

Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/045/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at [Oakville.ca](https://oakville.ca) on March 20th, 2024 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 [Agendas & Meetings \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
RUSTAMBIR DHANJU ANUREET DHANJU	BILL OUGHTRED W.E. OUGHTRED & ASSOCIATES INC. 2140 WINSTON PARK DR UNIT 26 OAKVILLE ON, L6H 5V5	2025 BRIDGE RD PLAN 852 LOT 313

Zoning of property: RL3-0, Residential

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 two-storey detached dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Zoning By-law Regulation	Variance Request
1	<i>Section 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 650.00m ² and 742.99m ² shall be 41%.	To increase the maximum residential floor area ratio to 43.47%.

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 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 access codes and instructions to enter the electronic hearing.

Watch the hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at oakville.ca 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 [Agendas & Meetings \(oakville.ca\)](https://oakville.ca) 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:

March 05, 2024

The map displays a residential area with several streets: Seabrook Dr (top left), Seaton Dr (left), Bridge Rd (center), and Tenayson Dr (bottom left). A green circle highlights a specific area, and a red line indicates the 'FLOOD LINE'. The map is oriented with North at the top.

Property boundaries are shown with blue lines, and lot numbers are visible throughout the map. The highlighted area is a large, irregularly shaped lot, possibly a commercial or industrial site, located near the intersection of Bridge Rd and Seaton Dr. The surrounding area consists of smaller residential lots, some of which are shaded in light green, indicating they are within the flood zone.

Other features include a 'FLOOD LINE' marked with a red line along the bottom right, and a 'SEABROOK DR' label at the top left. The map also shows various other lot numbers and street names, providing a comprehensive view of the neighborhood's layout.

Parcel_Address

