

Committee of Adjustment Notice of Decision

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



File No. A/011/2025 (Deferred Feb.5/25)

Applicant / Owner	Authorized Agent	Property
G.Hitchman A.Petrie	William Hicks William Hicks Holdings Inc. 905 Sangster Ave Mississauga ON L5H 2Y3	181 Front St PLAN 1 BLK 22 PT LOTS E,D

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 **denied** 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 15.11.1 c)</i> The maximum lot coverage for all buildings shall be 25%.	To increase the maximum lot coverage for all buildings to 29.72%.
2	<i>Table 15.11.1 h)</i> Maximum residential floor area for a dwelling having two or more storeys shall be 30% of the lot area.	To increase residential floor area for a dwelling having two or more storeys to 42% of the lot area.

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 variances are not considered minor in nature, are not desirable for the use of the land and not in keeping with the general intent of the town's official plan and zoning by-law.

Opposed

M. Telawski, Chair

Signed by:

Stuart Dickie

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S. Dickie, Member

Absent

S. Mikhail, Member

Signed by:

Susan Price

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S. Price, Member

Signed by:

Sharon Coyne

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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