

Committee of Adjustment Notice of Decision

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



File No. A/071/2025

Applicant / Owner	Authorized Agent	Property
M. Briggs M. Briggs	Emelie Vea Willmott and Strickland Inc. 3-594 Chartwell Road Oakville ON L6J 4A5	15 Washington Ave PLAN 228 LOT 18

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 two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:


No.	Current	Proposed
1	Table 4.3 (Row 16) Uncovered platforms having a floor height equal to or greater than 0.6 metres measured from grade shall encroach a maximum of 1.5 metres into the rear yard.	To permit an uncovered platform having a floor height equal to or greater than 0.6 metres measured from grade to encroach a maximum of 1.91 metres into the minimum rear yard.
2	Table 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area less than 557.5m ² shall be 43%.	To increase the maximum residential floor area ratio to 54.8%.

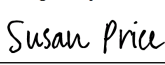

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff and agency comments. No written or oral submissions from the public were received. The Committee is of the opinion that the variances are considered 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 April 14, 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:

 M. Telawski, Member
 Signed by:

 S. Dickie, Member
 Signed by:

 S. Mikhail, Chair

ABSENT
 J. Hardcastle, Member
 Signed by:

 S. Price, Member
 Signed by:

 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.

J. Ulcar, Secretary-Treasurer