

Committee of Adjustment Notice of Decision

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



File No. A/017/2025

Applicant / Owner	Authorized Agent	Property
S. BROTT M. AUGUSTINE	Joris Keeren Keeren Design 11 Bronte Rd, Unit 31 Oakville ON L6L 0E1	PLAN 404 LOT 8 1073 Cedar Grove Blvd Town of Oakville

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 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 0.6 metres into a minimum yard.	To increase the maximum width of a window well to 2.7 metres with a maximum encroachment of 1.3 metres into the westerly interior side yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum 0.6 metres into a minimum yard.	To increase the maximum width of a window well to 3.4 metres with a maximum encroachment of 1.2 metres into the easterly interior 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 easterly and westerly interior side yard to 2.51 metres.
4	<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 27.2%.

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 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 constructed in general accordance with the submitted site plan and elevation drawings dated December 9/ 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:

M. Telawski, Member

Signed by:

S. Dickie, Member

Signed by:

S. Mikhail, Chair

Signed by:

J. Hardcastle, Member

Signed by:

S. Price, Member

Signed by:

J. Ulcar, Secretary-Treasurer

Dated at the hearing held on February 19, 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 11, 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