

Notice of Public Hearing Committee of Adjustment Application



File No.: B22/01(1623); CAV A/031/2022 and CAV A/032/2022

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on May 3, 2022 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://www.oakville.ca/agendas.html>

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
GENDRON ACIER 2270 GARNEAU RUE LONGUEUIL QC, J4G 1E7	WILLIAM OUGHTRED W.E. OUGHTRED & ASSOCIATES INC. 2140 WINSTON PARK DR UNIT 28 OAKVILLE ON, L6H 5V5	1281 SPEERS RD CON 3 SDS PT LOT 23 RP 20R6381 PART 1

B22/01(1623)

Purpose of application:

Application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Part 1) approximately 5162.00 sq m in area with an approximate frontage of 43.18 m (street limit – Speers Road) and a depth of 120.81 m to be severed from CON 3 SDS PT LOT 23. The retained parcel (Part 2) is approximately 5206.00 sq m in area with an approximate frontage of 42.72 m (street limit– Speers Road) and a depth of 121.97 m. The owner of the property known as 1291 Speers Road purchased under the same name the abutting north-east property known as 1281 Speers Road, and as a result the two properties merged into one lot. This application is to rectify the merging of the two properties and create two (Part 1 =1281 Speers Road and Part 2 = 1291 Speers Road) separate lots as they previously existed.

This application is being considered with related **REVISED Minor Variance CAV A/031/2022 (for the severed parcel) and Minor Variance CAV A/032/2022 (for the retained parcel). Notices Attached.**

The said parcels being more particularly described on the attached draft Severance Sketch prepared by Cunningham McConnell Limited, Ontario Land Surveyors, Plan N 153-21-1 and dated February 16, 2022.

Zoning of property: E3 sp: 3, Employment, By-law 2014-014, as amended

CAV A/031/2022

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 existing landscaping to remain on the severed lands of Consent application B22/01 proposing the following variance:

No.	Zoning By-law Regulation	Variance Request
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1	<p>Section 15.250.2 b) All lands subject to this Special Provision shall be considered one <i>lot</i> for the purpose of applying the standards of this By-law.</p> <p>Table 10.3 (Row 14) The minimum <i>landscaping coverage</i> shall be 10% (2093.8 sqm.); (Total lot area for all lands within sp: 250 is 2.0938 ha).</p>	To permit the minimum <i>landscaping coverage</i> for the severed lands only to be 4.9% (255.5 sqm.); (Lot area of severed lands is 0.5162ha).
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CAV A/032/2022

Under Section 45(1) of the Planning Act, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the existing building and landscaping to remain on the retained lands of Consent application B22/01 proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 10.3 (Row 7) The minimum <i>interior side yard</i> shall be 3.00m.	To permit the minimum easterly <i>interior side yard</i> to be 2.85m.
2	Table 10.3 (Row 14) The minimum <i>landscaping coverage</i> shall be 10% (520.6 sqm); (Lot area is 0.5206 ha).	To permit the minimum <i>landscaping coverage</i> to be 1.4% (74.2 sqm.).

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.

More information:

For planning related questions and enquiries, contact [Catherine Buckerfield](#), Planner, Planning Services Department, at catherine.buckerfield@oakville.ca or 905-845-6601, ext. 2084.

Please be advised that in response to the COVID-19 pandemic, the Committee of Adjustment and Planning Services counters are closed to the public.

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.html>. 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://www.oakville.ca/agendas.html> 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 Ontario Land Tribunal proceedings.

Appeal notice:

If a person or public body that files an appeal of a decision of the Town of Oakville in respect to the proposed consent does not make written submissions to the Town before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

