



Committee of Adjustment Town of Oakville

AGENDA

Date: February 19, 2025
Time: 7:00 pm
Location: Virtual Meeting

Live streaming video is available at oakville.ca/live.html or the Town's YouTube channel at youtube.com/user/townofoakvilleTV.

Making submissions to the Committee of Adjustment

To participate in the electronic hearing or to submit written correspondence regarding an application on the agenda, please email the Secretary-Treasurer at coarequests@oakville.ca, or call 905-845-6601 ext. 1829, by noon the day before the hearing date.

	Pages
1. Appointment of Committee of Adjustment Assistant Secretary-Treasurer	
2. Reading of Preamble	
3. Regrets	
4. Declarations of Pecuniary Interest	
5. Requests for Deferrals or Withdrawals of Applications	
6. Consent Application(s)	
7. Minor Variance Application(s)	
7.1 A/016/2025 - 2019 Lakeshore Road E	3 - 5
7.2 A/017/2025 - 1073 Cedar Grove Blvd.	6 - 8
7.3 A/018/2025 - 190 Donessle Drive	9 - 11
7.4 A/019/2025 - 1358 Marblehead Road	12 - 14
7.5 A/020/2025 - 9 Southaven Place	15 - 17

7.6	A/021/283 - Balsam Drive	18 - 20
7.7	A/022/2025 - 517 Lees Lane	21 - 23
7.8	A/023/2025 - 2358 Rebecca Street	24 - 26
7.9	A/024/2025 - 482 Brookside Drive	27 - 29
7.10	A/141/2024 - 1178 Wood Place (deferred from Oct.16, 2024)	30 - 32

8. Confirmation of Minutes

9. Adjournment

Notice of Public Hearing Committee of Adjustment Application



File # A/016/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on February 19, 2025 at 7 p.m.

Why am I receiving this notice?

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A.Al-Hajjaj A.Al-Zhari	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr 301 Brampton ON L6Z 4N5	2019 Lakeshore Rd E PLAN 542 LOT 1

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres.	To reduce the minimum easterly interior side yard to 3.08 metres.
2	<i>Table 6.3.1 (Row 6, Column RL1)</i> The minimum rear yard shall be 10.5 metres.	To reduce the minimum rear yard to 7.52 metres.
3	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 1,115.0 m ² and 1,207.99m ² shall be 35%.	To increase the maximum residential floor area ratio to 37.83%.
4	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 28.11%.
5	<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 16.02m.	To reduce the minimum front yard to 12.81 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

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number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

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Participate in the electronic hearing by videoconference.

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Notice of decision:

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Contact information:

Sharon Coyne
Assistant Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 x. 1829
coarequests@oakville.ca

Date mailed:

February 4, 2024

A/016/2025 - 2019 Lakeshore Rd E



Notice of Public Hearing Committee of Adjustment Application



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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
M. Augustine S. Brotto	Joris Keeren Keeren Design 11 Bronte Rd Unit 31 Oakville ON L6L 0E1	1073 Cedar Grove Blvd PLAN 404 LOT 8

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum 0.6 metres into a minimum yard.	To increase the maximum width of a window well to 2.7 metres with a maximum encroachment of 1.3 metres into the westerly interior side yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum 0.6 metres into a minimum yard.	To increase the maximum width of a window well to 3.4 metres with a maximum encroachment of 1.2 metres into the easterly interior side yard.
3	Table 6.3.1 (Row 5, Column RL1) The minimum interior side yard shall be 4.2 metres.	To reduce the easterly and westerly interior side yard to 2.51 metres.
4	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 27.2%.

