

Committee of Adjustment Notice of Decision

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



File No. A/056/2025

Applicant / Owner	Authorized Agent	Property
P. Yamka	Alex Blanchard Carrothers and Associates 505 York Blvd, Unit 3 Hamilton ON, L8R 3K4	580 Fourth Line PLAN 350 PT LOT 53

Zoning of property: RL3 sp:1, 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 site proposing the following variances:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.13 metres to encroach a maximum of 0.49 metres into the minimum northerly interior side yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well with a maximum width of 2.74 metres to encroach a maximum of 0.59 metres into the minimum northerly interior side yard.
3	<i>Section 5.2.3 b) iv)</i> The minimum dimensions of a parking space located in a private garage shall be 5.7 metres in length and where stacked parking spaces are provided, 3.0 metres in width for either the parking space on or below the vehicle elevating device.	To reduce the minimum width of a stacked parking space to 2.54 metres.
4	<i>Section 5.8.6 b)</i> For detached dwellings on lot 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 to 78.05 square 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:

- That the dwelling be built in general accordance with the submitted site plan dated May 22, 2024 and elevation drawings dated March 11, 2025; 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:

Michael Telawski

M. Telawski, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Shery Mikhail

S. Mikhail, Chair

Signed by:

John Hardcastle

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

J. Ulcar

J. Ulcar, Secretary-Treasurer

Dated at the hearing held on April 30, 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 20, 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