

Committee of Adjustment Notice of Decision

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



File No. A/088/2025

Applicant / Owner	Authorized Agent	Property
N. HABOUBI M. SAID	Joris Keeren Keeren Design 11 Bronte Rd Unit 31 Oakville ON L6L 0E1	2436 Meadowood Cres PLAN M6 LOT 72

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 on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres.	To increase the maximum total floor area to 49.0 square metres.
2	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 44.4%.

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:

1. The dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated May 23, 2025 and to the satisfaction of the Director of Planning and Development to satisfy the comments/concerns from the Fire Department if necessary.
2. 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, Member

Signed by:
Stuart Dickie
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S. Dickie, Member

Signed by:
Shery Mikhail
0CE5B1DD188544A...
S. Mikhail, Chair

Absent

J. Hardcastle, Member

Signed by:
Susan Price
58D71175EBF2F486...
S. Price, Member

Signed by:
Sharon Coyne
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S. Coyne, Asst. Secretary-Treasurer

Dated at the hearing held on July 09, 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 29, 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