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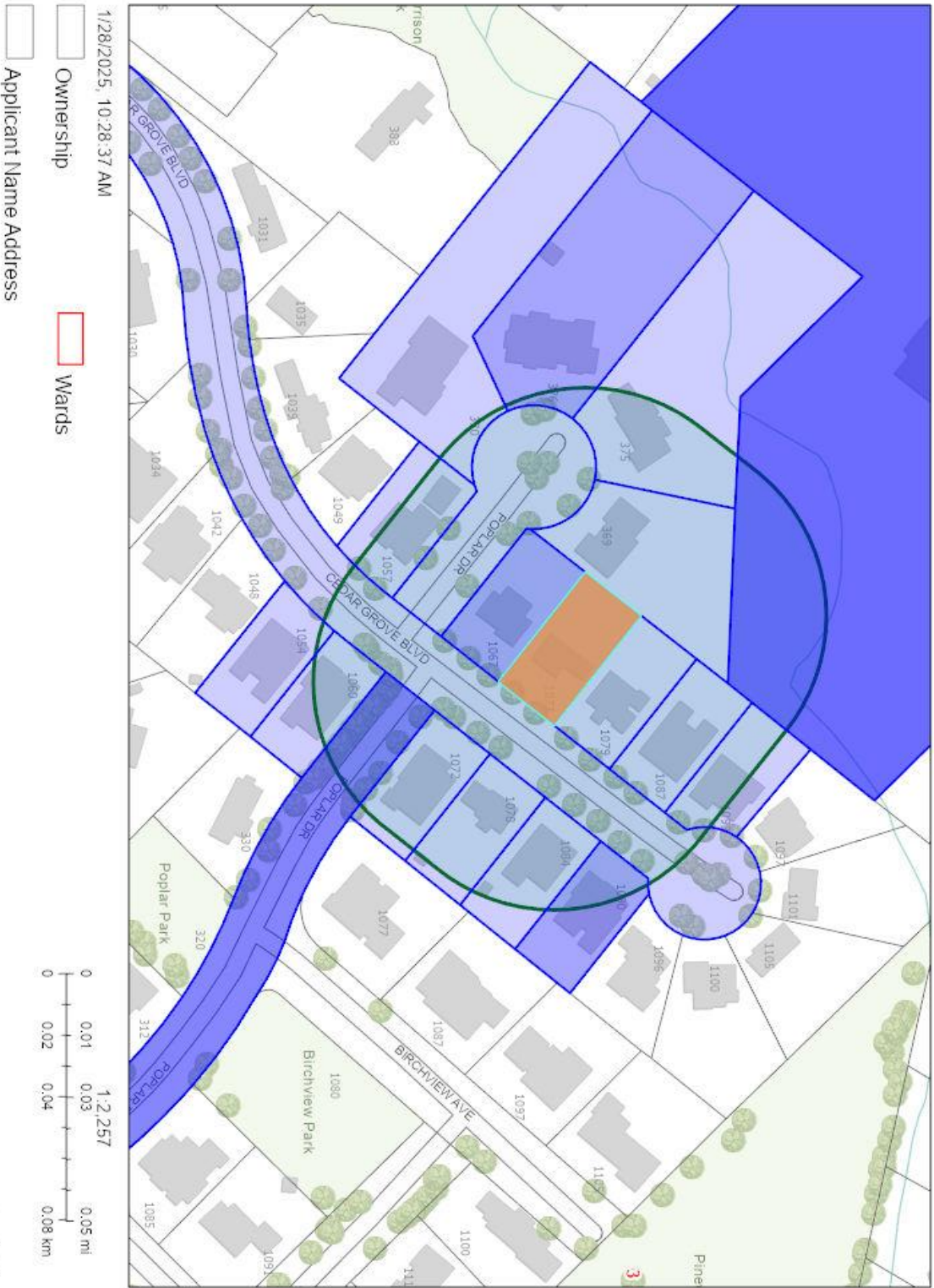
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A/017/2025 - 1073 Cedar Grove Blvd



Notice of Public Hearing Committee of Adjustment Application



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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
K. Heeney A. Dhanji	Sandra Gava Sandra Gava Architect Inc. 669 Montego Cres Burlington ON, Canada L7N 2Y9	190 Donessle Dr PLAN 1103 LOT 2

Zoning of property: RL1-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 22.95 m.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 31.76%.
3	<i>Section 6.4.6 c)</i> The maximum height shall be 9.0 metres.	To increase the maximum height to 9.45 metres.

