

Committee of Adjustment Notice of Decision

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



File No. A/005/2025

Applicant / Owner	Authorized Agent	Property
Halton Community Housing Corporation	Cynthia Zahoruk Cynthia Zahoruk Architect Inc. 3077 New St., Unit 201 Burlington ON L7N 1M6	363 Margaret Dr E/S PLAN M62 BLK G

Zoning of property: RM4 sp88, 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 three (3) storey apartment building on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Table 5.2.1 additional regulation #3</i> A minimum of 50% of the minimum parking spaces shall be provided within a private garage, carport, or parking structure.	To permit 100% of the minimum parking to be uncovered.
2	<i>15.88.1 d)</i> Maximum number of storeys shall be two (2).	To permit three (3) storeys.

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 oral submissions in opposition to the application. 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 building be built in general accordance with the final approved Site Plan (SP.1617.059/01) 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:

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M. Telawski, Member

Signed by:

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S. Dickie, Member

Signed by:

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S. Mikhail, Chair

Absent
J. Hardcastle, Member

Signed by:

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S. Price, Member

Signed by:

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J. Ulcar, Secretary-Treasurer

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