

Committee of Adjustment Notice of Decision

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



File No. A/053/2025

Applicant / Owner	Authorized Agent	Property
M. Aquino	Jim Pfeffer Makow Associates Architect, Inc 95 ST CLAIR Ave W Suite 306 Toronto ON M4V 1N7	15 Pebbleridge Pl PLAN M1248 LOT 11

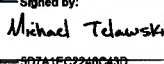
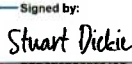
Zoning of property: RL3-0, Residential, By-law 2014-014, as amended

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 and accessory building (cabana) on the subject property proposing the following variances:

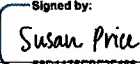

No.	Current	Proposed
1	Table 6.3.1 (Row 5, Column RL1) The minimum interior side yard shall be 4.2 m.	To reduce the minimum easterly interior side yard to 2.05 m.
2	Table 6.3.1 (Row 6, Column RL1) The minimum rear yard shall be 10.5 m.	To reduce the minimum rear yard to 6.69 m.
3	Table 6.3.1 (Row 9, Column RL1) The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 41.42 m.
4	Table 6.4.2 (Row 1, Column 3) The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 37.5%.

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 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 4, 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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 Absent
 S. Mikhail, Chair

Signed by:

 J. Hardcastle, Member
 5882A0BE1B294F9
 Signed by:

 S. Price, Member
 58D1175EBF2F486...
 Signed by:

 S. Coyne, Asst. Secretary-Treasurer
 A045638F70B141C

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