

# Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/129/2022

## 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 30<sup>th</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
CHRISTOPHER HAWMAN 311 SPRUCE ST OAKVILLE ON, L6J 2G9	TED LOXTON BAYVIEW DESIGN 397 EXMOUTH ST SARNIA ON, N7T5N8	311 SPRUCE ST PLAN 127 LOT 11

**Zoning of Property:** RL3-0 sp:10, 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 front porch and front and rear two storey additions to the existing dwelling on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	<b>Table 6.3.1 (Row 5, Column RL3)</b> The <i>minimum interior side yard</i> shall be 2.40 m.	To permit a <i>minimum</i> (easterly) <i>interior side yard</i> of 2.09 m.
2	<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 557.50 m <sup>2</sup> and 649.99 m <sup>2</sup> shall be 42% (270.90 m <sup>2</sup> ); (Lot area is 645.01 m <sup>2</sup> ).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 46.35% (298.96 m <sup>2</sup> ).
3	<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 12.54 m -1.0 m = 11.54 m minimum).	To permit a <i>minimum front yard</i> of 10.03 metres.
4	<b>Section 15.10.1 c)</b> The maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> shall be 19% (122.55 m <sup>2</sup> ).	To permit the maximum <i>lot coverage</i> for a <i>dwelling</i> having two <i>storeys</i> to be 29.22% (188.50 m <sup>2</sup> ).

## 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 **noon the 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.

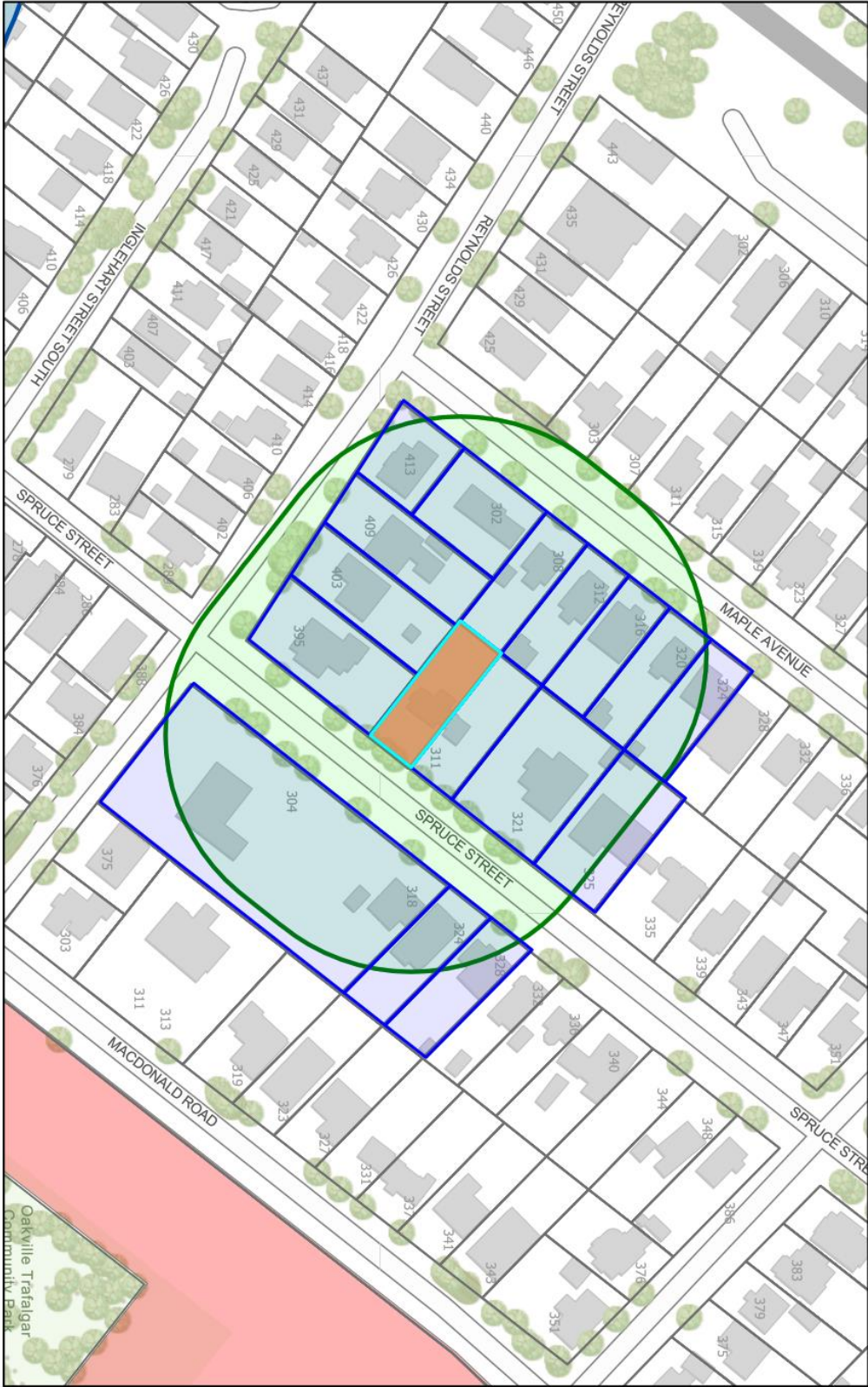
**Contact information:**

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:**

August 16<sup>th</sup>, 2022

CAV A/129/2022 - 311 Spruce Street



7/13/2022, 3:50:12 PM

Ownership GIS NAME

Unmatched Parcels

Ownership

Resident and Community AssociationsParcel AddressWards

00.000.0010.0020.0030.0040.005 mi

00.000.0010.0020.0030.0040.008 km

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