

# Committee of Adjustment Notice of Decision

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



File No. A/027/2025

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

**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	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a width of 2.39 metres to encroach 0.6 metres into the minimum front yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a width of 2.87 metres to encroach 0.6 metres into the minimum southerly side yard.
3	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres.	To reduce the northerly interior side yard to 3.616 metres.
4	<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. This this instance, the minimum front yard shall be 18.74 metres.	To reduce the minimum front yard to 14.887 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:  
  
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 M. Telawski, Member  
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Signed by:  
  
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 S. Dickie, Member  
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Signed by:  
  
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 S. Mikhail, Chair  
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Signed by:  
  
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 J. Hardcastle, Member  
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Signed by:  
  
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 S. Price, Member  
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Signed by:  
  
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 J. Ulcar, Secretary-Treasurer  
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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.

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J. Ulcar, Secretary-Treasurer