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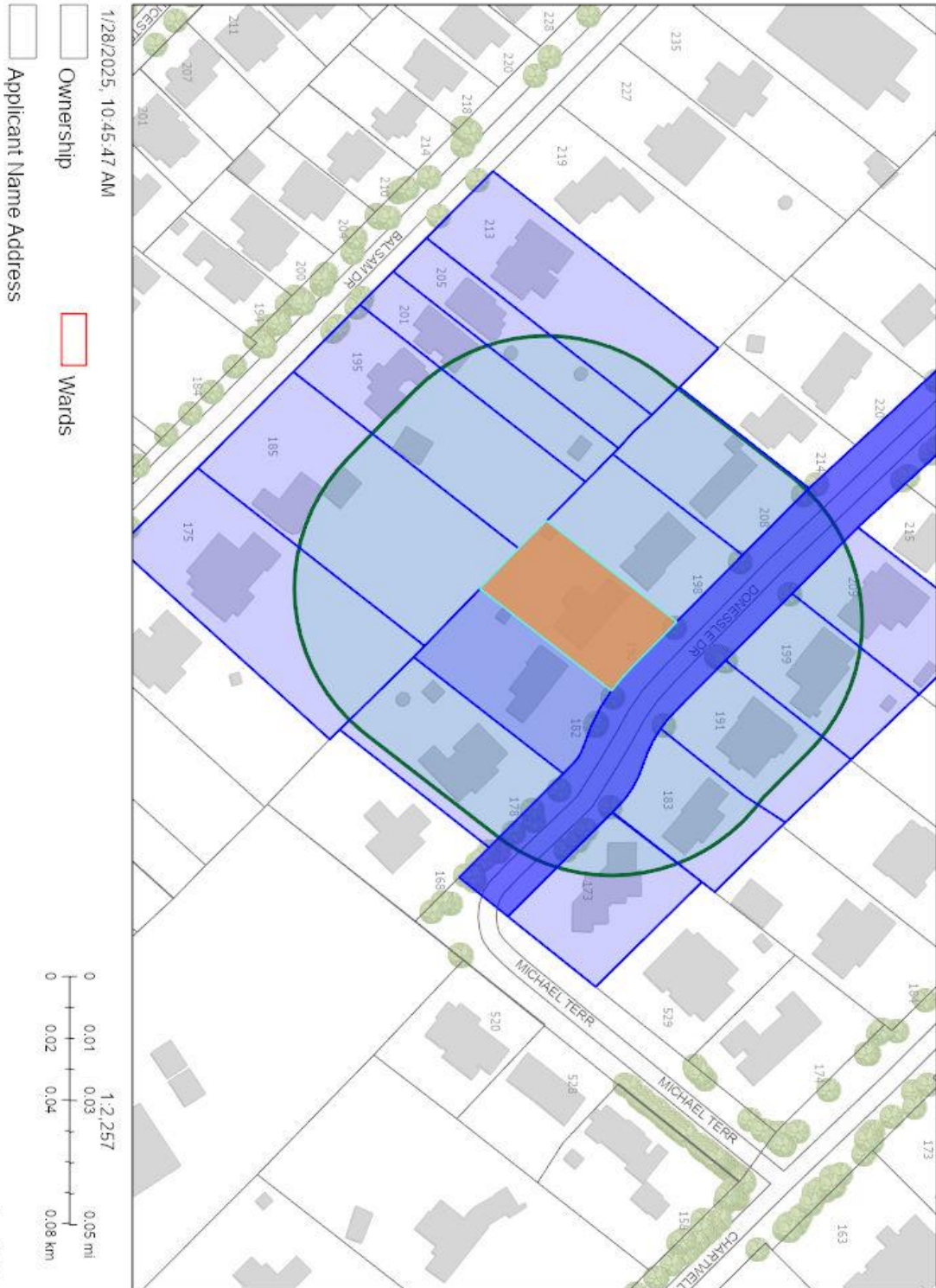
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1225 Trafalgar Road
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Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

February 4, 2025

A/018/2025 - 190 Donessle Drive



Notice of Public Hearing Committee of Adjustment Application



File # A/019/2025

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Kruti Shah	Kruti Shah RJ CAD SOLUTIONS INC 4 Abacus Rd BRAMPTON ON L6T 5J6	1358 Marblehead Rd PLAN M1255 LOT 127

Zoning of property: GU sp:80, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit an uncovered access stairs below grade on the subject property proposing the following variance to Zoning By-law 2009-189:

No.	Current	Proposed
1	<i>Table 4.21 (row (h))</i> The maximum projection into a minimum rear yard for uncovered stairs below grade accessing a main building shall be 1.5m.	To increase the maximum projection into a minimum rear yard for uncovered stairs below grade accessing a main building to 2.52m.

