

Notice of Public Hearing Committee of Adjustment Application



File No.: B24/11 (1711); A/150/2024 and A/151/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, January 22, 2025 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
C. Van Zeyl L. Van Zeyl	Batory Planning & Management c/o Paul Demczak 4-1550 Kingston Road Pickering ON L1V 6W9	74 Howard Avenue PLAN 114 LOT 30 PT CLSD LANE RP 20R4200 PART 5

Purpose of application: B24/11 (1711)

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

An application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Part 2 on the severance sketch) approximately 773.79 m² in area with an approximate frontage of 15.24m on Howard Avenue to be severed from 74 Howard Avenue (Lot 30 on Plan 114 and Part of Lane on Plan 105 designated as Part 5 on 20R-4200) for the purpose of creating a new lot.

The retained parcel (RETAINED) is approximately 773.79m² in area with an approximate frontage of 15.24m on Howard Avenue. The property has an existing dwelling which will be proposed to be replaced by two 2 storey single detached dwellings – one on the retained lot and one on the severed lot.

This application is being considered with related **Minor Variance A/150/2024-Retained and A/151/2024-Severed. Variance Notices below.**

The said parcels being more particularly described on the Severance Sketch prepared by J.H. Gelbloom Surveying Limited, Project: 22-120, Plan of Survey dated July 26, 2022 and Sketch prepared on March 6, 2024.

Zoning of Property: RL3-0, Residential

Variance Request: A/150/2024

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 (Part 1) as shown on the attached severance sketch of the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 2, Column RL3) The minimum lot frontage shall be 18.0 m.	To decrease the minimum lot frontage to 15.2 m.

Zoning of Property: RL3-0, Residential

Variance Request A/151/2024:

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 (Part 2) as shown on the attached severance sketch of the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	Table 6.3.1 (Row 2, Column RL3) The minimum lot frontage shall be 18.0 m.	To decrease the minimum lot frontage to 15.2 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. 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.

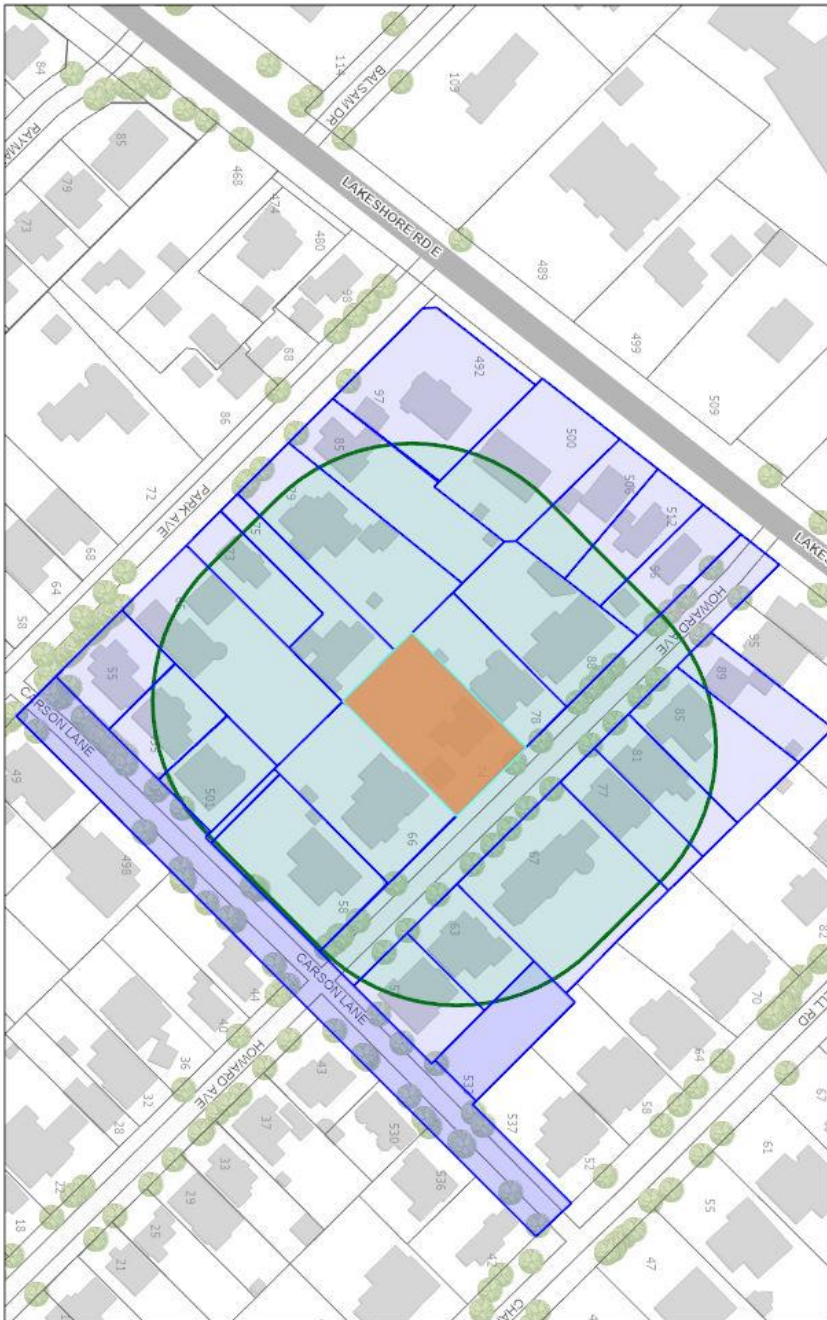
Contact information:

Sharon Coyne
Assistant Secretary-Treasurer of Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 1829
Email: coarequests@oakville.ca

Date mailed:

