

# Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/123/2022

## Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at [oakville.ca/live](http://oakville.ca/live) on August 02<sup>nd</sup>, 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
RYAN WASZCZUK 518 TAPLOW CRES OAKVILLE ON, L6L 4W1	PATRYK KOT 30 WOODLAWN AVE MISSISSAUGA ON L5G 3K6	518 TAPLOW CRES PLAN 682 LOT 48

**Zoning of Property:** RL3-0, Residential, 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 variance(s):

No.	Zoning By-law Regulation	Variance Request
1	<b>Table 4.3 (Row 7)</b> The maximum encroachment into a <i>minimum yard</i> for window wells with a maximum width of 1.8 metres shall be 0.6m.	To permit the maximum encroachment into the <i>minimum</i> (westerly) <i>interior side yard</i> for the window well with a maximum width of 4.7 metres to be 0.45m.
2	<b>Section 5.8.6 b)</b> For <i>detached dwellings</i> on <i>lots</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> , the maximum total <i>floor area</i> for a <i>private garage</i> shall be 45.0 square metres.	To permit the maximum total <i>floor area</i> for the <i>private garage</i> to be 63.34 square metres on a <i>lot</i> having greater than or equal to 12.0 metres in <i>lot frontage</i> .
3	<b>Section 6.4.1</b> 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> between 743.00 m <sup>2</sup> and 835.99 m <sup>2</sup> shall be 40% (305.44 m <sup>2</sup> ); (Lot area is 763.59 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 41.45% (316.5 m <sup>2</sup> ).
4	<b>Section 6.4.2 a) (Row RL3, Column 3)</b> The maximum <i>lot coverage</i> shall be 35% (267.25 m <sup>2</sup> ) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> .	To permit the maximum <i>lot coverage</i> to be 36.0% (274.9 m <sup>2</sup> ) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
5	<b>Section 6.4.3 a)</b> The <i>minimum front yard</i> on all <i>lots</i> shall be the <i>yard</i> legally existing on the effective date of this By-law less 1.0 metre; (Existing 9.37 m - 1.0 m = 8.37m minimum).	To permit a <i>minimum front yard</i> of 7.71 metres.
6	<b>Section 6.4.6 c)</b> The maximum <i>height</i> shall be 9.0 metres.	To permit a maximum <i>height</i> of 9.28 metres.

## 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.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.

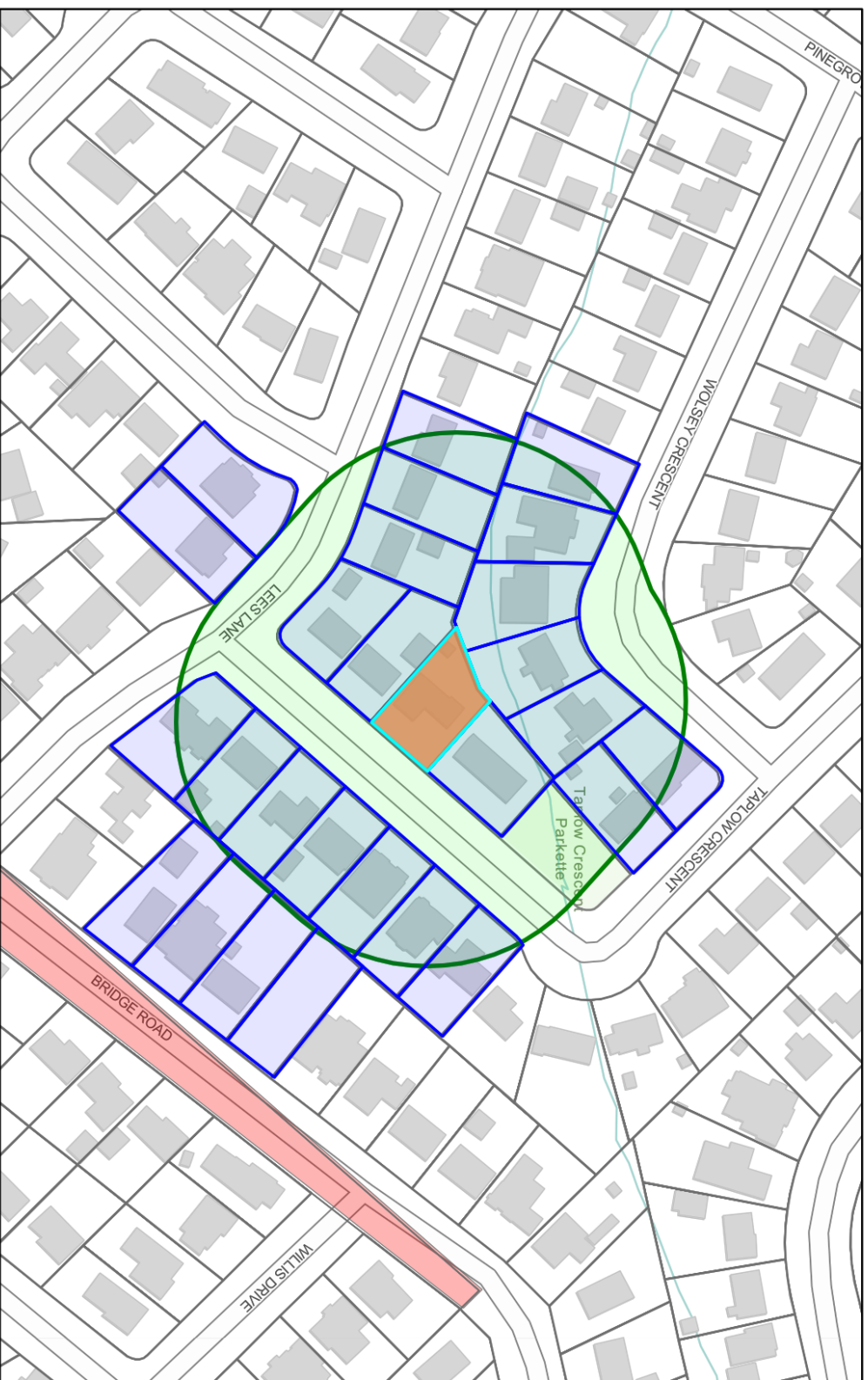
**Contact information:**

Jasmina Radomirovic  
Assistant Secretary-Treasurer,  
Committee of Adjustment  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
Phone: 905-845-6601 ext. 7170  
Email: [jasmina.radomirovic@oakville.ca](mailto:jasmina.radomirovic@oakville.ca)

**Date mailed:**

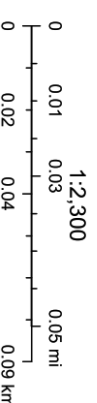
July 19<sup>th</sup>, 2022

# CAV A/123/2022- 518 Taplow Crescent



7/13/2022, 10:47:23 AM

- ☐ Ownership GIS NAME
- ☐ Parcel Address
- ☐ Ownership
- ☐ Unmatched Parcels
- ☐ Wards



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