

# Committee of Adjustment

## Decision for: CAV A/121/2024

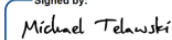
Owner(s)	Agent	Location of Land
NICOLA ROYAL WINDSOR TWO LTD	Joseph Guzzi / Raphael Romeral Dillon Consulting Limited 700-235 Yorkland Blvd. Toronto ON M2J 4Y8	CON 2 SDS PT LOT 1 RP 20R21673 PARTS 3, 4, 6 AND 7 2515 Royal Windsor Dr, Town of Oakville

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 six storey commercial self-storage building on the subject property proposing the following variances to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Table 4.11.2 (Row 4, Column 4)</i> Required width of landscaping in any Employment zone along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 2.38m along the flankage lot line and 0.44 along the lot line abutting the daylight triangle.
2	<i>Table 4.11.2 (Row 9, Column 4)</i> Required width of landscaping in any surface parking area along any road shall be a minimum width of 3.00 metres.	To reduce the minimum landscaping width to 0.44m along the lot line abutting the daylight triangle.
3	<i>Table 10.3. (Row 5, Columns E3 and E4)</i> The minimum flankage yard shall be 3.0 m.	To reduce the minimum flankage yard to 2.05m and 1.84m along the lot line abutting the daylight triangle.
4	<i>Table 10.3. (Row 7, Columns E3 and E4)</i> The minimum interior side yard shall be 3.0 m.	To reduce the minimum westerly interior side yard to 1.0 m.
5	<i>Table 10.3. (Row 13, Column E4)</i> The maximum height shall be 18.5 metres.	To increase the maximum height to 25.00 metres.

No written or oral submissions from the public were received. 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 development be constructed in general accordance with the final approved Site Plan (SP.1501.032/01) to the satisfaction of the Director of Planning and Development.
- 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.
- A construction management plan which confirms that the building can be constructed and maintained within the limits of the subject property form part of the site plan agreement to the satisfaction of the Director of Planning and Development.


M. Telawski 


S. Dickie Opposed

S Mikhail Abstained

Chairperson, Committee of Adjustment

absent J. Hardcastle

 S. Price

 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