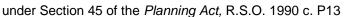
## Committee of Adjustment Notice of Decision





File No. A/027/2025

Applicant / Owner	Authorized Agent	Property
P. Awad	Ava Barnett/Joel Tanner	57 Cox Dr
	SMPL Design Studio	PLAN 1111 LOT 6
	15 Colbourne St	
	Hamilton ON, L8R 2G2	

Zoning of property: RL1-0, 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 two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 4.3 (Row 7)	To permit a window well with a width of 2.39 metres to
	Window wells with a maximum width of 1.8 metres	encroach 0.6 metres into the minimum front yard.
	shall encroach a maximum of 0.6 metres into a	
	minimum yard.	
2	Table 4.3 (Row 7)	To permit a window well with a width of 2.87 metres to
	Window wells with a maximum width of 1.8 metres	encroach 0.6 metres into the minimum southerly side
	shall encroach a maximum of 0.6 metres into a	yard.
	minimum yard.	
3	Table 6.3.1 (Row 5, Column RL1)	To reduce the northerly interior side yard to 3.616 metres.
	The minimum interior side yard shall be 4.2 metres.	
4	Section 6.4.3 a)	To reduce the minimum front yard to 14.887 metres.
	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. This this instance, the minimum	
	front yard shall be 18.74 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, and written and oral submissions in opposition from the public. 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:	Signed by:
Michael Telawski	John Hardeastle
M. Telawski, Member Signed by:	J. Hardcastle, Member Signed by:
Stuart Dickie	Susan Price
S. Dickie, Member	S. Price, Member 58D11775EBF2F486
Signed by:	Signed by:
Shery Mikhail	J. Ulear
S. Mikhail, Chall Chall Challes	J. Ulcar, Secretary-Treasurer

Dated at the hearing held on March 5, 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 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