

# Committee of Adjustment Notice of Decision

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



File No. A/032/2025

Applicant / Owner	Authorized Agent	Property
J. Haffejee B. Haffejee	Stephanie Matveeva Glen Schnarr & Associates Inc. 10 Kingsbridge Garden Circle Suite 700 Mississauga ON, L5R 3K6	1082 Melvin Ave PLAN 475 LOT 11

**Zoning of property:** RL2-0, 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 rear porch on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 27.71%.

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 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 rear covered porch be constructed 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  
5D7A1EC2240C43D...

Signed by:  
*Stuart Dickie*  
\_\_\_\_\_  
S. Dickie, Member  
FED5B97C585945C...

Signed by:  
*Shery Mikhail*  
\_\_\_\_\_  
S. Mikhail, Chair  
0CE5B1DD188544A...

Signed by:  
*John Hardcastle*  
\_\_\_\_\_  
J. Hardcastle, Member  
8982ADBE1B294F9...

Signed by:  
*Susan Price*  
\_\_\_\_\_  
S. Price, Member  
58D1175EBF2F486...

Signed by:  
*J. Ulcar*  
\_\_\_\_\_  
J. Ulcar, Secretary-Treasurer  
37894E7DFD2743E...

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