

Committee of Adjustment Notice of Decision

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



File No. CAV A/164/2024

Applicant / Owner	Authorized Agent	Property
P. Franzone	Gus Ricci Gus Ricci Architect B-112 Wilson St. Oakville ON L6K 3G6	1457 Constance Dr PLAN 536 LOT 57

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 proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area for a detached dwelling on a lot with a lot area between 650.00 m ² and 742.99 m ² shall be 41%.	To increase the maximum residential floor area ratio to 46.57%.
2	<i>Table 6.4.3</i> Where the detached dwelling is greater than 7.0 metres in height, the maximum lot coverage shall be 35%.	To increase the maximum lot coverage to 38.43%.

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 submissions from the public in support of the application. 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:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated January 10, 2025; 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.

J. Ulcar, Secretary-Treasurer