

Committee of Adjustment Notice of Decision

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



File No. A/080/2025

Applicant / Owner	Authorized Agent	Property
A. Fraser	Michael Barton MB1 Development Consulting Inc 1489 Abbeywood Dr Oakville ON, L6M 2M6	11 Harbourside Crt PLAN M239 LOT 5

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 **denied** to authorize a minor variance to permit the construction of a two-storey detached dwelling on the subject proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	Section 5.8.7 c) Attached private garages shall not project 1.5 metres from the face of the longest portion of the main wall containing residential floor area that is on the first storey of the dwelling oriented toward the front lot line.	To permit an attached private garage to project 5.65 metres.
2	Table 6.3.1 (Colum RL3, Row 6) The minimum rear yard shall be 7.5 metres.	To reduce the minimum rear yard to 6.03 metres.
3	Table 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 557.50m ² and 649.99m ² shall be 42%.	To increase the maximum residential floor area ratio to 53.8%.
4	Table 6.4.2 The maximum lot coverage where the detached dwelling is greater than 7.0 metres in height shall be 35%.	To increase the maximum lot coverage to 41.69%.
5	Section 6.4.3 a) The minimum front yard on all lots shall be the yard legally existing on the effective date of this By-law less 1.0 metre. In this instance, the minimum front yard shall be 8.73 metres.	To reduce the minimum front yard to 7.56 metres.
6	Section 6.4.5 Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.	To permit a balcony above the floor level of the first storey.
7	Section 6.4.6 c) The maximum height shall be 9.0 metres	To increase the height to 9.79 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, and written submissions both in support and in opposition from the public. The Committee is of the opinion that the variances are not considered minor in nature, not desirable for the use of the land and not in keeping with the general intent of the town's official plan and zoning by-law.

Signed by:
Michael Telawski
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M. Telawski, Member

Signed by:
Stuart Dickie
FED5B97C565945C...
S. Dickie, Member

ABSTAINED

S. Mikhail, Chair

ABSENT

J. Hardcastle, Member

Signed by:
Susan Price
F8D1175EBF2F486...
S. Price, Member

Signed by:
J. Ulcar
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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