

Committee of Adjustment Notice of Decision

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



File No. A/009/2025

Applicant / Owner	Authorized Agent	Property
C. LI KAM SHUM-QUON S. QUON	JORIS KEEREN Keeren Design INC 11 Bronte Rd, Suite 31 Oakville ON, CANADA L6L 0E1	PLAN 113 LOT 133 163 Douglas Ave Town of Oakville

Zoning of property: RL3-0 sp:10, 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 new two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 15.10.1 (c)</i> The maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 27.7%.

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 plan and elevations dated November 15, 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.

Signed by:
Michael Telawski
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M. Telawski, Chair

Signed by:
Stuart Dickie
FED5B97C565945C...
S. Dickie

ABSENT
S. Mikhail

ABSENT
J. Hardcastle

Signed by:
Susan Price
58D1175EBF2F486...
S. Price

Signed by:
J. Ulcar
37894E7DFD2743E...
J. Ulcar, Secretary-Treasurer

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.

J. Ulcar, Secretary-Treasurer