

# Committee of Adjustment

## Decision for: CAV A/172/2024

Owner (s)	Agent	Location of Land
G. JIN	Mengdi Zhen/Christine Deng Z Square Consulting Inc. 2710 14 Ave Markham ON, CANADA L3R 0J1	PLAN 352 LOT 25 147 Elmwood 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 two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<b>Section 6.4.1</b> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 557.50 m <sup>2</sup> and 649.99 m <sup>2</sup> shall be 42%.	To increase the maximum residential floor area ratio to 46.56%


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 elevation drawings dated 10/01/24; 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:   
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J. Hardcastle

Signed by:   
8982ADBE1B294F9...

S. Dickie


Signed by:   
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S. Mikhail

Signed by:   
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Chairperson, Committee of Adjustment

J. Ulcar

Signed by:   
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Secretary-Treasurer, Committee of Adjustment

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 **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