

Committee of Adjustment Notice of Decision

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



File No.

Applicant / Owner	Authorized Agent	Property
2575600 ONTARIO INC	Kurtis Van Keulen Huis Design Studio 1a Conestoga Dr #301 Brampton ON, Canada L6Z 4N5	318 Woodale Ave PLAN 576 LOT 70

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 variance:

No.	Current	Proposed
1	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 38.60%.

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 in coming to this decision. 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 dwelling be constructed in general accordance with the submitted site plan drawing dated March 26, 2025 and elevation drawings dated March 24, 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 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