

**Committee of Adjustment
Decision for: CAV A/181/2017**

<u>Owner/Applicant</u>	<u>Agent</u>	<u>Location of Land</u>
2572876 Ontario Inc c/o 351 Tudor Avenue Oakville ON L6K 0G8	Shawn Anand 2250 Chancery Lane West Oakville ON L6A 6A3	PLAN 646 LOT 188 428 Samford Place Town of Oakville

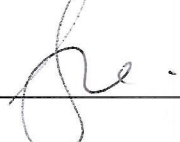
This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the proposed construction of a new two storey detached dwelling on the subject property with the following variance:

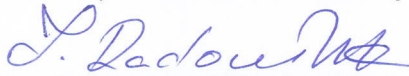
#	Zoning By-law 2014-014 requirements RL3-0- Zoning	Variance request
1	Table 6.4.1 - The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> with a lot area between 650.00m ² and 742.99m ² shall be 41% (285.69m ²). Lot area is 696.8m ² .	To permit a maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> with a lot area between 650.00m ² and 742.99m ² of 44.94% (313.13m ²).

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 approval will expire two years from the date of decision if the proposed development does not proceed and/or a building permit is not issued.
- That the proposed dwelling be constructed in general accordance with the revised plans that shows that the front porch is 9.45 metres setback from the front property line.

M. Telawski _____  _____ J. Hardcastle

S. Mikhail _____  _____ Opposed _____ P. Chronis
Chairperson, Committee of Adjustment

M. Charlebois _____ Absent _____  J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on October 24, 2017.

Last date of appeal of decision is November 13, 2017.

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.

Jasmina Radomirovic
Assistant Secretary-Treasurer