

Committee of Adjustment Notice of Decision

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



File No. A/057/2025

Applicant / Owner	Authorized Agent	Property
S. Al Karawi N. Alkassab	GHADA ALKASSAB AG Architects Inc. 2302 Crestmont Dr Oakville ON, L6M 5J5	339 Pinegrove Rd PLAN M84 LOT 9

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 an area between 836.00m ² and 928.99m ² shall be 39%.	To increase the maximum residential floor area ratio to 40.96%.

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 built in general accordance with the submitted site plan dated January 27, 2025 and elevation drawings dated December 18, 2024; 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
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Signed by:


 S. Dickie, Member
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Signed by:


 S. Mikhail, Chair
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ABSENT

 J. Hardcastle, Member
Signed by:



 S. Price, Member
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 J. Ulcar, Secretary-Treasurer
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Dated at the hearing held on May 28, 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 June 17, 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