

Committee of Adjustment Notice of Decision

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



File No. A/047/2025

Applicant / Owner	Authorized Agent	Property
A.Keys	DOMENIC MONARDO 209 Poplar Dr Oakville ON L6J 4C7	1321 Duncan Rd PLAN 592 LOT 37

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 with accessory structure (shed) on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m ² and 1114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 40.02%.
2	<i>Table 6.4.2 (Row 1, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 27.02%.

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 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 and elevation drawings dated May 6, 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

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M. Telawski, Chair

Signed by:

Stuart Dickie

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S. Dickie, Member

Absent

S. Mikhail, Member

Absent

J. Hardcastle, 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 June 11, 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 July 01, 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