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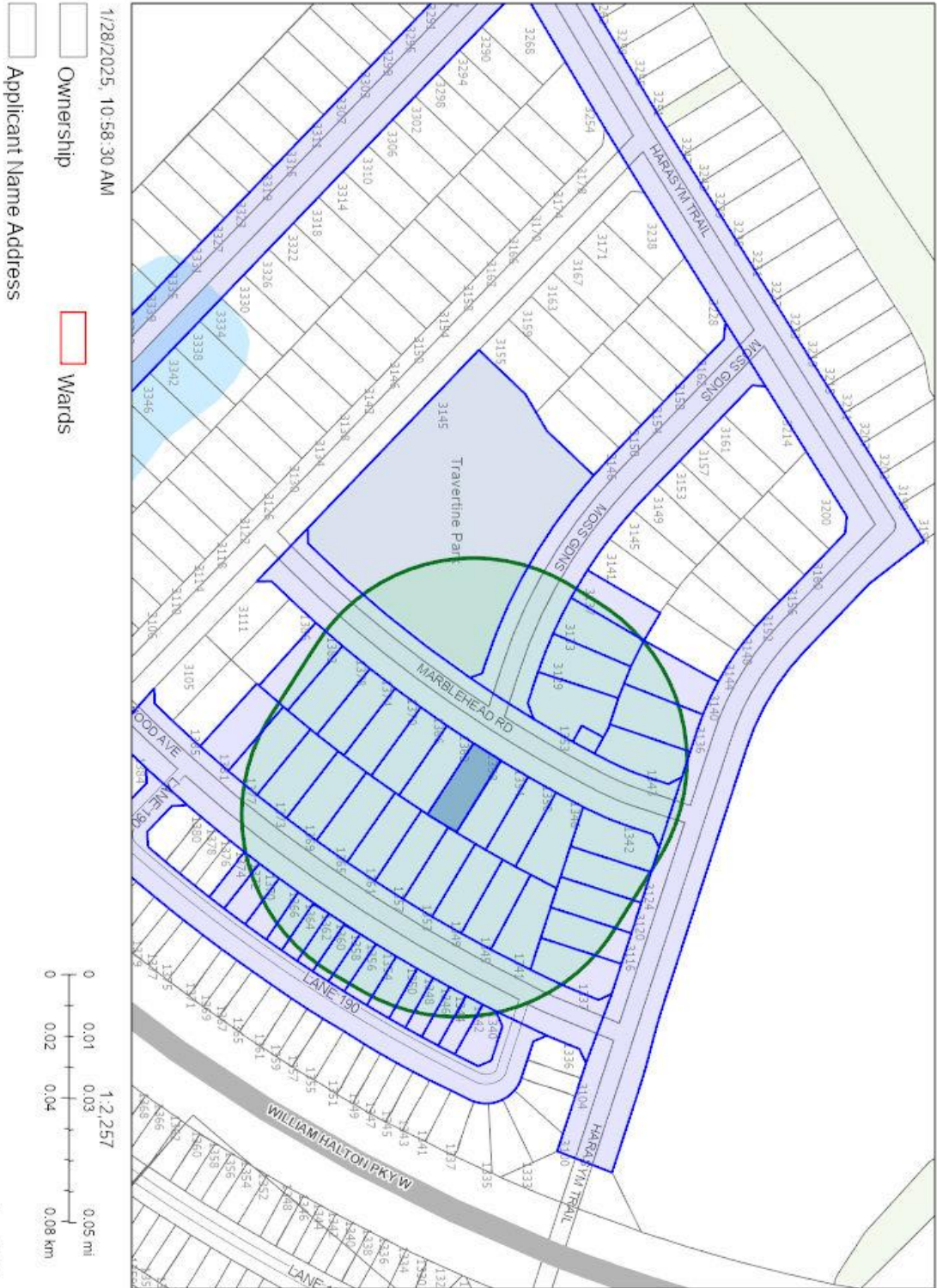
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coarequests@oakville.ca

Date mailed:

February 4, 2025

A/019/2025 - 1358 Marblehead Road



Notice of Public Hearing Committee of Adjustment Application



File # A/020/2025

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
J. Scott	RUTH VICTOR RUTH VICTOR AND ASSOCIATES 191 Main St S Waterdown ON L0R 2H0	9 Southaven Pl PLAN M457 PT BLK 4 RP 20R9216 PARTS 22,23,24,25

Zoning of property: RM1 sp:135, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit a hot tub on an uncovered platform (deck) proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 4.16.1 a)</i> If located in the rear yard or interior side yard, the swimming pool or hot tub shall be set back 1.5 metres from the applicable lot line.	To reduce the setback to 0.0 metres for a hot tub along the easterly interior lot line.
2	<i>Section 4.16.1 d)</i> The maximum height of a swimming pool or hot tub shall be 1.5 metres above grade.	To increase the maximum permitted height to 4.3 metres above grade.

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Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

February 4, 2025

A/020/2025 - 9 Southhaven Place



Notice of Public Hearing Committee of Adjustment Application



File # A/021/2025

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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. McNamara	Tyler Peck WND Associates 47 Roselawn Avenue Toronto ON M4R 1E5	283 Balsam Dr PLAN 1009 LOT 65

Zoning of Property: RL1-0, Residential

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 5.8.6 c)</i> For detached dwellings on lots located within the Residential Low (RL1) Zone, the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area for the private garage to 59.2 square metres.
2.	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage projection to 13.44 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
3.	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 metres.	To increase the maximum dwelling depth to 34.67 metres.
4.	<i>Section 6.4.3 c)</i> The maximum front yard for new dwellings shall be 5.5 metres greater than minimum front yard for the applicable lot. In this instance, the maximum front yard shall be 16.0 metres.	To increase the maximum front yard to 19.53 metres.
5.	<i>Section 6.4.4 a)</i> A minimum of 50% of the length of all main walls oriented toward the front lot line shall be located within the area on the lot defined by the minimum and maximum front yards.	To reduce the minimum length of all main walls oriented toward the front lot line to be located within the area on the lot defined by the minimum and maximum front yards to 0 %.

