

Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/055/2021

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on Tuesday April 20, 2021 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at: <https://pub-oakville.escibemeetings.com/>

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Praveen and Zina Rutnam 288 Wedgewood Drive Oakville ON L6J 4R8	Structured Creations Inc c/o Darren Sanger-Smith 1-2061 Maria Street Burlington ON L7R 0B5	288 Wedgewood Drive PLAN 545 LOT 60

Zoning of Property: RL1-0, Residential Low, By-law 2014-014, as amended

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a two storey detached dwelling on the subject property proposing the following variances(s):

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.4 c) A driveway crossing a <i>flankage lot line</i> on a <i>corner lot</i> shall be located a minimum of 15.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> , measured along all points of the <i>driveway</i> .	To permit a <i>driveway</i> crossing a <i>flankage lot line</i> on a <i>corner lot</i> to be located a minimum of 12.0 metres from the point of intersection of the <i>front</i> and <i>flankage lot lines</i> , measured along all points of the <i>driveway</i> .
2	Section 5.8.7 c) Attached <i>private garages</i> shall not project more than 1.5 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>flankage lot line</i> .	To permit the attached <i>private garage</i> to project not more than 2.42 metres from the face of the longest portion of the <i>main wall</i> containing <i>residential floor area</i> that is on the <i>first storey</i> of the <i>dwelling</i> oriented toward the <i>flankage lot line</i> .
3	Section 6.4.1 The maximum <i>residential floor area ratio</i> for a <i>detached dwelling</i> on a <i>lot</i> with a <i>lot area</i> 1301.00 m ² or greater shall be 29% (406.61 m ²); (Lot area is 1,402.10 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 34.92% (489.59 m ²).
4	Section 6.4.6 c) The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.30 metres.
5	Section 6.4.3 a) The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the	To permit a <i>minimum front yard</i> of 10.06 metres.

	effective date of this By-law less 1.0 metre; (Existing 13.23 m -1.0 m = 12.23 m minimum).	
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How do I participate if I have comments or concerns?

Submit written correspondence

You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than a day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by teleconference or videoconference (due to precautions being taken during COVID-19)

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with all applicable access codes and instructions to enter the electronic hearing and may also be asked to test their audio/video capabilities prior to the hearing.

Watch the Committee of Adjustment hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publically live-streamed on the Town of Oakville's Live Stream webpage at: <https://www.oakville.ca/live/>. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at: <https://pub-oakville.escribemeetings.com/> by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the hearing date. This will entitle you to be notified of any future Local Planning Appeal Tribunal proceedings.

Contact information:

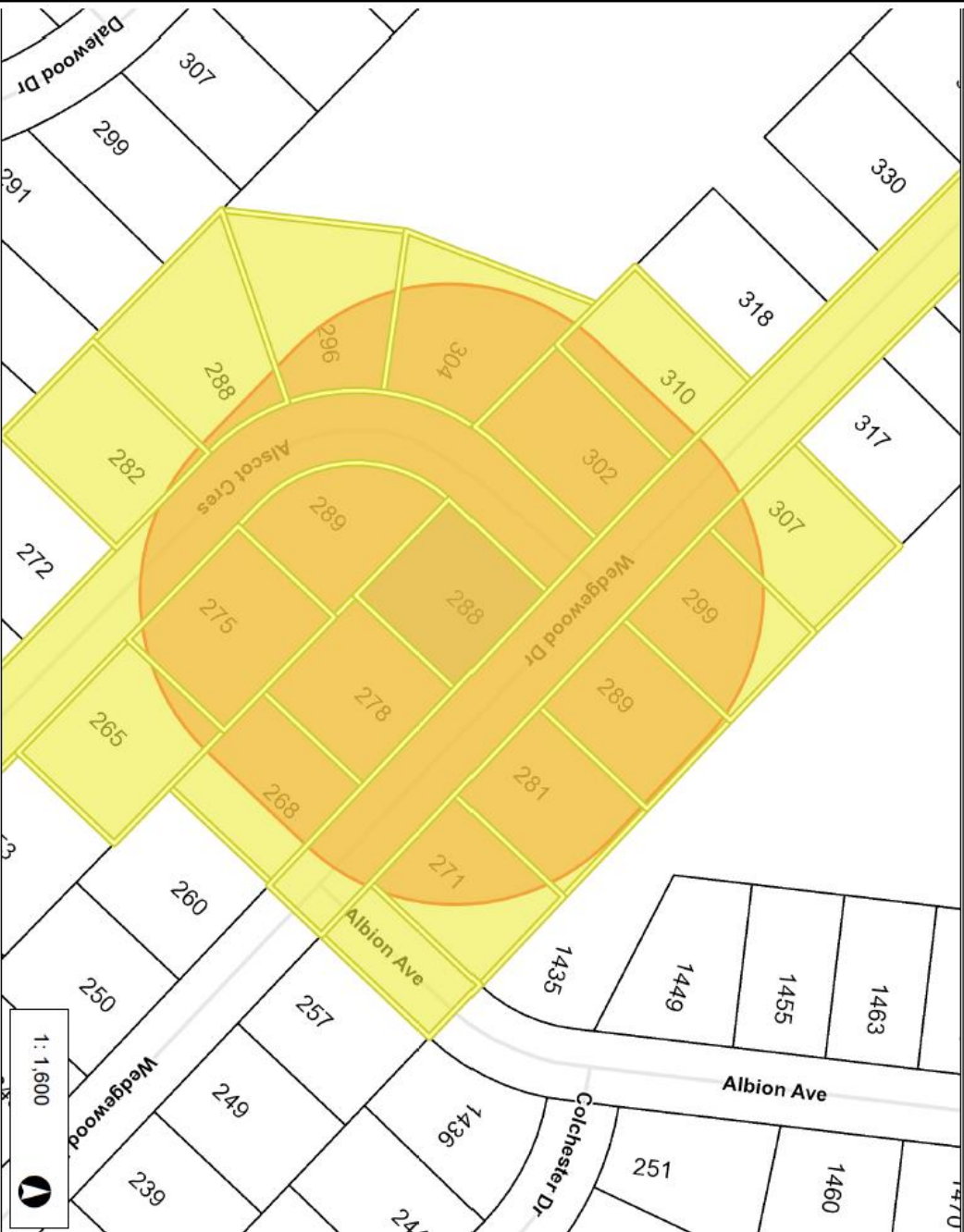
Heather McCrae
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3by
Phone: 905-845-6601 ext. 3281
Email: heather.mccrae@oakville.ca

Date mailed:

April 06, 2021



288 Wedgewood Drive CAV A/055/2021



NAD_1983_UTM_Zone_17N

Disclaimer: THIS IS NOT A LEGAL PLAN OF SURVEY.

March 26, 2021

1 : 1,600



- Legend**
- Address Points
 - Road Lines
 - Oakville Property Parcels

Notes