

# Committee of Adjustment Notice of Decision

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



File No. A/084/2025

| Applicant / Owner         | Authorized Agent  | Property                            |
|---------------------------|---|-------------------------------------|
| A. Zukowski<br>N. Plaskos | Works Office of Brian O'Brian<br>Brian O'Brian<br>530 Queen St E<br>Toronto ON, M5A 1V2 | 358 Pinehurst Dr<br>PLAN 581 LOT 17 |


**Zoning of property:** RL1-0, 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 front, side, and rear additions to the existing one-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

| No. | Current  | Proposed   |
|-----|--|--|
| 1   | <i>Table 4.3 (Row 3)</i><br>The maximum encroachment into a minimum yard for canopies and eaves shall be 0.6 metres. | To increase the maximum encroachment into the minimum rear yard for the canopy/eaves to 1.32 metres. |
| 2   | <i>Table 6.3.1 (Row 5, Column RL1)</i><br>The minimum interior side yard shall be 4.2 metres.                        | To reduce the minimum southerly interior side yard to 2.49 metres.                                   |
| 3   | <i>Table 6.3.1 (Row 6, Column RL1)</i><br>The minimum rear yard shall be 10.5 metres.                                | To reduce the minimum rear yard to 6.45 metres.  |

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:

- The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated April 10, 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:  
  
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 M. Telawski, Member  
 Signed by:  
  
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 S. Dickie, Member  
 Signed by:  
  
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 S. Mikhail, Chair

ABSENT  
 J. Hardcastle, Member  
 Signed by:  
  
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 S. Price, Member  
 Signed by:  
  
 37894E7DFD2743E...  
 J. Ulcar, Secretary-Treasurer

Dated at the hearing held on June 25, 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 15, 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