

Committee of Adjustment Notice of Decision

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



File No. A/099/2024

Applicant / Owner	Authorized Agent	Property
Blythe Properties Holdings Inc c/o Arati Patel	HDS Dwell Inc c/o Jason Huether 20 Gilmour Road Puslinch ON N0B 2J0	26 Holyrood Avenue PLAN 513 PT LOT 15

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 three-storey detached dwelling on the subject property proposing the following variances:

No.	Current	Proposed
1	<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 234 square metres.
2	<i>Section 5.8.7 c)</i> Attached private garages shall not project more than 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To increase the attached private garage projection to 8.83 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.
3	<i>Table 6.3.1 (Row 4, Column RL3)</i> The minimum flankage yard shall be 3.5 m.	To reduce the minimum flankage yard to 1.2 m.
4	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 44.2%.
5	<i>Section 6.4.3 c)</i> The maximum front yard for a new dwelling shall be 16.68 metres in this instance.	To increase the maximum front yard to 26.01 metres.
6	<i>Section 6.4.6 a)</i> The maximum number of storeys shall be 2.	To increase the maximum number of storeys to 3.
7	<i>Section 6.4.6 b)</i> Floor area is prohibited above the second storey.	To permit floor area above the second storey.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff, agency comments and all written submissions from the public in opposition of the application. Notwithstanding, 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:

- The dwelling be constructed in general accordance with the submitted site plan and north, east, and west elevation drawings dated February 26, 2025, and the south elevation drawing dated April 6, 2024 all to the satisfaction of the Director of Planning & Development; 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

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M. Telawski, Member

Signed by:

Stuart Dickie

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S. Dickie, Member

Signed by:

Sherry Mikhail

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S. Mikhail, Chair

Signed by:

John Hardcastle

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J. Hardcastle, Member

Signed by:

Susan Price

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S. Price, Member

Signed by:

J. Ulcar

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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