

Committee of Adjustment Notice of Decision

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



File No. A/063/2025

Applicant / Owner	Authorized Agent	Property
K. Jones	Emelie Vea Willmott and Strickland Inc. 594 Chartwell Road, Suite 3 Oakville ON, L6J 4A5	414 Reynolds St PLAN 126 PT LOT 54

Zoning of property: RL5-0, 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 a two-storey addition with attached garage and a covered porch in the rear yard on the subject property proposing the following variance:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area ratio to 45.56%.

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 written submissions from the public in support of the application. 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 addition be constructed in general accordance with the submitted site plan and elevation drawings dated March 14, 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

M. Telawski, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Shery Mikhail

S. Mikhail, Chair

Signed by:

John Hardcastle

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

J. Ulcar

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