

# Notice of Public Hearing Committee of Adjustment Application



File No.: B24/03 (1612); CAV A/052/2024 and CAV A/053/2024

## Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at [oakville.ca](http://oakville.ca) on Wednesday May 01, 2024 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 applications apply. Further details of these applications, including drawings, can be viewed online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

## Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Amelia Francis	Gagnon Walker Domes Ltd c/o Andrew Walker 7685 Hurontario Street Brampton ON L6W 0B4	317 Gloucester Avenue PLAN 1009 PT LOT 78 RP 20R1646 PART 4

## Purpose of application: B24/03 (1612)

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 (SEVERED LANDS) approximately 1,137.83m<sup>2</sup> in area with an approximate frontage of 24.26m (streetline Gloucester Avenue) and a depth of 47.10m to be severed from PLAN 1009 PT LOT 78 RP 20R1646 PART 4 for the purpose of creating a new lot. The retained parcel (RETAINED) is approximately 1,140.59m<sup>2</sup> in area with an approximate frontage of 24.26m (streetline Gloucester Avenue) and a depth of 47.28m. The property has an existing dwelling to be relocated on the Retained Lands.

This application is being considered with related **Minor Variance CAV A/052/2024-Retained and CAV A/053/3024-Severed. Variance Notices below.**

The said parcels being more particularly described on the attached Conceptual Severance Plan prepared by GWD Gagnon Walker Domes, Professional Planners, File No.: PN 3338 Severance Concept Plan and dated September 25, 2023.

**Zoning of Property:** RL1-0, Residential

**Variance Request:** CAV A/052/2024

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 as shown on the attached severance plan of the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 1, Column RL1) The minimum lot area shall be 1393.5 m <sup>2</sup> .	To reduce the minimum lot area to 1140.59 m <sup>2</sup> .
2	Table 6.3.1 (Row 2, Column RL1) The minimum frontage shall be 30.5 m.	To reduce the minimum frontage to 24.26 m.

**Zoning of Property:** RL1-0, Residential

**Variance Request CAV A/053/2024:**

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 as shown on the attached severance plan of the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 1, Column RL1) The minimum lot area shall be 1393.5 m <sup>2</sup> .	To reduce the minimum lot area to 1137.83 m <sup>2</sup> .
2	Table 6.3.1 (Row 2, Column RL1) The minimum frontage shall be 30.5 m.	To reduce the minimum frontage to 24.26 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 these applications 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](http://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 \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

**Notice of decision:**

If you wish to be notified of the decision for these applications, 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.

**Appeal notice:**

If an applicant, specified 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.

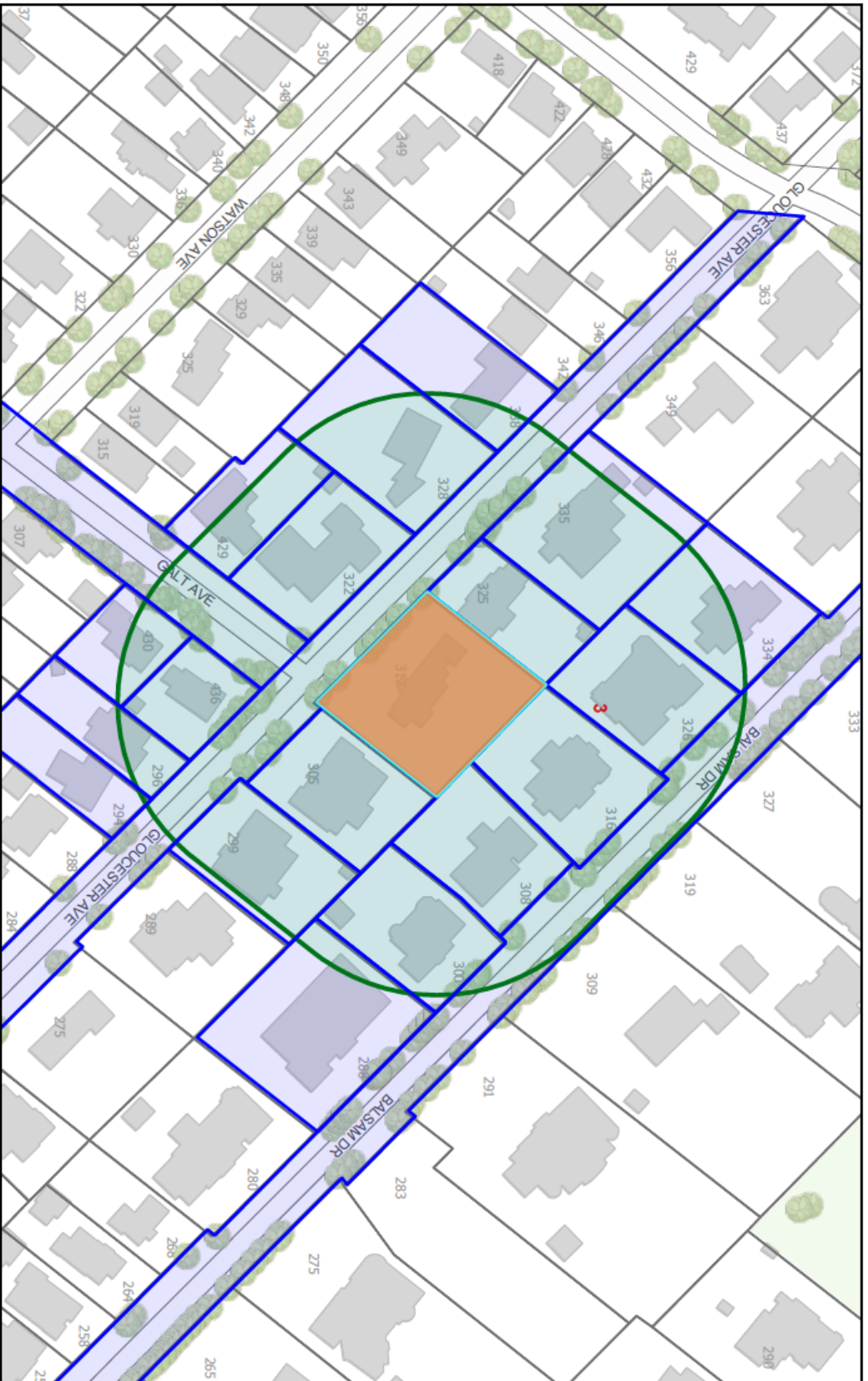
**Contact information:**

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

**Date mailed:**

April 11, 2024

317 Gloucester Avenue B24/03 (1612)



3/12/2024, 11:49:00 AM

- Ownership
- Wards
- Parcel\_Address

