

Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/205/2022

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 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
Anthony Pollo 167 Reynolds Street Oakville ON L6J 3K8	Stambuk Homes c/o Ozren Stambuk 15 Morland Road Toronto ON M6S 2M7	167 Reynolds Street PLAN 1 BLK 91 PT LOT 1

Zoning of property: RL4-0, 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 an attached garage and a first and second storey addition to the two-storey detached dwelling proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	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 3.12 m. metres from the <i>flankage lot line</i> .
2	Table 6.3.1 (Row 4, Column RL4) The <i>minimum flankage yard</i> shall be 1.2 m.	To permit a <i>minimum flankage yard</i> of 3.12 m.
3	Table 6.3.1 (Row 6, Column RL4) The <i>minimum rear yard</i> shall be 7.5 m.	To permit a <i>minimum rear yard</i> 0.67 m.
4	Section 6.4.1 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> less than 557.5 m ² shall be 43% (144.34 m ²); (Lot area is 335.67 m ²).	To permit the maximum <i>residential floor area ratio</i> for the <i>detached dwelling</i> to be 63.52% (213.22 m ²).

5	Section 6.4.2 a) (Row RL4, Column 3) The maximum <i>lot coverage</i> shall be 35% (117.48 m ²) where the <i>detached dwelling</i> is greater than 7.0 metres in <i>height</i> . (Lot area is 335.67 m ²).	To permit the maximum <i>lot coverage</i> to be 40.22% (135.22 m ²) for the <i>detached dwelling</i> which is greater than 7.0 metres in <i>height</i> .
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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 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

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.

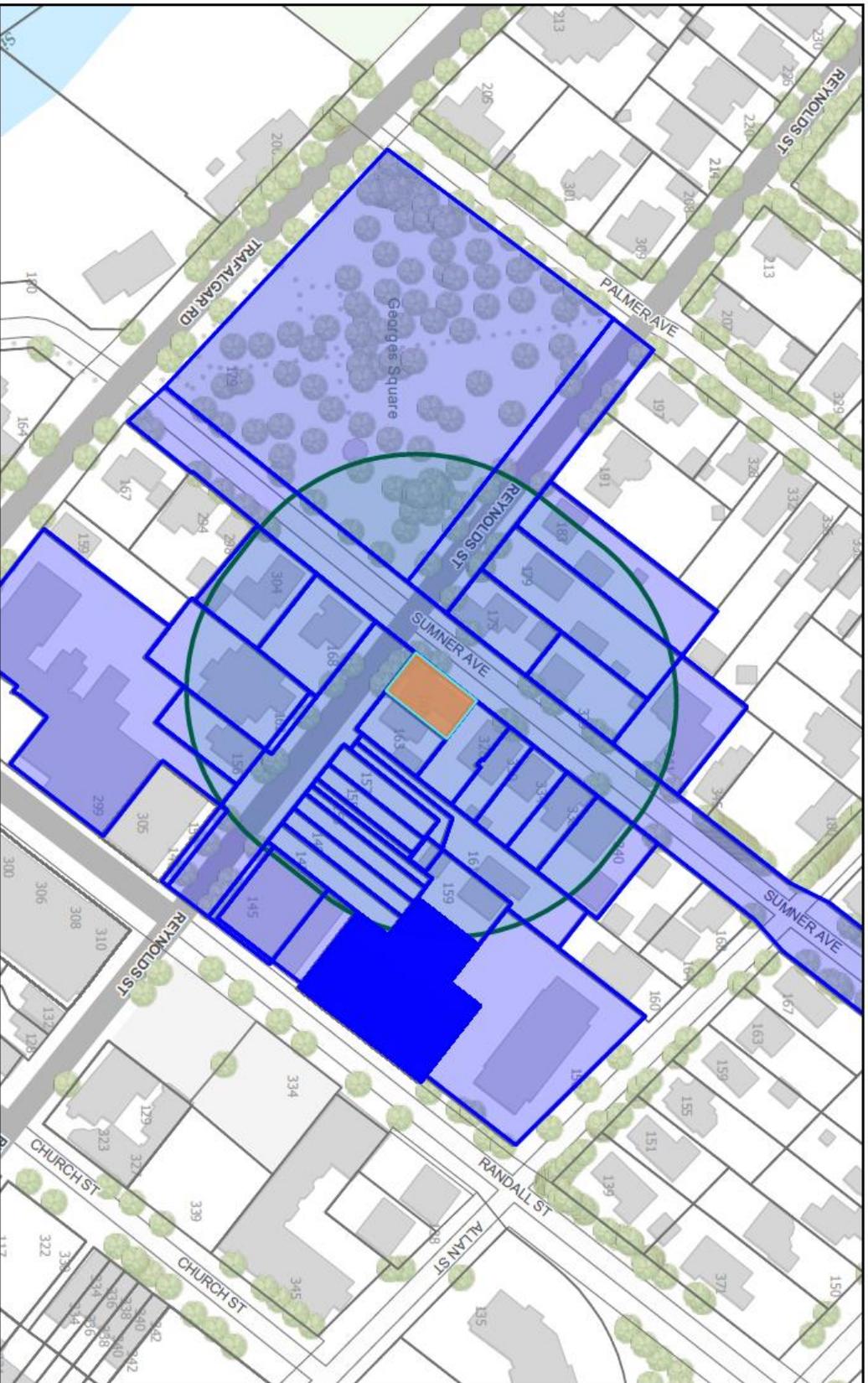
Contact information:

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

Date mailed:

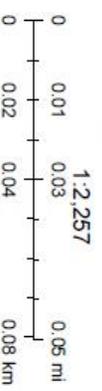
November 29, 2022

167 Reynolds Street A/205/2022



11/21/2022, 12:19:22 PM

- Ownership
- Wards
- Parcel_Address
- Resident and Community Associations



1:2,257

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