

# Committee of Adjustment Notice of Decision

under Section 45 of the *Planning Act*, R.S.O. 1990 c. P13



File No. A/025/2025

Applicant / Owner	Authorized Agent	Property
M. Khalid	Pamir Rafiq Lucid Homes Inc. 1435 CORNWALL RD, Unit D2 Oakville ON, Canada L6J 7T5	PLAN 619 LOT 62 528 Weir Ave Town of Oakville

**Zoning of property:** RL3-0, Residential, By-law 2014-014, as amended

The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 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 43.87%.

The Committee considered all relevant information including the applicant’s submission materials and presentation, observations from their site visit, town staff and agency comments. 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 and zoning by-law subject to the following conditions:

- The dwelling be constructed in general accordance with the submitted site grading and servicing plan included in the Minor Variance Application submission and elevations dated October 25, 2023; 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.

Signed by:  
  
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 M. Telawski, Chair  
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Signed by:  
  
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 S. Dickie  
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ABSENT  
 \_\_\_\_\_  
 S. Mikhail

ABSENT  
 \_\_\_\_\_  
 J. Hardcastle

Signed by:  
  
 \_\_\_\_\_  
 S. Price  
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Signed by:  
  
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 J. Ulcar, Secretary-Treasurer  
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Dated at the hearing held on February 05, 2025.

This decision is subject to appeal to the Ontario Land Tribunal (OLT) by filing with the OLT e-file service, or through the Town of Oakville’s Committee of Adjustment office, **no later than 4:30 p.m. on February 25, 2025.**

I hereby certify this is a copy of the Committee of Adjustment final and binding decision whereby no appeals were filed.

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 J. Ulcar, Secretary-Treasurer