

Committee of Adjustment Notice of Decision

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



File No. A/051/2025

Applicant / Owner	Authorized Agent	Property
S. BARAC M. BARAC	Tomasz Goral Goral Design Corporation 720 King St W Unit 411 Toronto ON M5V 3S5	PLAN 1322 LOT 50 291 Dalewood 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 on the subject property proposing the following variances:

No.	Current	Proposed
1	<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 14.88 metres.	To reduce the minimum front yard to 10.29 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. 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:

1. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings "FOR COA" dated Feb 6, 2025, to the satisfaction of the Director of Planning and Development; 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:
Michael Telawski
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M. Telawski, Member

Signed by:
Stuart Dickie
FED5B97C565945C...

S. Dickie, Member

Absent

S. Mikhail, Chair

Signed by:
John Hardcastle
8982ABBE1B294F9...

J. Hardcastle, Member

Signed by:
Susan Price
58D1175EBF2F486...

S. Price, Member

Signed by:
Sharon Coyne
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S. Coyne, Asst. Secretary-Treasurer

Dated at the hearing held on April 16, 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 May 6, 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