

Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/200/2022

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on November 29th, 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
GEORGE NIBLOCK 78 ALLAN ST OAKVILLE ON, L6J 3M8	TERRY MARTINO GREN WEIS ARCHITECT & ASSOCIATES 341 KERR ST SUITE 210 OAKVILLE ON, L6K 3B5	78 ALLAN ST PLAN 1 BLK 34 PT LOT C

Zoning of property: RL6 sp:11, 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 construction of an accessory building (detached garage), and first and second storey additions to the existing two storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 4.3 (Row 16) – The maximum encroachment into a <i>minimum front yard</i> for an <i>uncovered platform</i> having a floor height equal to or greater than 0.60 metres measured from <i>grade</i> shall be 1.5 metres; (minimum front setback 4.5 m).	To permit a maximum encroachment of 4.82 m into the <i>minimum front yard</i> for the <i>uncovered platform</i> that replaced an existing <i>uncovered platform</i> having a floor height equal to or greater than 0.60 metres measured from <i>grade</i> . (minimum front setback 1.18 m).
2	Section 5.8.7 a) Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.7 metres, the <i>private garage</i> shall be set back a minimum of 5.7 metres from the applicable <i>lot line</i> .	To permit the <i>private garage</i> to be set back 2.6 metres from the <i>flankage lot line</i> .
3	Table 6.3.1 (Row 4, Column-RL6) The <i>minimum flankage yard</i> shall be 3.0m.	To permit the existing <i>detached dwelling</i> to remain with a <i>minimum flankage yard</i> of 1.86 m, and to permit the proposed addition with a <i>minimum flankage yard</i> of 1.5 m.
4	Section 6.5.2 d) For an <i>accessory building</i> the maximum <i>height</i> shall be reduced to 2.5 metres measured from <i>grade</i> where the <i>accessory building</i> is located less than 3.5 metres from a <i>flankage lot line</i> .	To permit a maximum <i>height</i> for the <i>accessory building</i> to be 4.2 metres measured from <i>grade</i> .
5	Section 15.11.1 c) The maximum <i>lot coverage</i> for all <i>buildings</i> shall be 25%. (73.3 m ²); (Lot area is 293.18 m ²).	To permit the maximum <i>lot coverage</i> to be 37.85%. (110.96 m ²).
6	Section 15.11.1 h) The maximum <i>residential floor area</i> for a <i>dwelling</i> having two or more <i>storeys</i> shall be 30% of the <i>lot area</i> (87.95 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>dwelling</i> having two or more <i>storeys</i> to be 54.18% (158.84 m ²).

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 noon the day before 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:

November 15, 2022

CAV A/200/2022-78 Allan Street

