

# Committee of Adjustment Notice of Decision

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



File No. A/049/2025

Applicant / Owner	Authorized Agent	Property
H. Taylor	Emelie Vea Willmott & Strickland Inc. #3 – 594 Chartwell Road Oakville, ON L6J 4A5	379 Allan St PLAN 113 LOT 61

**Zoning of property:** RL3-0 sp:10, 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 a one-storey addition with attached garage and a covered porch in the rear yard on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Section 15.10.1 c)</i> The maximum lot coverage for a dwelling having two storeys shall be 19%.	To increase the maximum lot coverage to 25%.
2	<i>Section 15.10.1 g)</i> The minimum interior side yard for a detached dwelling having two storeys and an attached private garage shall be 1.8 metres.	To reduce the minimum northerly interior side yard to 0.71 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 constructed in general accordance with the submitted site plan and elevation drawings dated March 27/ 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

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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