

Notice of Public Hearing Committee of Adjustment Application



File No.: B22/06(1712) AND CAV A/132/2022

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on **August 30, 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
TAILORMADE HOLDINGS INC 5 CAMPBELL CRES NORTH YORK ON, M2P 1P1	DAVID ASHBOURNE LAKESHORE GROUP 10 MORISON ST TH #3 TORONTO ON, M5V 2T8	52 FIRST ST PLAN 19 LOT 12 PT LOT 15

B22/06(1712)

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 2 being approximately 965.34 m² in area with frontage on First Street of 20.827 m (street limit) and a depth of 46.27 m. The retained parcel PART 1 is approximately 960.90 m² in area with an approximate frontage of 19.307 m (street limit) and a depth of 46.27 m. The parcel has an existing residential dwelling to remain.

This application is being considered with concurrent Minor Variance CAV A/132/2022 for reduce rear and side yard, increase of height for an accessory building and an increase of the lot coverage for the accessory building as well as for the projection of the garage on retained PART 1 (notice attached).

Further this application is being considered with concurrent Consent application B22/05 and Minor Variance CAV A/131/2022 for reduced side yard on the retained PART 1 described on consent application B22/05.

The said parcels being more particularly described on the attached Severance Sketch prepared by J. H. Gelbloom Surveying Limited, Ontario Land Surveyor, Project: 19-039 and dated April 26, 2022.

Zoning of property: RL3 SP12, 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 proposed severance of the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	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>front lot line</i> .	To permit the attached <i>private garage</i> to project not more than 18.5 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>front lot line</i> .
2	Table 6.3.1 (Row 5, Column RL3) The <i>minimum interior side yard</i> shall be 2.4 m.	To permit a <i>minimum interior side yard</i> of 2.0 m to the detached garage.
3	Table 6.3.1 (Row 6, Column RL3) The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> of 4.0 m.
4	Section 6.5.2 c) The maximum <i>height</i> for any <i>accessory building</i> or <i>structure</i> shall be 4.0 metres measured from <i>grade</i> .	To permit a maximum <i>height</i> for the <i>accessory building</i> to be 5.0 metres measured from <i>grade</i>

5	Section 6.5.2 e) For an <i>accessory building</i> the maximum <i>lot coverage</i> shall be the greater of 5% of the <i>lot area</i> or 42 square metres of <i>building area</i> .	To permit the maximum <i>lot coverage</i> of the <i>accessory building(s)</i> to be 11% (105.72 m ²). (<i>Lot Area</i> is 961.09)
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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.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

Date mailed: July 25, 2022

B22/05-64 First Street-CAV A/131/2022 and B22/06 -52 First Street CAV A/132/2022

