

# Committee of Adjustment Notice of Decision

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



File No. A/069/2025

Applicant / Owner	Authorized Agent	Property
A. Fernando	Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON L6Z 4N5	417 Union St PLAN 19 PT LOT 8

**Zoning of property:** RL3 sp:12, 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 an accessory building (garden shed) and uncovered platform (deck) in the rear yard on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 16)</i> The maximum encroachment into a minimum rear yard for an uncovered platform having a floor height equal to or greater than 0.60 metres measured from grade shall be 1.5 metres.	To increase the maximum encroachment to 5.61 m into the minimum rear yard for the uncovered platform having a floor height equal to or greater than 0.60 metres measured from grade.
2	<i>Section 6.5.2 c)</i> The maximum height for any accessory building or structure shall be 4.0 metres measured from grade.	To increase the maximum height for the accessory building to be 4.29 metres measured from grade.
3	<i>Section 15.12.1 c)</i> Maximum lot coverage shall be 25% as required in Figure 15.12.2.	To increase the maximum lot coverage to 27.71%.

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 shed and deck be permitted in general accordance with the revised DESP 2020 129197 and elevation drawings "ISSUED FOR COA" dated 03.24.2025, to the satisfaction of the Director of Planning and Development; 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

ABSENT

M. Telawski, Member

J. Hardcastle, Member

OPPOSED

S. Dickie, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

Sherry Mikhail

S. Mikhail, Chair

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. Uicar, Secretary-Treasurer