

# Committee of Adjustment Notice of Decision

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



**File No. CAV A/053/2024 (Severed- Part 1)**

Applicant / Owner	Authorized Agent	Property
A. FRANCIS	Andrew Walker Gagnon Walker Domes Ltd 7685 Hurontario St Brampton ON L6W 4P5	317 Gloucester Ave PLAN 1009 PT LOT 78 RP 20R1646 PART 4

**Zoning of property:** RL1-0, Residential, By-law 2014-014, as amended

The request made under Section 45(1) of the *Planning Act* has been **denied** to authorize a minor variance to permit the proposed consent application B24/03 for the severed parcel (Part 1) proposing the following variances:

No.	Current	Proposed
1	Table 6.3.1 (Row 1, Column RL1) The minimum lot area shall be 1393.5 m <sup>2</sup> .	To reduce the minimum lot area to 1077.10 m <sup>2</sup> .
2	Table 6.3.1 (Row 2, Column RL1) The minimum frontage shall be 30.5 m.	To reduce the minimum frontage to 23.56 m.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff and agency comments. The Committee of Adjustment considered all written (and oral) submissions in opposition and support of the application. The Committee is of the opinion that the variances are not considered minor in nature, are not desirable for the use of the land and are not in keeping with the general intent of the town's official plan and zoning by-law.

Signed by:

Michael Telawski

M. Telawski, Chair

Signed by:

Stuart Dickie

S. Dickie, Member

Absent

S. Mikhail, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

Sharon Coyne

S. Coyne, Asst. Secretary-Treasurer

Dated at the hearing held on May 14, 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 June 3, 2025**.

I hereby certify this is a copy of the Committee of Adjustment final and binding decision whereby no appeals were filed.

S. Coyne, Asst. Secretary-Treasurer