

Committee of Adjustment

Decision for: A/001/2025

Owner(s)	Agent	Location of Land
C. BOON J. VAN KESSEL	Alex Blanchard Carrothers and Associates 505 York Blvd # 3 Hamilton ON L8R 3K4	PLAN M27 LOT 36 242 Sunrise Cres 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 one-storey detached dwelling on the subject lands proposing the following variance to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	Table 6.3 (Row 11, Column RL3) The maximum lot coverage for the dwelling shall be 35%.	To increase the maximum lot coverage for the dwelling to 38.23%.

No written or oral submissions from the public were received. The Committee is of the opinion that 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 and elevation drawings dated October 7, 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
Signed by: Michael Telawski
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S. Dickie
Signed by: Stuart Dickie
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S. Mikhail
Signed by: Sherry Mikhail
0CE5B1DD188544A...

Chairperson, Committee of Adjustment

absent J. Hardcastle

Signed by: Susan Price
C68401434...

Signed by: Sharon Coyne
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S. Price

S. Coyne

Assistant Secretary-Treasurer

Dated at the meeting held on January 22, 2025.

Last date of appeal of decision is February 11, 2025.

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, Asst. Secretary Treasurer