

Committee of Adjustment Notice of Decision

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



File No. A/083/2025

Applicant / Owner	Authorized Agent	Property
2637582 Ontario Inc.	Andrew Hannaford / Oz Kemal MHBC Planning 12 James St N Unit 301 Hamilton ON, L8R 2J9	2200 Trafalgar Rd CON 1 SDS PT LOT 13

Zoning of property: FD, Future Development, 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 rear addition to the existing building on the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 14.3, Footnote 1</i> The maximum lot coverage and floor area shall be the lot coverage and floor area that legally existed on the effective date of this By-law, and may be increased by a maximum of 10% at the location of the building only.	To permit a floor area increase to a maximum of 15%.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit and 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:

- That the building be constructed in general accordance with the submitted site plan and elevation drawings dated March 13/ 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:

Michael Telawski

5D7A1EC2246C43D...

M. Telawski, Member

Signed by:

Stuart Dickie

FED5B97C565945C...

S. Dickie, Member

Signed by:

Shery Mikhail

0CE5B1DD188544A...

S. Mikhail, Chair

ABSENT

J. Hardcastle, Member

Signed by:

Susan Price

58D1175EBF2F486...

S. Price, Member

Signed by:

J. Ulcar

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