

Committee of Adjustment Notice of Decision

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



File No. A/169/2024

Applicant / Owner	Authorized Agent	Property
W. Li	Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON L6Z 4N5	2114 Hixon St PLAN M16 LOT 1 BLK A

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 on the subject property proposing the following variances:

No.	Current	Proposed
1	Table 4.3 (Row 18) Uncovered access stairs below grade in an interior side yard shall project a maximum 1.5 metres beyond the main wall.	To increase the maximum projection to 1.8 metres into the southerly interior side yard.
2	Section 5.8.7 a) Where a private garage has a vehicle entrance facing the flankage lot line and the applicable minimum yard is less than 5.7 metres, the private garage shall be set back a minimum of 5.7 metres from the applicable lot line.	To reduce the private garage setback to 5.0 metres from the flankage lot line.
3	Table 6.4.1 (Row 4) The maximum residential floor area ratio for a detached dwelling with a lot area between 743.00 m ² and 835.99 m ² shall be 40%.	To increase the maximum residential floor area ratio to 44.75%.
4	Section 6.4.3 a) The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 7.81 metres.	To reduce the minimum front yard to 7.56 metres.

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:

1. That the dwelling be built in general accordance with the submitted site plan and elevation drawings dated February 3, 2025; and,
2. 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
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Signed by:

 S. Dickie, Member
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Signed by:

 S. Mikhail, Chair
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Opposed

J. Hardcastle, Member
 Signed by:

 S. Price, Member
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Signed by:

 S. Coyne, Asst. Secretary-Treasurer
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Dated at the hearing held on March 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 April 8, 2025.**

I hereby certify this is a copy of the Committee of Adjustment final and binding decision whereby no appeals were filed.

 S. Coyne, Asst. Secretary-Treasurer