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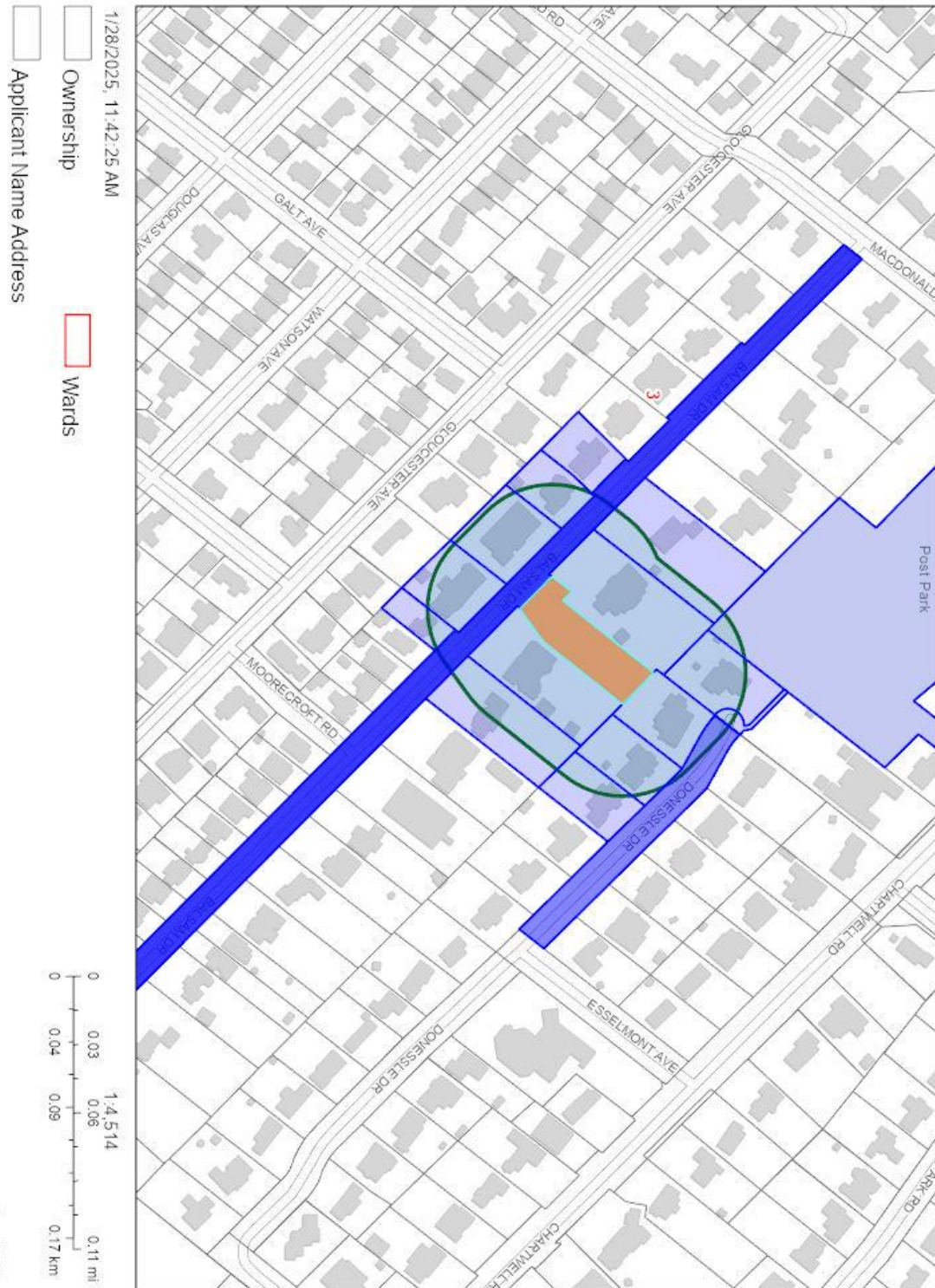
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Date mailed:

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A/021/2025 - 283 Balsam Drive



Notice of Public Hearing Committee of Adjustment Application



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Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
K. Da Fonseca	Gerardo Castillo Keystone Home Designs Inc 251 North Service Rd. W. OAKVILLE ON L6L 4T5	517 Lees Lane PLAN 806 LOT 1

Zoning of property: RL3-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment 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>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot between 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 42.42%.

