

Committee of Adjustment Notice of Decision

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



File No. A/013/2025 - AMENDED

Applicant / Owner	Authorized Agent	Property
L. ZHIXING LI J. HUANG	JORIS KEEREN Keeren Design INC 11 Bronte Rd, Suite 31 Oakville ON, CANADA L6L 0E1	CON 4 SDS PT LOT 25 RP 20R3003 PART 4 1574 Old Lakeshore Rd Town of Oakville

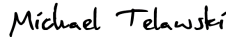
Zoning of property: RL2-0, Residential, By-law 2014-014, as amended

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:

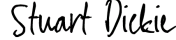
No.	Current	Proposed
1	<i>Section 5.8.2 f)</i> One walkway access may be connected to each side of a driveway. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.	To increase the maximum width of the walkway access at the point of attachment to 2.7 metres.
2	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area for a private garage to 84.0 52.0 square metres.
3	<i>Section 5.8.7 c)</i> Attached or detached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line or flankage lot line.	To increase the maximum projection to 5.7 metres.
4	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage where the detached dwelling is greater than 7.0 metres in height to 28.4%.
5	<i>Section 6.4.3 a)</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 9.41 metres.	To increase the minimum front yard to 17.2 metres.
6	<i>Section 6.4.3 c)</i> The maximum front yard for new dwellings on all lots shall be 5.5 metres greater than the minimum front yard for the applicable lot. In this instance, the maximum front yard shall be 14.91 metres.	To increase the maximum front yard to 29.1 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. The Committee of Adjustment considered all written and oral submissions from the public in opposition to the application. Notwithstanding, 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 site plan and elevations dated November 18, 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


 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