

Committee of Adjustment Notice of Decision

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



File No. A/015/2025

Applicant / Owner	Authorized Agent	Property
B. COPELAND	SYLVIA EDELENBOS JUST DRAFTING LTD 216 MEDLAND ST TORONTO ON, M6P 2N7	PLAN M28 LOT 21 263 Sunray Rd 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 a second storey addition and porch addition proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL3)</i> The minimum interior side yard shall be 2.4 metres and 1.2 metres.	To reduce the minimum easterly interior side yard to 1.83 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area to 44.52%.
3	<i>Table 6.4.3</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 6.8 metres.	To reduce the minimum front yard to 6.55 metres.

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 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 second storey addition and porch additions to the existing detached dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated October 1, 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:

 M. Telawski, Chair

Signed by:

 S. Dickie

ABSENT

 S. Mikhail

ABSENT

 J. Hardcastle

Signed by:

 S. Price

Signed by:

 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