

Committee of Adjustment Notice of Decision

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



File No. A/024/2025

| Applicant / Owner | Authorized Agent | Property |
|-----------------------|--|--|
| K. TADROS M.TADROS | Tom Kolbasenko Our Cool Blue Architects 450 Bronte St S Suite 213 Milton ON L9T 8T2 | PLAN 543 LOT 6 482 Brookside Dr 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>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres. | To increase the maximum total floor area for the private garage to 57.4 square metres. |
| 2 | <i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m² and 742.99 m² shall be 41%. | To increase the maximum residential floor area ratio to 44.5%. |
| 3 | <i>Section 6.4.2 a) (Row RL3, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height. | To increase the maximum lot coverage to 37.3%. |

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 all written submissions in opposition to the application. Notwithstanding, 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:

- The proposed dwelling be constructed in general accordance with the submitted site plan drawing dated and elevation drawings dated 02/17/22; 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