

# Committee of Adjustment

## Decision for: A/004/2025

Owner (s)	Agent	Location of Land
O. ANIFOWOSHE	TOMASZ GORAL 720 KING St W #411 Toronto ON M5V 3S5	PLAN 682 LOT 24 583 Taplow 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 **Denied** 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>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41%.	To increase the maximum residential floor area ratio to 42.8%.
2	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 8.21 metres.	To reduce the minimum front yard to 7.3 metres.

No written or oral submissions from the public were received. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

M. Telawski Signed by: Michael Telawski  
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S. Dickie Signed by: Stuart Dickie  
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S Mikhail abstained  
Chairperson, Committee of Adjustment

absent J. Hardcastle  
Signed by:

Susan Price S. Price  
Signed by: 030C35C68401434...

Sharon Coyne S. Coyne  
Signed by: A04583BFD0B141C...

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