

Committee of Adjustment Notice of Decision

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



File No. A/010/2025

Applicant / Owner	Authorized Agent	Property
J. Swinoga K. Bassett-Swinoga	Joris Keeren Keeren Design 11 Bronte Rd, Unit 31 Oakville ON, Canada L6L 0E1	PLAN 114 PT LOT 47 530 Carson Lane Town of Oakville

Zoning of property: RL3-0, 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 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> The maximum allowable encroachment of window wells with a maximum width of 1.8 metres shall be 0.6 metres.	To increase the maximum width of window wells to 4.0 metres and to increase the maximum allowable encroachment to 1.2 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area for a lot having an area less than 557.5 m ² shall be 43%.	To increase the maximum residential floor area to 51%.
3	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 35%	To increase the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height to 38%.

The Committee considered all relevant information including the applicant’s submission materials and presentation, observations from their site visit, town staff, agency comments and written submissions from the public. 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 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 22, 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

M. Telawski, Chair

Signed by:
Stuart Dickie

S. Dickie

S. Mikhail

ABSENT

J. Hardcastle

Signed by:
Susan Price

S. Price

Signed by:
J. Ulcar

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