

Committee of Adjustment

Decision for: CAV A/161/2024

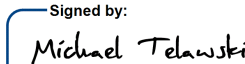
<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
N. WALIA A. WALIA	GERARDO CASTILLO KEYSTONE HOME DESIGNS 303-251 North Service Rd. W Rd OAKVILLE ON L6M 3E7	PLAN 1090 LOT 61 12 Rayne Ave Town of Oakville

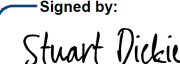
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

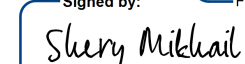
	Current zoning by-law requirements	Variance request
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 42.93%.


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:

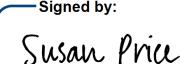
- The dwelling be constructed in general accordance with the submitted site plan dated November 18 2024, and elevation drawings dated November 17, 2024.
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

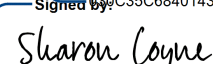
M. Telawski 
Signed by: 5D7A1EC2246C43D...

S. Dickie 
Signed by: FED5B97C565945C...

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

absent  J. Hardcastle
Signed by: 029C35C68401434...

 S. Price
Signed by: 029C35C68401434...

 S. Coyne
Signed by: A04583BFD0B14TC...
 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