

# Committee of Adjustment

## Decision for: A/002/2025

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
J. JELENEK	William R. Hicks William R. Hicks Architect Inc 905 Sangster Ave Mississauga ON, L5H 2Y3	PLAN 1 BLK 16 PT LOTS B,C RP 20R1860 PART 1 268 Robinson 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 three (3) storey semi-detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

	<b>Current zoning by-law requirements</b>	<b>Variance request</b>
1	<b>Section 5.2.3 a)</b> The minimum dimensions of a parking space not located in a private garage shall be 2.7 metres in width and 5.7 metres in length.	To reduce the minimum parking space dimension for one parking space to 2.44m in width and 5.7m in length.
2	<b>Table 6.3.2 (Row 3, Column 2)</b> The minimum front yard shall be 7.5 m.	To reduce the minimum front yard to 3.95 m.
3	<b>Table 6.3.2 (Row 5, Column 2)</b> The minimum interior side yard shall be 3.0 m.	To reduce the minimum westerly interior side yard to 0.96m.
4	<b>Table 6.3.2 (Row 6, Column 2)</b> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 6.27 m.
5	<b>Table 6.3.2 (Row 10, Column 2)</b> The maximum combined lot coverage for the semi-detached dwellings shall be 35%.	To increase the maximum lot coverage to 57.23%.

The Committee of Adjustment considered all written submissions in support of the application. The Committee is of the opinion that the variances are 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 proposed dwelling be constructed in general accordance with the submitted site plan drawing dated November 18, 2024 and elevation drawings dated November 6, 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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S. Dickie

Signed by:

Stuart Dickie

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S Mikhail

Signed by:

Sherry Mikhail

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Chairperson, Committee of Adjustment

absent

J. Hardcastle

Signed by:

Susan Price

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S. Price

Sharon Coyne

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S. Coyne

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



OAKVILLE