

# Notice of Public Hearing Committee of Adjustment Application



File # CAV A/157/2021 - deferred from Oct 26, 2021

## 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 August 7, 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
D Q I Design Quorum Incorporated	N/A	74 Stewart St PLAN 200 LOT 2 RP 20R21988 PART 1

**Zoning of property:** H1 MU2 – Mixed Use

## 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 proposed construction of a new multi-unit dwelling on the subject property proposing the following variances to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Part 3 (Definitions)</i> Dwelling, Apartment means a dwelling unit within a building containing three or more dwelling units where the units are connected by a common corridor or vestibule.	To alter the definition of Dwelling, Apartment to mean: A dwelling unit within a building containing three or more dwelling units where the units are connected by an uncovered, exterior podium
2	<i>Table 4.3 (row 4)</i> Balconies shall be located in a front or rear yard with a maximum total projection of 1.5m beyond the main wall.	To increase the maximum total projections beyond the main wall to 2.45m on both the second and third floors.
3	<i>Table 5.2.2</i> All other permitted non-residential uses in Kerr Village (Map 19(7a)) shall provide a minimum of 1 parking space per 40.0 m <sup>2</sup> of net floor area.	To reduce the non-residential uses parking to a minimum of 0 parking spaces.

4	<p><i>Section 8.6 d)</i> The parking of motor vehicles is prohibited in all storeys of an above grade parking structure for the first 9.0m of depth of the building, measured in from the main wall oriented toward the lot line adjacent to Kerr Street.</p>	<p>To permit the parking of motor vehicles within 16.8% of the area within 9.0m of depth of the building on the ground floor, measured in from the main wall oriented toward the lot line adjacent to Kerr Street.</p>
5	<p><i>Table 8.3.1 (Row 1, Column MU-2)</i> The minimum first storey height shall be 4.5 m.</p>	<p>To reduce the minimum first storey height to 3.04m</p>

### **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 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.

### **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 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:**

Committee of Adjustment  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
Phone: 905-845-6601 ext. 1829  
Email: [coarequests@oakville.ca](mailto:coarequests@oakville.ca)

### **Date mailed:**

July 23, 2024

# 74 Stewart Street CAV A/157/2021-Revised

