

Committee of Adjustment Notice of Decision

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



File No. A/021/2025

Applicant / Owner	Authorized Agent	Property
A. MCNAMARA	Tyler Peck WND Associates 90 Eglinton Ave E Suite 970 Toronto ON M4P 2Y3	PLAN 1009 LOT 65 283 Balsam Dr 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 **denied** to authorize a minor variance to permit the construction of a new two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1.	<i>Section 5.8.6 c)</i> For detached dwellings on lots located within the Residential Low (RL1) Zone, the maximum total floor area for a private garage shall be 56.0 square metres.	To increase the maximum total floor area for the private garage to 59.2 square metres.
2.	<i>Section 5.8.7 c)</i> Attached 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.	To increase the attached private garage projection to 13.44 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.
3.	<i>Table 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 metres.	To increase the maximum dwelling depth to 34.67 metres.
4.	<i>Section 6.4.3 c)</i> The maximum front yard for new dwellings shall be 5.5 metres greater than minimum front yard for the applicable lot. In this instance, the maximum front yard shall be 16.0 metres.	To increase the maximum front yard to 19.53 metres.
5.	<i>Section 6.4.4 a)</i> A minimum of 50% of the length of all main walls oriented toward the front lot line shall be located within the area on the lot defined by the minimum and maximum front yards.	To reduce the minimum length of all main walls oriented toward the front lot line to be located within the area on the lot defined by the minimum and maximum front yards to 0 %.

The Committee considered all relevant information including the applicant’s submission materials and presentation, observations from their site visit, town staff and agency comments and all written and oral submissions in opposition and in support of the application. The Committee is of the opinion that the variances are not considered minor in nature, not desirable for the use of the land and not in keeping with the general intent of the town’s official plan and zoning by-law.

Signed by:

M. Telawski, Member

Signed by:

S. Dickie, Member

Signed by:

S. Mikhail, Chair

Signed by:

J. Hardcastle, Member

Signed by:

S. Price, Member

Signed by:

J. Ulcar, Secretary-Treasurer

Dated at the hearing held on February 19, 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 March 11, 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