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If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

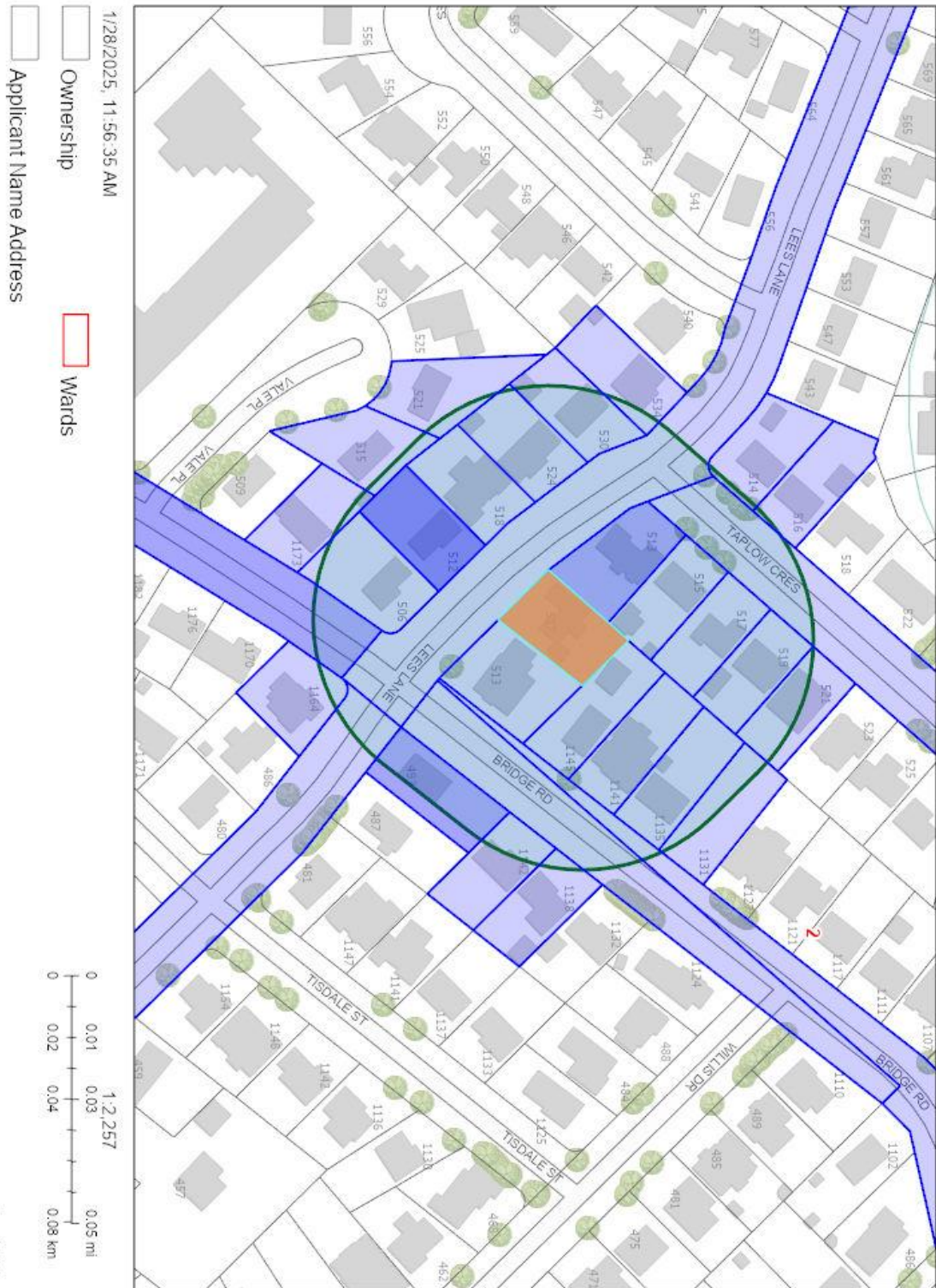
Contact information:

Sharon Coyne
Assistant Secretary-Treasurer
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

February 4, 2025

A/022/2025 - 517 Lees Lane



Notice of Public Hearing Committee of Adjustment Application



File # A/023/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville’s Live Stream webpage at oakville.ca on February 19, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Weir E. Eldaly	N/A	2358 Rebecca St PLAN M6 LOT 126

Zoning of Property: RL3-0, Residential

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
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 45.87%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

Notice of decision:

