

Committee of Adjustment Notice of Decision

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



File No. A/016/2025

Applicant / Owner	Authorized Agent	Property
A. Al-Hajjaj A. Al-Zhari	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr. Unit 301 Brampton ON L6Z 4N5	2019 Lakeshore Rd E PLAN 542 LOT 1

Zoning of property: RL1-0, 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 on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 6, Column RL1)</i> The minimum rear yard shall be 10.5 metres.	To reduce the minimum rear yard to 8.08 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with an area between 1,115.0 m ² and 1,207.99m ² shall be 35%.	To increase the maximum residential floor area ratio to 37.25%.
3	<i>Table 6.4.2</i> The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 25%.	To increase the maximum lot coverage to 26.5%.
4	<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 16.02m.	To reduce the minimum front yard to 11.27 metres.

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 oral 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:

- That the dwelling be constructed in general accordance with the submitted updated site plan and elevation drawings dated 11.28.2024, 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:

Sherry Mikhail

S. Mikhail, Chair

Signed by:

John Hardcastle

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

J. Ullcar

J. Ullcar, 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