

Committee of Adjustment Notice of Decision

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



File No. A/060/2025

| Applicant / Owner | Authorized Agent | Property |
|--|--|--|
| MC Oakvillage GP Inc. (Minto Group) | Catherine McEwan Korsiak Urban Planning 206 - 277 Lakeshore Road East Oakville ON L6J 1H9 | 3071 & 3079 Trafalgar Rd PLAN 20M1211 BLK 8 |

Zoning of property: RL3-0, Residential, By-law 2014-014, as amended

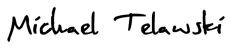
The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize a minor variance to permit the reduction of the parking space dimensions located in the underground parking for the condominium apartment development on the subject property proposing the following variances to Zoning By-law 2009-189:

| No. | Current | Proposed |
|-----|--|--|
| 1 | <p>Section 5.4.1.3 Each required parking space in a parking garage shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres.</p> <p>Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in the stall width.</p> <p>In this instance the minimum width of the parking stall is 2.9m.</p> | <p>To reduce the minimum width of the parking stall to 2.60m for the following parking spaces:</p> <p>Unit 48 Level A V16 Level A V24 Level A Unit 114 Level B Unit 116 Level C</p> |
| 2 | <p>Section 5.4.1.3 Each required parking space in a parking garage shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres.</p> <p>Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in the stall width.</p> <p>In this instance the minimum width of the parking stall is 2.9m.</p> | <p>To reduce the minimum width of the parking stall to 2.80m for the following parking spaces:</p> <p>Unit 14 Level A Unit 14 Level B Unit 14 Level C</p> |
| 3 | <p>Section 3.0 "parking space" means an unobstructed rectangular space that is designed to be used for the parking of a vehicle.</p> | <p>To permit a 0.3m pipe obstruction along the perimeter of the parking garage, positioned between 1.0m to 2.0m above the floor level for parking space units 21 to 49, 88, 89 and V1 to V20 on level A.</p> |

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:

- That the parking spaces be permitted in general accordance with the Planning Rationale submitted by Korsiak Urban Planning dated September 12, 2025, Transportation Letter submitted by GHD dated September 12, 2025, and registered Plan of Condominium 24CDM-24009/1312; and,
- That parking space #48 be designated for compact vehicle parking only; and,
- That the signage be installed with respect to the following four (4) cautions; watch for overhead clearance; reduced side clearance; compact vehicle space; do not back in, all to the satisfaction of the Director of Planning and Development; 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:
John Hardcastle


 J. Hardcastle, Member

Signed by:



 S. Dickie, Member

ABSENT

 S. Price, Member

Signed by:


 S. Mikhail, Chair

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.)