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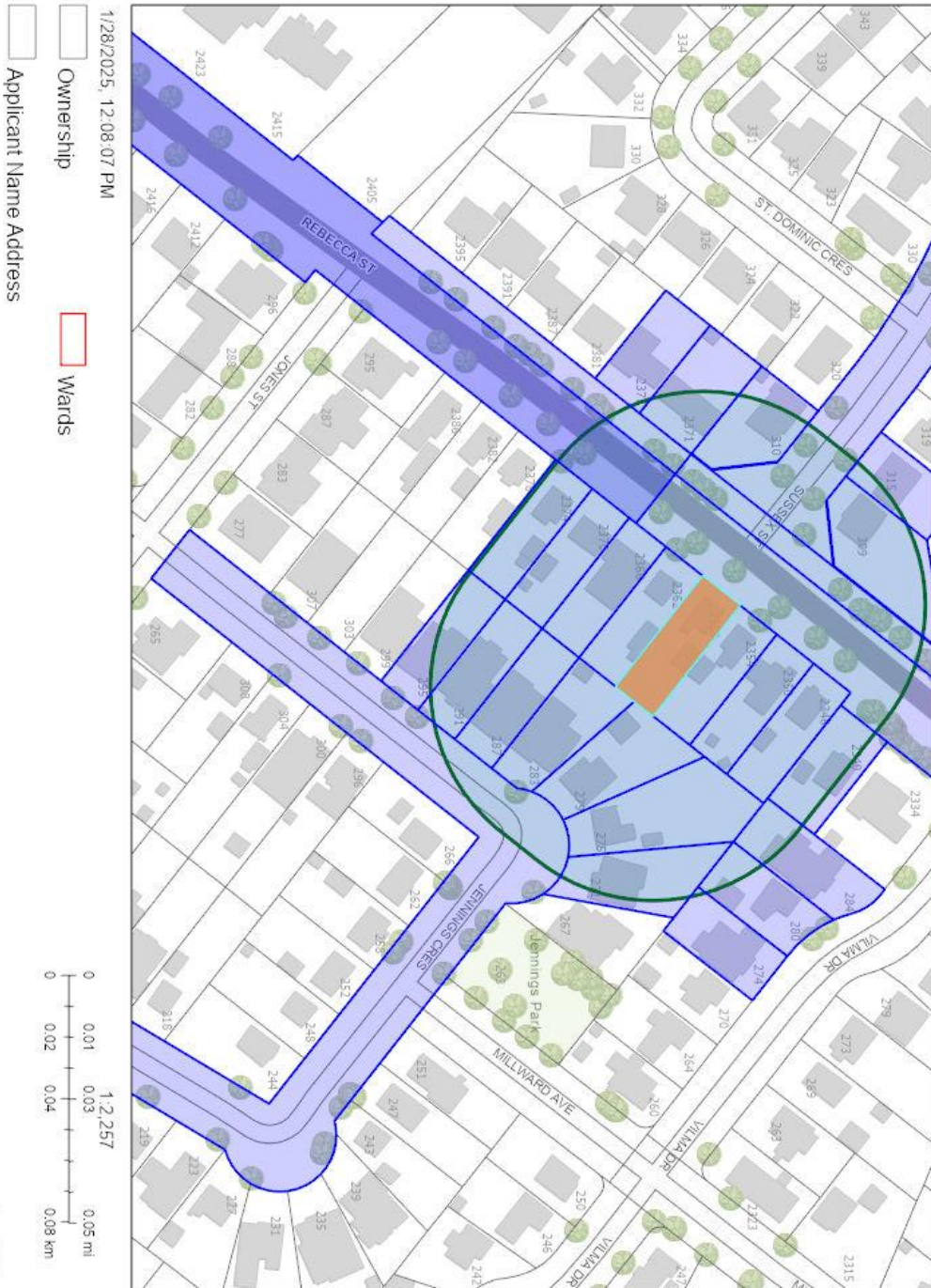
Contact information:

Sharon Coyne
Assistant Secretary-Treasurer
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

February 4, 2025

A/023/2025 - 2358 Rebecca Street



Notice of Public Hearing Committee of Adjustment Application



File # A/024/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on February 19, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Tom Kolbasenko	Tom Kolbasenko Our Cool Blue Architects 450 Bronte St S Suite 213 Milton ON, L9T 8T2	482 Brookside Dr PLAN 543 LOT 6

Zoning of property: RL3-0, Residential

Variance request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 57.4 square metres.
2	<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 ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 44.5%.
3	<i>Section 6.4.2 a) (Row RL3, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 37.3%.

How do I participate if I have comments or concerns?

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application

by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

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Participate in the electronic hearing by videoconference.

