

# Committee of Adjustment Notice of Decision

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



File No. A/138/2025

Applicant / Owner	Authorized Agent	Property
J. Valley T. Valley	Darren Sanger-Smith Structured Creations Inc 502-445 Elizabeth Street Burlington ON L7R 2L8	402 Bonny Meadow Rd PLAN M255 LOT 12

**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 a single storey bay/box window addition to the existing dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 557.50 m <sup>2</sup> and 649.99 m <sup>2</sup> shall be 42.0%.	To increase the maximum residential floor area ratio to 54.66%.
2	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 35% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 40.95%.

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 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 subject to the following conditions:

- The addition be constructed in general accordance with the submitted site plan dated August 26, 2025, and elevation drawings dated August 22, 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:  
  
\_\_\_\_\_  
M. Telawski, Member

Signed by:  
  
\_\_\_\_\_  
S. Dickie, Member

Signed by:  
  
\_\_\_\_\_  
S. Mikhail, Chair

Signed by:  
  
\_\_\_\_\_  
J. Hardcastle, Member

ABSENT  
\_\_\_\_\_  
S. Price, Member

Signed by:  
  
\_\_\_\_\_  
J. Ulcar, Secretary-Treasurer

Dated at the hearing held on October 15, 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 November 04, 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

**Notes:**

1. Further approvals from the Town of Oakville may be required (i.e. building permit, site plan approval, driveway permit, road corridor permit, private tree protection permit, zoning certificate, pool permit, site alteration permit, licence, etc.)