

Committee of Adjustment Notice of Decision

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



File No. A/122/2025

| Applicant / Owner | Authorized Agent | Property |
|--------------------------------|---|-----------------------------------|
| J. Liorti V. van den Corput | Kurtis Van Keulen Huis Design Studio 301-1a Conestoga Dr Brampton ON L6Z 4N5 | 2087 Wakely St PLAN 852 LOT 98 |

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 variances to Zoning By-law 2014-014:

| No. | Current | Proposed |
|-----|---|---|
| 1 | <i>Section 5.8.6 b)</i> For detached dwellings on lots having greater than or equal to 12.0 metres in lot frontage, the maximum total floor area for a private garage shall be 45.0 square metres | To increase the maximum garage floor area to 65.87 square metres. |
| 2 | Table 6.4.2 For a lot with a detached dwelling where the detached dwelling is greater than 7.0 metres in height shall be 25%. | To increase the maximum lot coverage to 28.29%. |
| 3 | <i>Section 6.4.3 a)</i> 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 10.85 metres. | To reduce the minimum front yard to 9.06 metres. |

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. The Committee of Adjustment considered all written submissions in support of the application. 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 dwelling be constructed in general accordance with the submitted site plan and elevation drawings dated September 15, 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:

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.)