

# Committee of Adjustment Notice of Decision

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



File No. A/066/2025

Applicant / Owner	Authorized Agent	Property
147 Deane Limited	Denise Baker WeirFoulds LLP 1320 Cornwall Rd., Suite 201 Oakville ON, L6J 7W5	147 Deane Ave PLAN 161 LOT 37

**Zoning of property:** RL5-0, 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 new two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.3.1 (Row 5, Column RL5)</i> The minimum interior side yard shall be 1.2 m.	To reduce the minimum easterly interior side yard to 1.1 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 less than 557.5 m <sup>2</sup> shall be 43%.	To increase the maximum residential floor area ratio to 49.1%.
3	<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 37.1%.

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 a written submission from the public in opposition of the application. 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 and elevation drawings dated February 20, 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, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Sheri Mikhail

S. Mikhail, Chair

ABSENT

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

J. Ulcar

J. Ulcar, Secretary-Treasurer

Dated at the hearing held on May 28, 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 17, 2025.**

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

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J. Ulcar, Secretary-Treasurer