

Committee of Adjustment

Decision for: CAV A/173/2024

Owner (s)	Agent	Location of Land
H. DHADWAR B. DHADWAR	David Nelson 382 Bartos Drive Oakville ON, Canada L6K 3E6	CON 4 SDS PT LOT 3 RP 20R2390 PART 6 2318 Bennington Gate 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 variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1	Section 6.4.1 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 31%.

The Committee of Adjustment considered all written submissions in support 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 dwelling be constructed in general accordance with the submitted site plan dated August 13, 2024 and elevation drawings dated October 2022 as revised in support of the application; 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: Don Hardcastle
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S. Dickie _____
Signed by: Stuart Dickie
FED5B97C565945C...

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

_____ J. Ulcar
Signed by: J. Ulcar
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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