

Committee of Adjustment Notice of Decision

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



File No. A/093/2025

Applicant / Owner	Authorized Agent	Property
Menkes South Lake Homes Inc.	Sarah Clark Glen Schnarr & Assoc 10 Kingsbridge Garden Circle # 700 Mississauga ON L5R 3K6	194 Charles Bray Cres PLAN M1297 LOT 14

Zoning of property: RL6 sp:296, 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 By-law 2014-014:

No.	Current	Proposed
1.	Section 5.8.6 b) 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 for the private garage to 54.0 square 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 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 drawing dated January 28, 2025, and elevation drawings to the satisfaction of the Director of Planning and Development.
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

M. Telawski, Member

Absent

J. Hardcastle, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Shery Mikhaail

S. Mikhaail, Chair

Signed by:

Susan Price

S. Price, Member

Signed by:

Sharon Coyne

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