

# Committee of Adjustment Notice of Decision

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



File No. A/031/2025

Applicant / Owner	Authorized Agent	Property
B. Rejc I. Rejc	Joris Keeren Keeren Design Inc 11 Bronte Rd, Unit 31 Oakville ON, L6L 0E1	2438 Applewood Dr PLAN M6 LOT 45

**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 the construction of a two-storey detached dwelling on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot between 650.00m <sup>2</sup> and 742.99m <sup>2</sup> shall be 41%.	To increase the maximum residential floor area ratio to 43.8%.

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 variance is 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:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated December 19, 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:  
*Michael Telawski*  
\_\_\_\_\_  
M. Telawski, Member

Signed by:  
*Stuart Dickie*  
\_\_\_\_\_  
S. Dickie, Member

Signed by:  
*Shery Mikhail*  
\_\_\_\_\_  
S. Mikhail, Chair

Signed by:  
*John Hardcastle*  
\_\_\_\_\_  
J. Hardcastle, Member

Signed by:  
*Susan Price*  
\_\_\_\_\_  
S. Price, Member

Signed by:  
*J. Ulcar*  
\_\_\_\_\_  
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.

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J. Ulcar, Secretary-Treasurer