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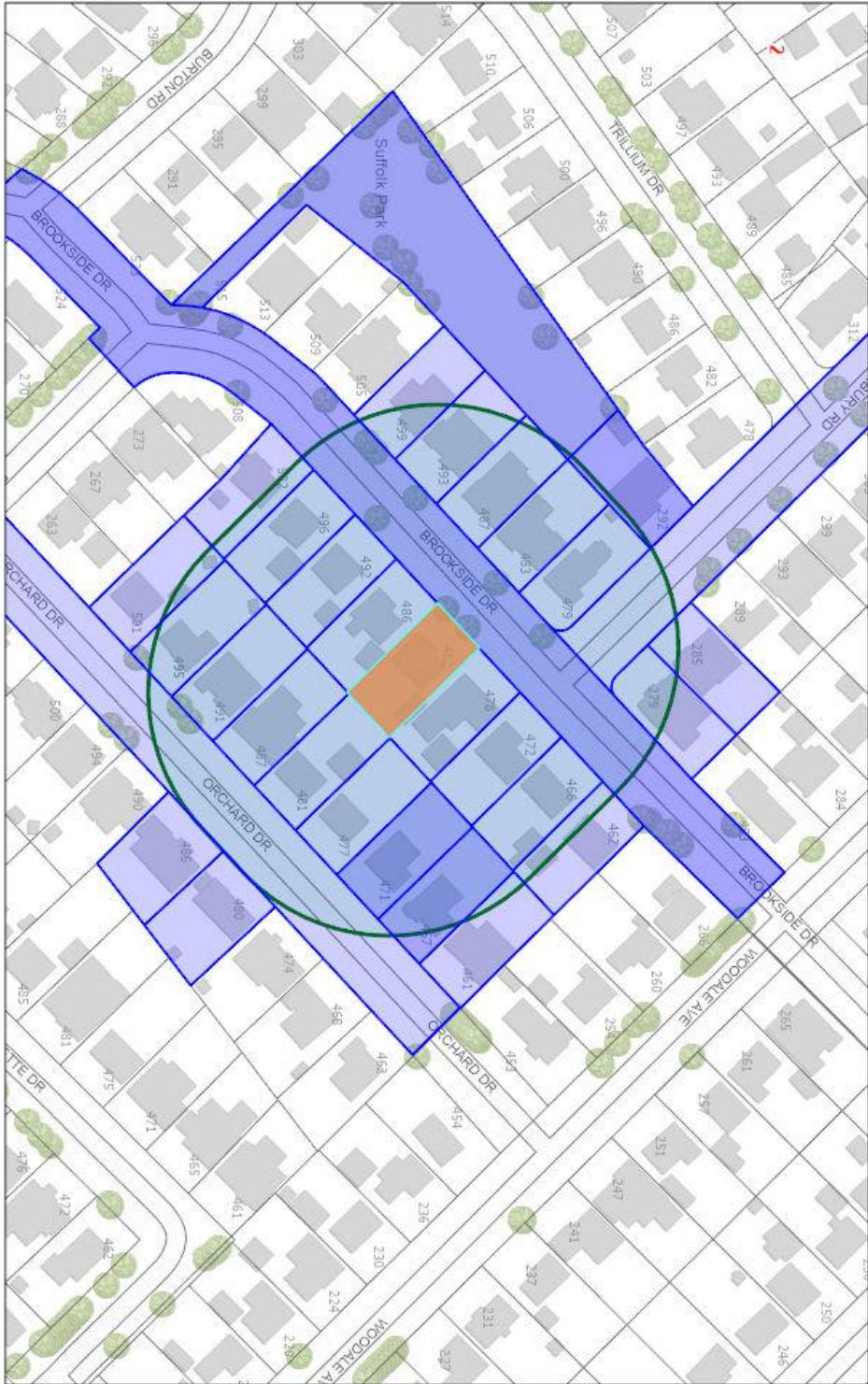
Contact information:

Sharon Coyne
Assistant Secretary-Treasurer
Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 x. 1829
coarequests@oakville.ca

Date mailed:

February 4, 2025

A/024/2025 - 482 Brookside Drive



1/28/2025 12:27:55 PM

Ownership

Applicant Name Address

Wards

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Town of Oakville
2021 Town of Oakville

Notice of Public Hearing Committee of Adjustment Application



File # CAV A/141/2024 deferred from Oct. 16/24

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on February 19, 2025 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
1000135399 ONTARIO INC.	Amritpal Bansal Khalsa Design Inc. 3 FOREST HILL Lane East Garafraxa ON L9W 7S4	1178 Wood Pl PLAN 716 LOT 111

Zoning of Property: RL3-0, Residential

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a new two-storey detached dwelling on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for the private garage to 48.54 square metres.
2.	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 6.55 m.
3.	<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 9.55 metres.	To reduce the minimum front yard to 7.81 metres.

How do I participate if I have comments or concerns?

Submit written correspondence

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Contact information:

Sharon Coyne
Assistant Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 x. 1829
coarequests@oakville.ca

Date mailed:

February 4, 2025.

A/141/2024 - def. October 16, 2024 - 1178 Wood Place

