

Committee of Adjustment Notice of Decision

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



File No. A/061/2025

Applicant / Owner	Authorized Agent	Property
Astra Property Group GP Inc.	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON, L5H 2Y3	149 Lakeshore Rd E PLAN 1 BLK 5 PT LOT F

Zoning of property: CBD sp:9, Mixed Use, 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 three (3) apartment dwelling units to be located on the second floor within the existing building on the subject property proposing the following variance:

No.	Current	Proposed
1	<i>Table 5.2.2 (Row 1)</i> Minimum parking for an apartment dwelling shall be 1.0 per dwelling where the unit has less than 75.0 square metres net floor area.	To require no additional parking spaces for the proposed apartment dwelling units.

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 variance is 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 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
Signed by:

S. Dickie, Member
Signed by:

S. Mikhail, Chair

Signed by:

J. Hardcastle, Member
Signed by:

S. Price, Member
Signed by:

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