

Notice of Public Hearing

Committee of Adjustment Application



File Nos.: B22/11 (1729); CAV A/180/2022 and CAV A/181/2022

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on Tuesday December 13, 2022 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted an application for consent along with Minor Variance applications 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.

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Sutikshan and Bindu Anand 2250 Chancery Lane West Oakville ON L6J 6A3	W.E. Oughtred and Associates Inc c/o Lisa Christie 28-2140 Winston Park Drive Oakville ON L6H 5V5	2345 Sovereign Street PLAN M7 LOT 115

Purpose of application: B22/11 (1729)

Under subsection 53(42) of the *Planning Act*, the applicant is requesting to permit the consent for the creation of a New Lot.

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 – to be severed) approximately 464.5m² in area with an approximate frontage of 15.235m (streetline Sovereign Street) and a depth of 30.49m to be severed from PLAN M7 LOT 115 for the purpose of creating a new lot. The retained parcel (PART 2 – to be retained) is approximately 464.5m² in area with an approximate frontage of 15.235m (streetline Sovereign Street) and a depth of 30.49m. The existing two (2) structures on the subject property are to be removed.

This application is being considered with related **Minor Variance CAV A/180/2022 (Part 1 – Severed) and Minor Variance CAV A/181/2022 (Part 2 – Retained). Variance Notices below.**

The said parcels being more particularly described on the attached Severance Sketch prepared by Cunningham McConnell Limited, Ontario Land Surveyors, Plan N° 146-15-2 and dated November 20, 2021.

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 Consent application for the Severed Parcel (Part 1) shown on the attached Severance Sketch of the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 1, Column RL3) The <i>minimum lot area</i> shall be 557.5 m ² .	To permit the <i>minimum lot area</i> to be 464.5 m ² .
2	Table 6.3.1 (Row 2, Column RL3) The <i>minimum lot frontage</i> shall be 18.0m m ² .	To permit the <i>minimum lot frontage</i> to be 15.235m m.

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 Consent application for the Retained Parcel (Part 2) shown on the attached Severance Sketch of the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 6.3.1 (Row 1, Column RL3) The <i>minimum lot area</i> shall be 557.5 m ² .	To permit a <i>minimum lot area</i> to be 464.5 m ² .
2	Table 6.3.1 (Row 2, Column RL3) The <i>minimum lot frontage</i> shall be 18.0m m ² .	To permit the <i>minimum lot frontage</i> to be 15.235m m.

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 may 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

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/>. 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://securepwa.oakville.ca/eams/> by noon on the Friday before the hearing date.

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

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request to the Secretary-Treasurer noted below.

Appeal notice:

