

Committee of Adjustment Notice of Decision

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



File No. A/050/2025 – Amended

Applicant / Owner	Authorized Agent	Property
O. ALADEJANA O. ALADEJANA	David Igelman Design Plan Services Inc. 87 Skyway Ave Suite 200 Toronto ON M9W 6R3	PLAN 1060 LOT 130 414 Southland Cres 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>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 metres.	To reduce the minimum rear yard to 6.4 metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling with a lot area between 929.00m ² and 1,021.99m ² shall be 38%.	To increase the maximum residential floor area ratio to 40.06%.
3	<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 8.99 metres.	To reduce the minimum front yard to 7.45 metres.
4	<i>Section 6.4.5</i> Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the 0-Suffix Zone.	To permit a balcony on the second storey of a dwelling on a lot in the 0-Suffix Zone.

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:

- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated February 27, 2025, to the satisfaction of the Director of Planning and 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:

M. Telawski, Member
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Signed by:

J. Hardcastle, Member
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Signed by:

S. Dickie, Member
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Signed by:

S. Price, Member
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Absent
S. Mikhail, Chair

Signed by:

S. Coyne, Asst. Secretary-Treasurer
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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