

# Committee of Adjustment Notice of Decision



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

File No. A/035/2025

Applicant / Owner	Authorized Agent	Property
H KANG S KANG	SHARAN KANG 411 Seaton Dr Oakville ON L6L 3Y3	PLAN 852 LOT 160 411 Seaton 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 permit the construction of a two-storey detached dwelling on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> The maximum encroachment into a minimum yard for window wells with a maximum width of 1.8 metres shall be 0.6 metres.	To increase the maximum encroachment into the minimum rear yard for the window well to 1.1 metres with a maximum width of 4.1 metres.
2	<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 56.0 square metres.
3	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 6.80 m.
4	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00 m <sup>2</sup> and 742.99 m <sup>2</sup> shall be 41%.	To increase the maximum residential floor area ratio to 42.20%.
5	<i>Section 6.4.3 a)</i> 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 8.85 metres.	To reduce the minimum front yard to 8.41 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 and oral submissions were received from the public. 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. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated January 14, 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:

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M. Telawski, Member

Signed by:

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S. Dickie, Member

Signed by:

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S. Mikhail, Chair

Signed by:

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J. Hardcastle, Member

Signed by:

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S. Price, Member

Signed by:

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S. Coyne, Asst. Secretary-Treasurer

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

Asst. Secretary Treasurer

