

Committee of Adjustment Notice of Decision

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



File No. A/065/2025

Applicant / Owner	Authorized Agent	Property
P. Awad	Lindsey Bruce SMPL Design Studio 15 Colbourne St Hamilton ON L8R 2G2	57 Cox Dr PLAN 1111 LOT 6

Zoning of property: RL3-0, 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 the construction of a two-storey detached dwelling on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well 2.39 metres in width to encroach 0.22 metres into the minimum front yard.
2	<i>Table 4.3 (Row 7)</i> Window wells with a maximum width of 1.8 metres shall encroach a maximum of 0.6 metres into a minimum yard.	To permit a window well 2.87 metres in width to encroach 0.55 metres into the minimum southerly side yard.
3	<i>Table 6.3.1 (Row 5, Column RL1)</i> The minimum interior side yard shall be 4.2 metres.	To reduce the minimum northerly interior side yard to 3.61 metres.
4	<i>Section 6.4.3 a)</i> The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. This this instance, the minimum front yard shall be 18.74 metres.	To reduce the minimum front yard to 15.87 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 oral or written submissions were received from the public. 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:

- The dwelling be constructed in general accordance with the submitted site plan dated 2025.03.25 and elevation drawings dated 2025.01.23; 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, 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 03, 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