January 07, 2025

B24/11(1711) - 74 Howard Avenue

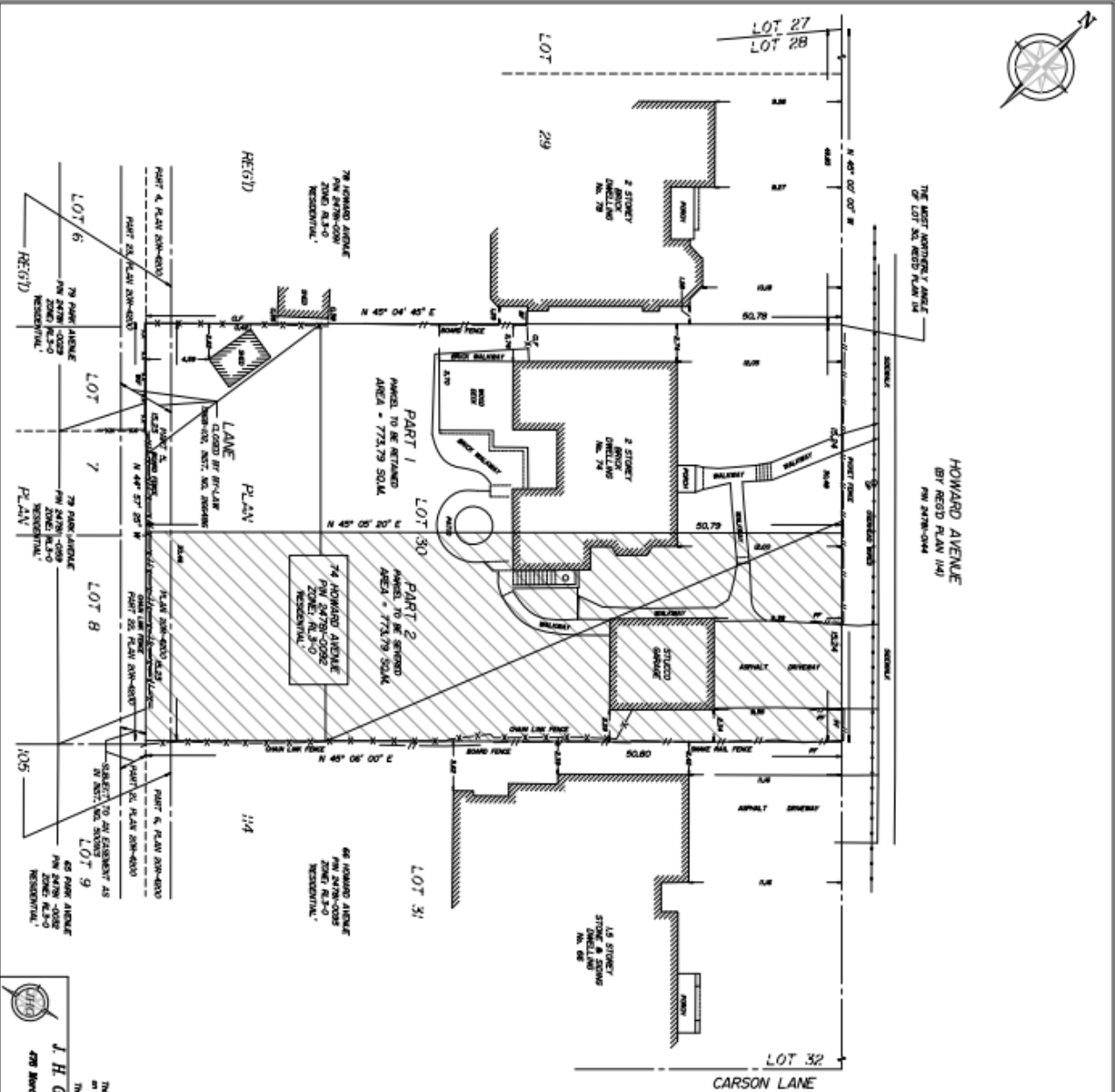


11/27/2024, 1:09:51 PM

- Ownership
- Applicant Name Address
- Wards



Town of Okshott
2023 Town of Okshott



THE MOST WESTERNLY PART OF LOT 28 RECD PLAN 104
 HOWARD AVENUE
 BY RECD PLAN 104
 P.M. 2478-028

CARSON LANE



LET MAP (NOT TO SCALE)
 SEVERANCE SKETCH OF
 LOT 30
 REGISTERED PLAN 114
 AND
 PART OF LANE
 REGISTERED PLAN 105
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTOW

SCALE 1 : 200
 J. H. Galtboom Surveying Limited
 Ontario Surveyor
 2824

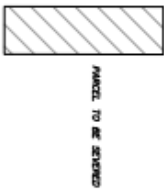


METRIC
 Distances shown on this plan are in meters and can be converted to feet by multiplying by 3.2808.

LEGEND
 CLF Chain Link Fence
 DR Driveway
 GR Gravel
 HW Hardwood
 M Masonry
 N Natural
 S Siding
 E Earth
 D Deck
 R Ramp
 P Pavement

ZONE : RLS-0

PART 1 TO BE RETAINED	7280 M ² (2882 SQ FT)
PART 2 TO BE SEVERED	774.79 M ² (2625 SQ FT)
PART 2 TO BE SEVERED	774.79 M ² (2625 SQ FT)



The Plan is based on Field work performed by J. H. Galtboom Surveying Ltd., O.L.S. on a Plan of Survey dated July 26, 2022.
 This Sketch was prepared on March 6, 2024.

J. H. Galtboom Surveying Limited
 478 Dundas Street East, Suite 102, Oakville, ON L6M 2S4
 Phone: (905) 339-8210

Drawn By:	DL	Project:	22-120
Checked By:	AS		