

Notice of Public Hearing Committee of Adjustment Application



File No.: B24/03; A/052/2024 and A/053/2024

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on May 14, 2025 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 \(oakville.ca\)](https://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
A. Francis	Andrew Walker Gagnon Walker Domes Ltd 7685 Hurontario St Brampton ON L6W 0B4	317 Gloucester Ave 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 and (SEVERED LANDS) approximately 1077.10m² in area with an approximate frontage of 23.56m (streetline Gloucester Avenue) 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 1069.20m² in area with an approximate frontage of 23.57m (streetline Gloucester Avenue). The property has an existing dwelling to be relocated on the Retained Lands.

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

The said parcels being more particularly described on the below Conceptual Severance Sketch.

Zoning of Property: RL1-0, Residential

Variance Request: A/052/2024 (Part 2 - Retained)

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 ² .	To reduce the minimum lot area to 1069.20 m ² .
2	Table 6.3.1 (Row 2, Column RL1) The minimum frontage shall be 30.5 m.	To reduce the minimum frontage to 23.57 m.

Variance Request A/053/2024 (Part 1 Severed)

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 ² .	To reduce the minimum lot area to 1077.10 m ² .
2	Table 6.3.1 (Row 2, Column RL1) The minimum frontage shall be 30.5 m.	To reduce the minimum frontage to 23.56 m.

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 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 \(oakville.ca\)](https://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:

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

Date mailed:

April 29, 2025

1009

LOT 82
P/N 24810-0028

PART 3 PLAN 208-9429
P/N 24810-0028

PART 1 PLAN 208-9429
P/N 24810-0027

LOT 77
PART 2
PLAN 208-9429

LOT 79

REGISTERED

LOT 80
P/N 24810-0028

P/N 24810-0028

P/N 24810-0028

PART 2 PLAN 208-1646

LOT 76

PART 5 PLAN 208-1646

PART 6
PLAN 208-1646

LOCATION NOT TO SCALE
0 100' 200'

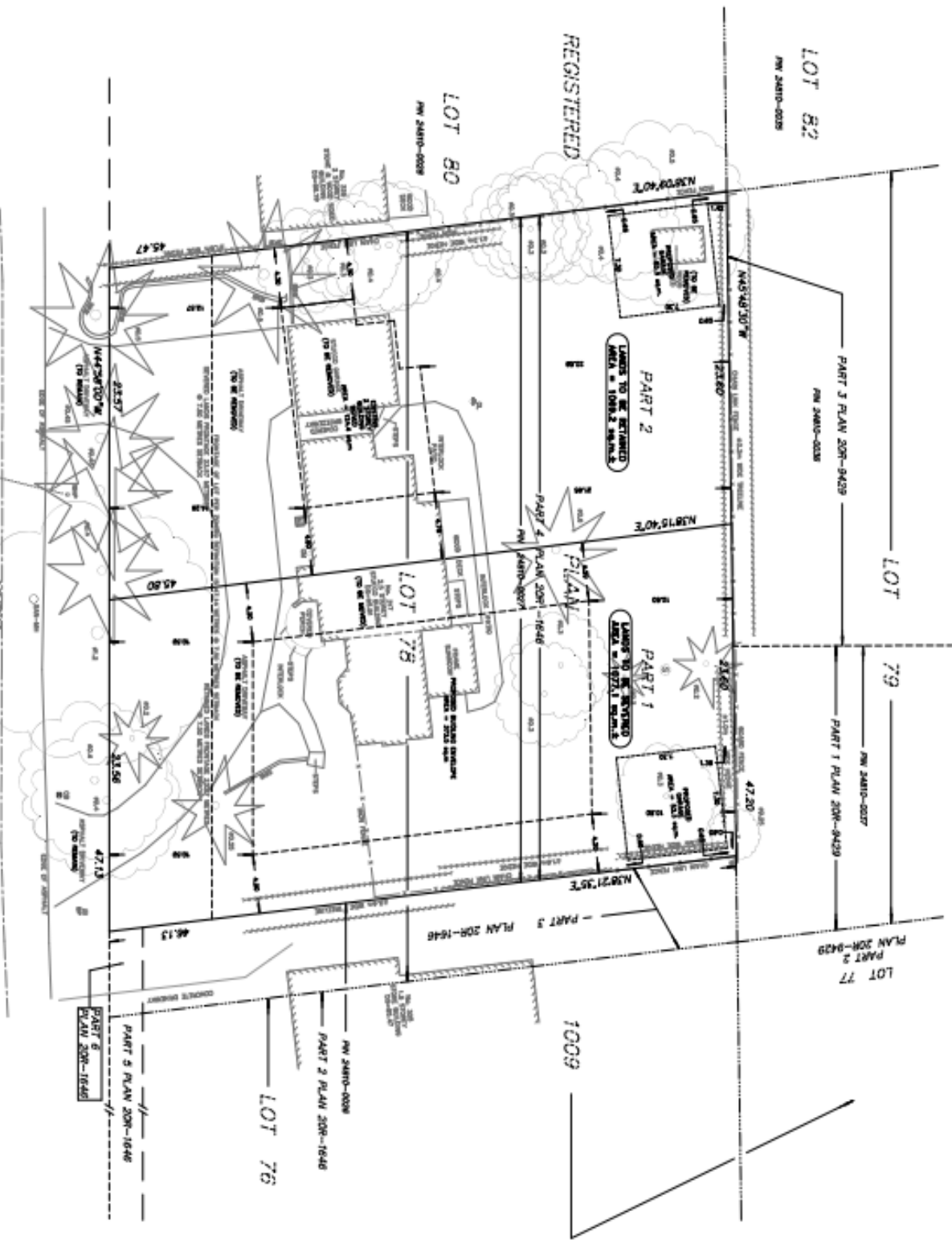
LOCATION NOT TO SCALE
0 100' 200'

KNOWN AS GLOUCESTER AVENUE
(FORMERLY RESERVE A. RECORDED PLAN 710)
P/N 24810-0197

0 100' 200'

LOCATION NOT TO SCALE
0 100' 200'

LOCATION NOT TO SCALE
0 100' 200'



B24/03; A/052/2024 and A/053/2024- 317 Gloucester Avenue