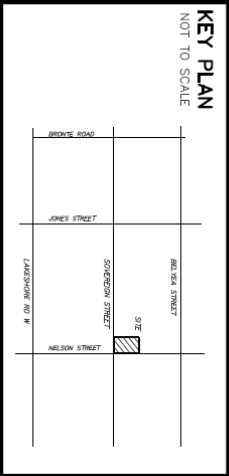
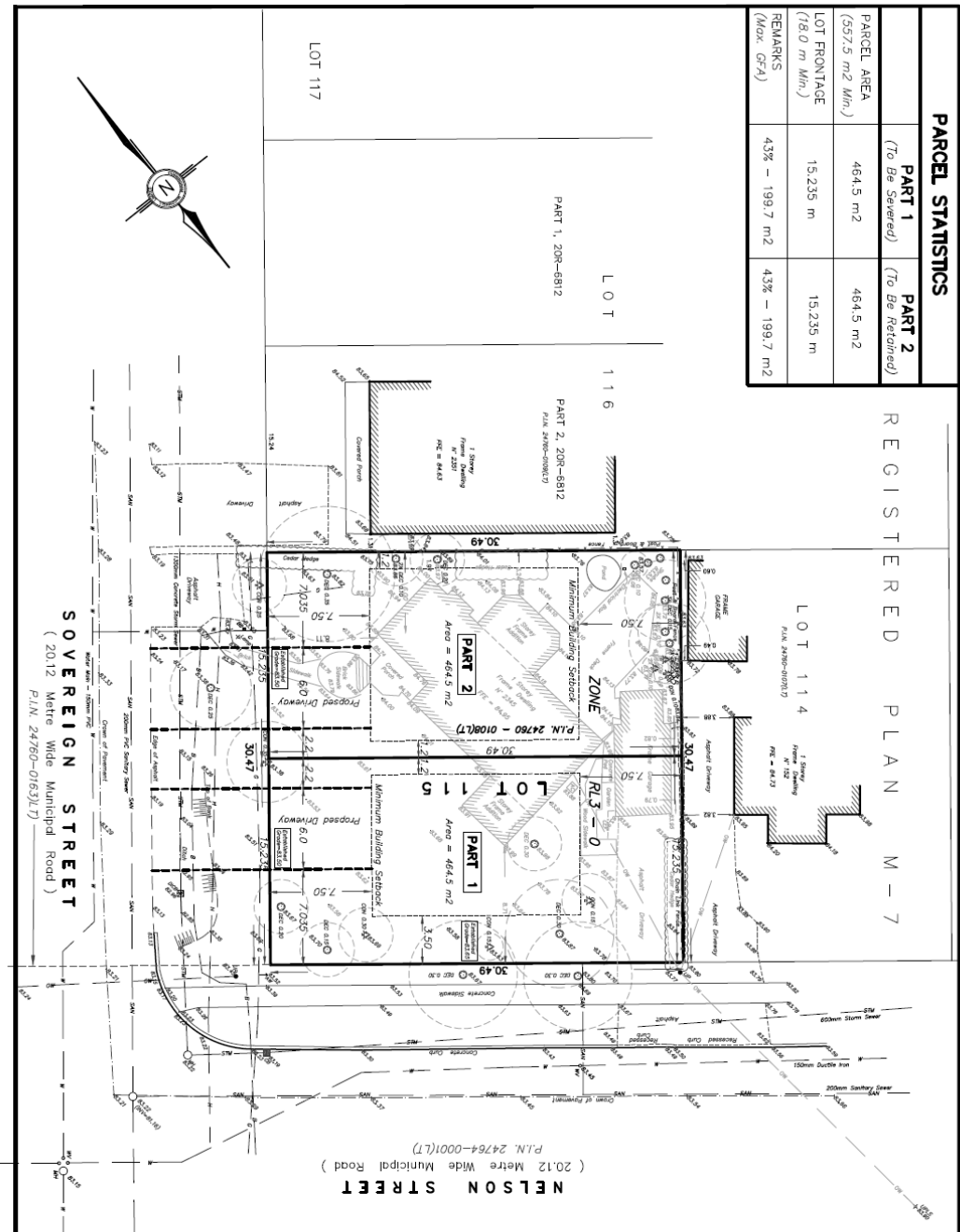
If a person or public body that files an appeal of a decision of the Town of Oakville in respect to the proposed consent does not make written submissions to the Town before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Contact information:

Heather McCrae, ACST
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
905-845-6601 ext. 3281
heather.mccrae@oakville.ca

Date Mailed: November 16, 2022

PARCEL STATISTICS	
PART 1 (To Be Severed)	PART 2 (To Be Retained)
PARCEL AREA (597.5 m ² Min.)	464.5 m ²
LOT FRONTAGE (16.0 m Min.)	15.235 m
REMARKS (Max. 65%)	43% - 199.7 m ²
	43% - 199.7 m ²



SKETCH ILLUSTRATING LAND DIVISION OF LOT 115
REGISTERED PLAN M-7
 (REGISTERED AS BA-147 UNDER THE BOUNDARIES ACT)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
 SCALE 1 : 300



BOUNDARY NOTE
 ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE LAND REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.
METRIC NOTE
 ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SKETCH WAS PREPARED FOR LAND DIVISION PURPOSES ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.

DATE: NOVEMBER 20, 2021
CUNNINGHAM MCCONNELL LIMITED
 ONTARIO LAND SURVEYORS
 1200 SPEERS ROAD, UNIT 38
 OAKVILLE, ONTARIO L6L 2K4
 PHONE (905) 845-3497
 FAX (905) 845-3519
 CLIENT: BASK CONSTRUCTION LTD.
 OLS FILE N° 146-15
 PLAN N° 146-15-2

The map displays a residential neighborhood with several streets: Belyea St, Nelson St, Sovereign St, and Lakeshore Rdw. A green circle highlights a specific area, and an orange lot is marked within it. The map is oriented with North at the top.

Ownership ☐ Wards ☒

1.2,257

0 0.01 0.02 0.03 0.04 0.05 0.08 km

Esri Community Maps Contributors, City of Hamilton, Province of Ontario,
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Town of Oakville
2021 Town of Oakville