

Committee of Adjustment Notice of Decision

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



File No. A/076/2025

Applicant / Owner	Authorized Agent	Property
Patel Financial Services Inc.	Andy Huang Xudio Design Corporation 49 Glendower Circuit Toronto ON M1T 2Z3	288 Oakwood Cres PLAN 347 BLK C

Zoning of property: RM4, Residential Medium, Zoning By-law 2014-014, as amended

Decision:

The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize a minor variance to permit the enlargement of the existing detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014, as amended:

No.	Current	Proposed
1	<i>Table 6.3.8 (Row 5, Column RM4)</i> The minimum interior side yard shall be 4.5m.	To reduce the minimum interior side yard to 4.01m.
2	<i>Table 6.3.8 (Row 6, Column RM4)</i> The minimum separation distance between buildings containing dwelling units shall be 2.4m.	To reduce the minimum separation distance to 1.8m

The request made under Section 45(2) of the *Planning Act* has been **approved** to permit the enlargement of the existing detached dwelling on the subject property; whereas Zoning By-law 2014-014, as amended, does not permit a detached dwelling in a RM4, Residential Medium, zone.

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 submissions from the public were received.

After applying the provision of Section 45(1), 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.

After applying the provision of Section 45(2)(a)(i), the Committee is of the opinion that the application is desirable for appropriate development and will not result in undue adverse impacts on the surrounding properties and neighbourhood.

The approval is subject to the following conditions:

- a) The addition be constructed in general accordance with the submitted site plan and elevation drawings dated April 24, 2025; and,
- b) 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, Chair

Absent

J. Hardcastle, Member

Signed by:

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S. Dickie, Member

Signed by:

58D1175EBF2F480...

S. Price, Member

Absent

S. Mikhail, Member

Signed by:

A04681BF08504163

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