

Committee of Adjustment Notice of Decision

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



File No. A/099/2025

Applicant / Owner	Authorized Agent	Property
JNW Development Ltd.	Mengdi Zhen Z Square Consulting Inc. 2710 14TH Ave Markham ON, L3R 0J1	248 Jennings Cres PLAN M6 LOT 163

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 variance 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 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.78%.

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 dwelling be constructed in general accordance with the submitted site plan and elevation drawings Revision 1 dated 06/02/2025; 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

M. Telawski, Member

Signed by:
John Hardcastle

J. Hardcastle, Member

Signed by:
Stuart Dickie

S. Dickie, Member

ABSENT

S. Price, Member

Signed by:
Sherry Mikhail

S. Mikhail, Chair

Signed by:
J. Ulcar

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.)