

Committee of Adjustment

Decision for: CAV A/170/2024

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
J. HAMMOND C. BEST	Alex Blanchard/David Carrothers Carrothers and Associates 505 YORK Blvd 3 Hamilton ON, CANADA L8R 3K4	PLAN 121 LOT 9 324 Spruce St 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 proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>15.10.1 c)</i> The maximum lot coverage for a dwelling have two storeys shall be 19%.	To increase the maximum lot coverage for a dwelling having two storeys to 25.96%.

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 elevations dated October 17, 2024; 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: John Hardcastle
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S. Dickie _____
 Signed by: Stuart Dickie
FED5B97C565945C...

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

_____ J. Ulcar
 Signed by: J. Ulcar
37894E7DFD2743E...
 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