

Notice of Public Hearing Committee of Adjustment Application



File #CAV A/085/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday May 29, 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 \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
Forestwood Property Corp	Makow Associates Architect Inc c/o Jim Pfeffer 306-95 St. Clair Avenue West Toronto ON M4V 1N7	216 Forestwood Drive PLAN 435 LOT 21

Zoning of Property: RL1-0, 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 proposing the following variance(s) to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.3 (Row 7)</i> The maximum encroachment into a minimum yard for window wells with a maximum width of 1.8 metres shall be 0.6m.	To increase the maximum encroachment into the minimum southerly interior side yard for the window well to 2.4 metres with a maximum width of 5.5 metres.
2	<i>Table 4.3 (Row 18)</i> The maximum encroachment into a minimum side yard for uncovered access stairs below grade shall be 0.0m.	To increase the maximum encroachment to 2.4 m into the minimum southerly interior side yard for the uncovered access stairs below grade.
3	<i>Table 4.3 (Row 18)</i> The maximum total projection beyond the main wall for uncovered access stairs below grade shall be 1.5m.	To increase the maximum total projection beyond the main wall to 4.0m for the uncovered access stairs below grade.
4	<i>Section 6.4.1 d)</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area of 1301.00 m ² or greater shall be 29%.	To increase the maximum residential floor area ratio to 33.7%.
5	<i>Section 6.4.6 c)</i>	To increase the maximum height to 9.59m.

	The maximum height shall be 9.0 metres.	
6	<i>Section 6.4.5</i> Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in the -0 Suffix Zone.	To permit two balconies above the floor level of the first storey.

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 \(oakville.ca\)](#) 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:

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:

May 14, 2024

216 Forestwood Drive CAV A/085/2024

