

Committee of Adjustment Notice of Decision

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



File No. A/043/2025

Applicant / Owner	Authorized Agent	Property
A. Kadhim I. El-Abed	Joris Keeren Keeren Design 11 Bronte Rd, Unit 31 Oakville ON L6L 0E1	1374 Sedgewick Cres PLAN 669 LOT 73

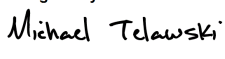
Zoning of property: RL2-0, Residential, By-law 2014-014, as amended


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>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 a private garage to 59.0 square metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1,301.00m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 30.5%.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff and agency comments, and all written oppositions from the public. 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 site plan and elevation drawings dated February 12, 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:

 M. Telawski, Member
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Signed by:

 S. Dickie, Member
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Signed by:

 S. Mikhail, Chair
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Absent

J. Hardcastle, Member
 Signed by:

 S. Price, Member
 58D4175EBF2F486...

Signed by:

 J. Ulcar, Secretary-Treasurer
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Dated at the hearing held on April 02, 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 April 22, 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