Committee of Adjustment Decision for: CAV A/170/2024

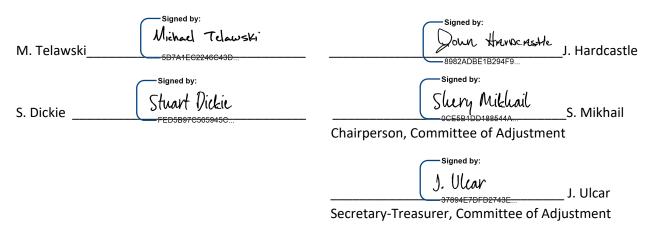
Owner (s)	Agent	Location of Land
J. HAMMOND	Alex Blanchard/David Carrothers	PLAN 121 LOT 9
C. BEST	Carrothers and Associates	324 Spruce St
	505 YORK Blvd 3	Town of Oakville
	Hamilton ON, CANADA L8R	
	3K4	

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 proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	15.10.1 c)	To increase the maximum lot coverage for a
	The maximum lot coverage for a dwelling	dwelling having two storeys to 25.96%.
	have two storeys shall be 19%.	

No written or oral submissions from the public were received. 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 dwelling be constructed in general accordance with the submitted site plan and elevations dated October 17, 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.



Dated at the meeting held on December 11, 2024.

Last date of appeal of decision is December 31, 2024.

NOTE: It is important that the sign(s) remain on the property until a <u>FINAL</u> 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