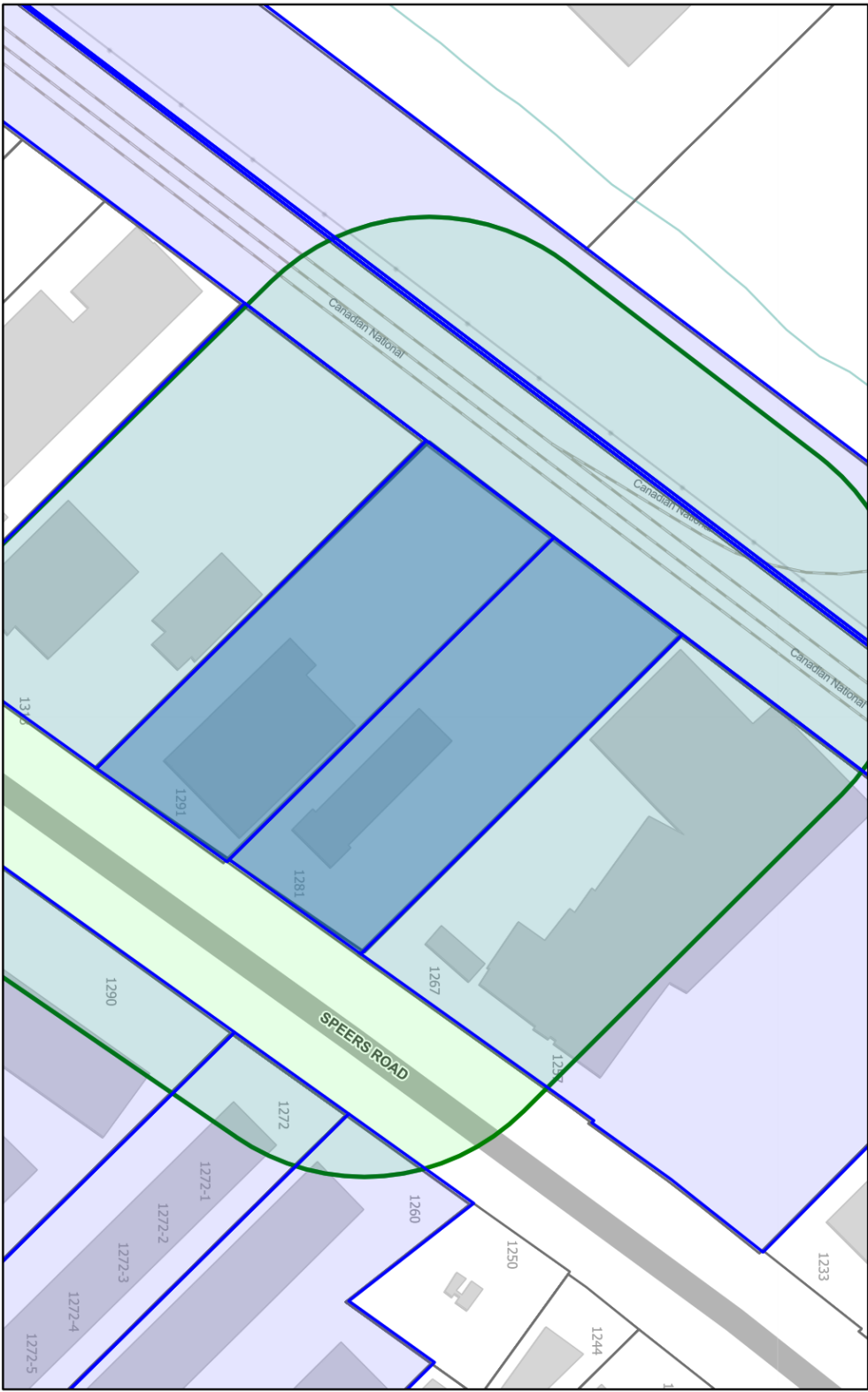
Contact information:

Jasmina Radomirovic
Assistant Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3by
Phone: 905-845-6601 ext. 7170
Email: jasmina.radomirovic@oakville.ca

Date mailed:

March 23, 2021

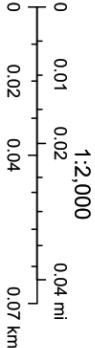
B22/01- CAV A/031/2022 AND CAV A/032/2022- 1281 Speers Road AND 1291 Speers Road



