

# Committee of Adjustment

## Decision for: CAV A/139/2023-Revised

Owner/Applicant	Agent	Location of Land
Maria Antonietta Dimitropoulos	Innovative Planning Inc c/o Chris Marchese 185 Legion Road North Toronto ON M8Y 0A1	PLAN M84 LOT 74 340 Pinegrove Road Town of Oakville

This notice is to inform you that the request for variance made under Sections 45(1) and 45(2) of the *Planning Act* has been **Denied** to authorize a minor variance to permit the enlargement/extension of the legally existing detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

### Under Section 45(1) of the *Planning Act*:

No.	Current	Proposed
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 743.00 m <sup>2</sup> and 835.99 m <sup>2</sup> shall be 40%.	To increase the maximum residential floor area ratio to 43.6%.

No written or oral submissions from the public were received. The Committee is of the opinion that the variance is not considered minor in nature, is not desirable for the use of the land and is not in keeping with the general intent of the town's official plan – Livable Oakville Plan and the zoning by-law.

### Under Section 45(2) of the *Planning Act*:

No.	Current	Proposed
2	<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 total floor area for the private garage to 71.49 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
3	<i>Table 6.3.1 (Row 6, Column RL3)</i> The minimum rear yard shall be 7.5 m.	To reduce the minimum rear yard to 5.06 m.

No written or oral submissions from the public were received. The Committee, after applying the provision Section 45(2) of the *Planning Act*, is of the opinion that the proposal is not similar to the purpose for which it was used on the day the By-law was passed; it is not compatible with the use permitted by the Bylaw, it is not appropriate development and does not represent good land use planning.

DocuSigned by:  
M. Telawski Michael Telawski  
Chairperson, Committee of Adjustment

DocuSigned by:  
John Hardcastle J. Hardcastle  
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S. Mikhail Absent

Absent L. You

DocuSigned by:  
S. Dickie Stuart Dickie  
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DocuSigned by:  
Heather McCrae H. McCrae  
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Secretary Treasurer, Committee of Adjustment

Dated at the meeting held on May 29, 2024.

Last date of appeal of decision is June 18, 2024.

**NOTE:** It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.**

This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

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Heather McCrae, ACST  
Secretary-Treasurer