

# Notice of Public Hearing Committee of Adjustment Application



File #B23/09 (1732); and CAV A/007/2023

## 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 June 26, 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 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
William and Sandralee Cudmore 3175 Lakeshore Road West Oakville ON L6L 1J7	Planscape Inc c/o Stefan Szczerbak 104 Kimberley Avenue Bracebridge ON P1L 1Z8	3175 Lakeshore Road West CON 4 SDS PT LOT 32 PLAN M257 BLK 78 RP 20R12966 PARTS 1 to 3

## Purpose of application: B23/09 (1732)

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

Application has been made for Consent for the creation of a Lot Addition. The application is asking to convey a portion of land (PART 1 – PARCEL TO BE SEVERED (to be added to Block 78) approximately 203.95m<sup>2</sup> in area with an approximate frontage of 6.03m (@7.50m) and a depth of 29.29m to be severed from CON 4 SDS PT LOT 32 PLAN M257 BLK 78 RP 20R12966 PARTS 1 to 3 for the purpose of a Lot Addition. The retained parcel (PART 2 – PARCEL TO BE RETAINED) is approximately 1449.67m<sup>2</sup> in area with an approximate frontage of 45.41m (@7.50m on Lakeshore Road West) and a current depth of 41.37m. The property currently has a 2.5 storey brick dwelling that is to remain.

This application is being considered with related **Minor Variance CAV A/107/2023** for BLOCK 78 (Victoria Street). **Variance Notice below.**

The said parcels being more particularly described on the attached Severance Sketch based on Field work performed by J. H. Gelbloom Surveying Ltd., Project 20-122 Date: January 11, 2022.

**Zoning of Property:** RL8 & RL3-0, Residential, By-law 2014-014, as amended

## Variance Request CAV A/007/2023:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the lot addition (Part1) of consent application B23/09 for the subject property (Block 78, Plan M-257) proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	<b>Table 6.3.1 (Row 1, Column RL3)</b> The minimum <i>lot area</i> shall be 557.5 sqm. <b>Table 6.3.3 (Row 1 Column Detached Dwellings)</b> The minimum <i>lot area</i> shall be 360.0 sqm.	To permit the minimum <i>lot area</i> for the <i>lot</i> which is split zoned RL8 and RL3-0 to be 423.15 sqm.
2	<b>Table 6.3.1 (Row 2, Column RL3)</b> The minimum <i>lot frontage</i> shall be 18.0m. <b>Table 6.3.3 (Row 2, Column Detached Dwellings)</b> The minimum <i>lot frontage</i> shall be 12.0m.	To permit the minimum <i>lot frontage</i> for the <i>lot</i> which is split zoned RL8 and RL3-0 to be 18.0m.

## How do I participate if I have comments or concerns?

### Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. 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 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 \(oakville.ca\)](#) by noon on the Friday before the hearing date.

### **Notice of decision:**

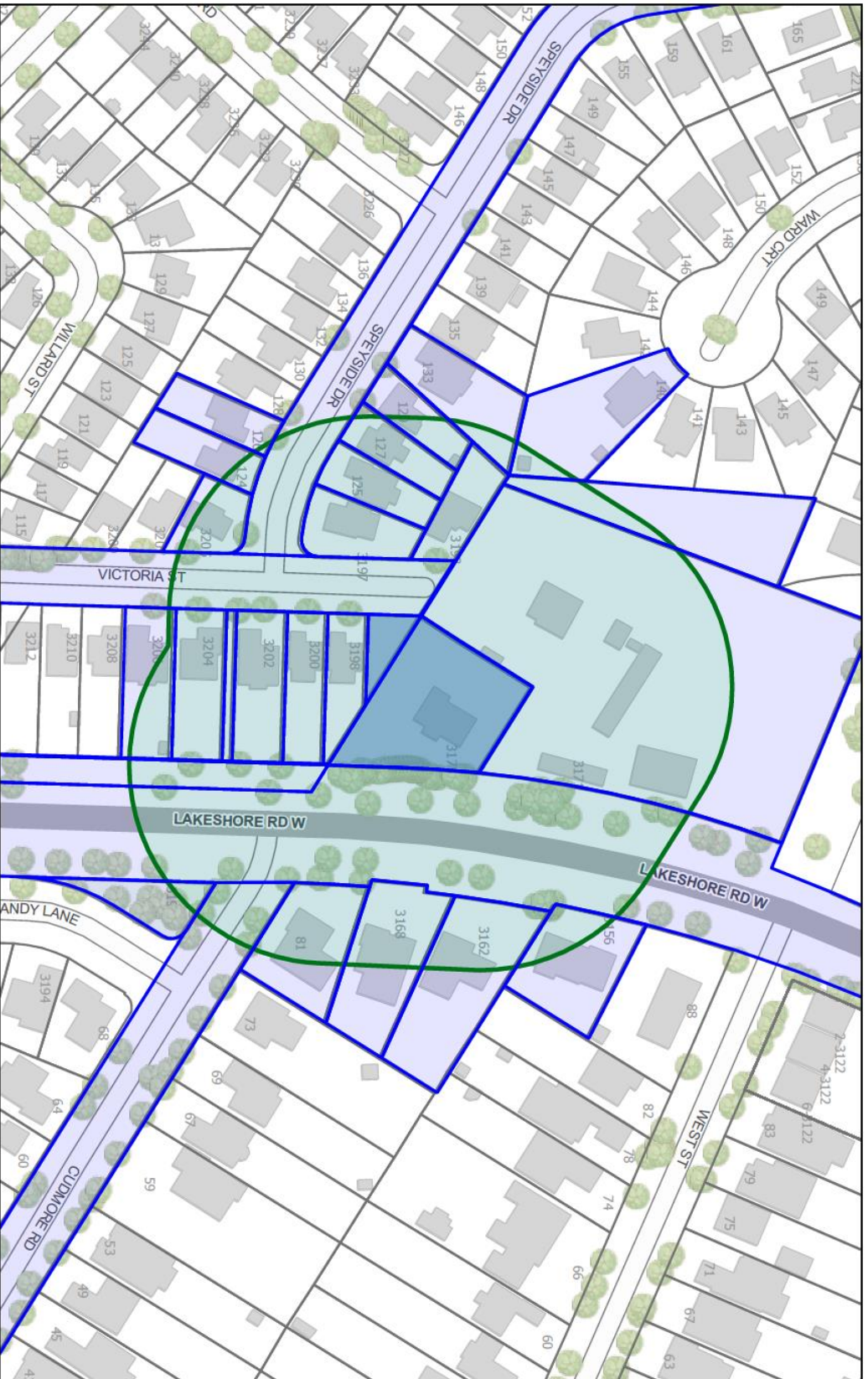
If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received **before noon the day before the hearing date.** This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

### **Contact information:**

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

**Date Mailed:** June 07, 2024

# 3175 Lakeshore Road West B23/09 & Victoria Street CAV A/107/2023



7/11/2023, 12:27:37 PM

Ownership  Wards

Parcel\_Address