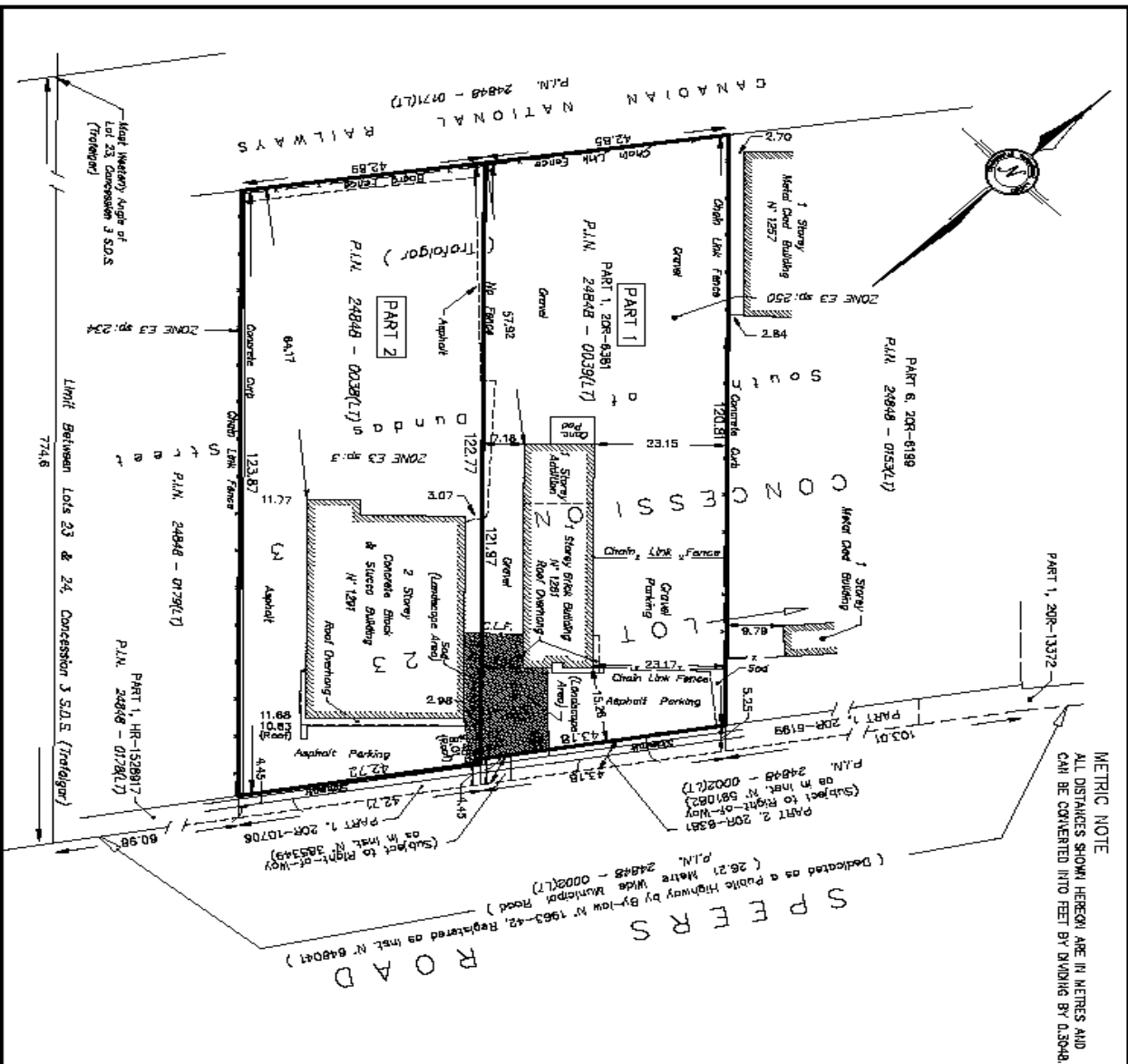
3/22/2022, 11:48:14 AM

☐ Ownership GIS NAME ☐ Parcel Address

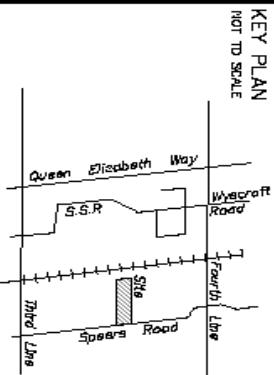
☐ Ownership ☐ Wards



East Community Maps Contributors, City of Hamilton, Province of Ontario,
Town of Oakville, Esri, HERE, Garmin, SwireGraph,
Town of Oakville
2021 Town of Oakville



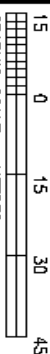
METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048



SKETCH OF PART OF LOT 23 CONCESSION 3

(Geographic Township of Trefolgor) Dundas Street
TOWN OF DAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 750



BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE LAND REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SKETCH WAS PREPARED FOR LAND DEVELOPMENT PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.

DATE: FEB. 18, 2022

BLACK
ROBERT D. MCCONNELL
DUTY LAND SURVEYOR

PARCEL STATISTICS	PART 1 (To Be Seized)	PART 2 (To Be Relinquished)
PARCEL AREA	0.5102 Hectares	0.0206 Hectares
LOT FRONTAGE (per lot subject)	43.10	42.72
EX. LANDSCAPING	256.5 m ² 4.9%	74.2 m ² 1.4%

CUNNINGHAM MCCONNELL LIMITED

ONTARIO LAND SURVEYORS

1500 SPEERS ROAD, UNIT 30
DUNDAS, ONTARIO L9L 2A4
PHONE: (905) 945-3467
FAX: (905) 945-3519

205 MAIN STREET
MILLIKEN, ONTARIO L9T 1H7
PHONE: (905) 878-2810
FAX: (905) 878-6872

CLIENT: Wm. QUINN & ASSOCIATES
O.L.S. FILE N 133-21001

PLAN N 153-21-1