

# Committee of Adjustment Notice of Decision

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



File No. A/018/2025

Applicant / Owner	Authorized Agent	Property
K. HEENEY A. DHANJI	Sandra Gava Sandra Gava Architect Inc. 669 Montego Cres Burlington ON L7N 2Y9	190 Donessle Dr PLAN 1103 LOT 2

**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 6.3.1 (Row 9, Column RL1)</i> The maximum dwelling depth shall be 20.0 m.	To increase the maximum dwelling depth to 22.29 m.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m <sup>2</sup> or greater shall be 29%.	To increase the maximum residential floor area ratio to 30.58%.

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 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:

- That the dwelling be constructed in general accordance with the submitted site plan drawing dated February 18, 2025, and elevation drawings dated April 3, 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, 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