if a building permit has not been issued for the proposed construction.

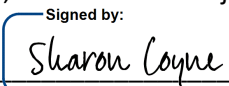
M. Telawski absent

Signed by:

 _____ J. Hardcastle
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S. Dickie _____
 Signed by:

FED5B97C565945C...

Signed by:

 _____ S. Mikhail
0CE5B1DD180544A...
 Chairperson, Committee of Adjustment

Signed by:

 _____ S. Coyne
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 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

