

Notice of Public Hearing Committee of Adjustment Application



File # B25-02, A/074/2025, A/075/2025

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on July 9, 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 \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)).

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
F. Khalili	Joris Keeren Keeren Design 11 Bronte Rd Unit 31 Oakville ON L6L 0E1	1349 Clearview Dr PLAN 432 PT LOT 7 RP 20R7709 PART 9

Zoning of property: RL3-0, Residential

Purpose of application: B25/02

An application has been made for Consent to permit a New Lot. The application is asking to convey the severed lands (Part 2 on the severance sketch) from Part Lot 7 Plan 432 RP 20R7709 Part 9.

The application is asking to convey a portion of land (Part 2 on the severance sketch) which is approximately 655.38 m² in area with an approximate frontage of 13.185 m on Clearview Drive to be severed from 1349 Clearview Drive for the purpose of creating a new lot.

The retained parcel (Part 1 on the severance sketch) is approximately 655.95 m² in area, with an approximate frontage of 13.185 m on Clearview Drive.

The purpose of this application is to create two (2) single-detached residential dwelling lots. This application is being considered with related **Minor Variance A/074/2025 (Retained)** and **Minor Variance A/075/2025 (Severed)**. **Variance notices are below.**

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

Variance Request: A/074/2025

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 (Column RL3, Row 2) The minimum lot frontage shall be 18.0 metres.	To reduce the minimum lot frontage to 13.185 metres.

Variance Request: A/075/2025

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 (Column RL3, Row 2) The minimum lot frontage shall be 18.0 metres.	To reduce the minimum lot frontage to 13.185 metres.

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 \(oakville.ca\)](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:

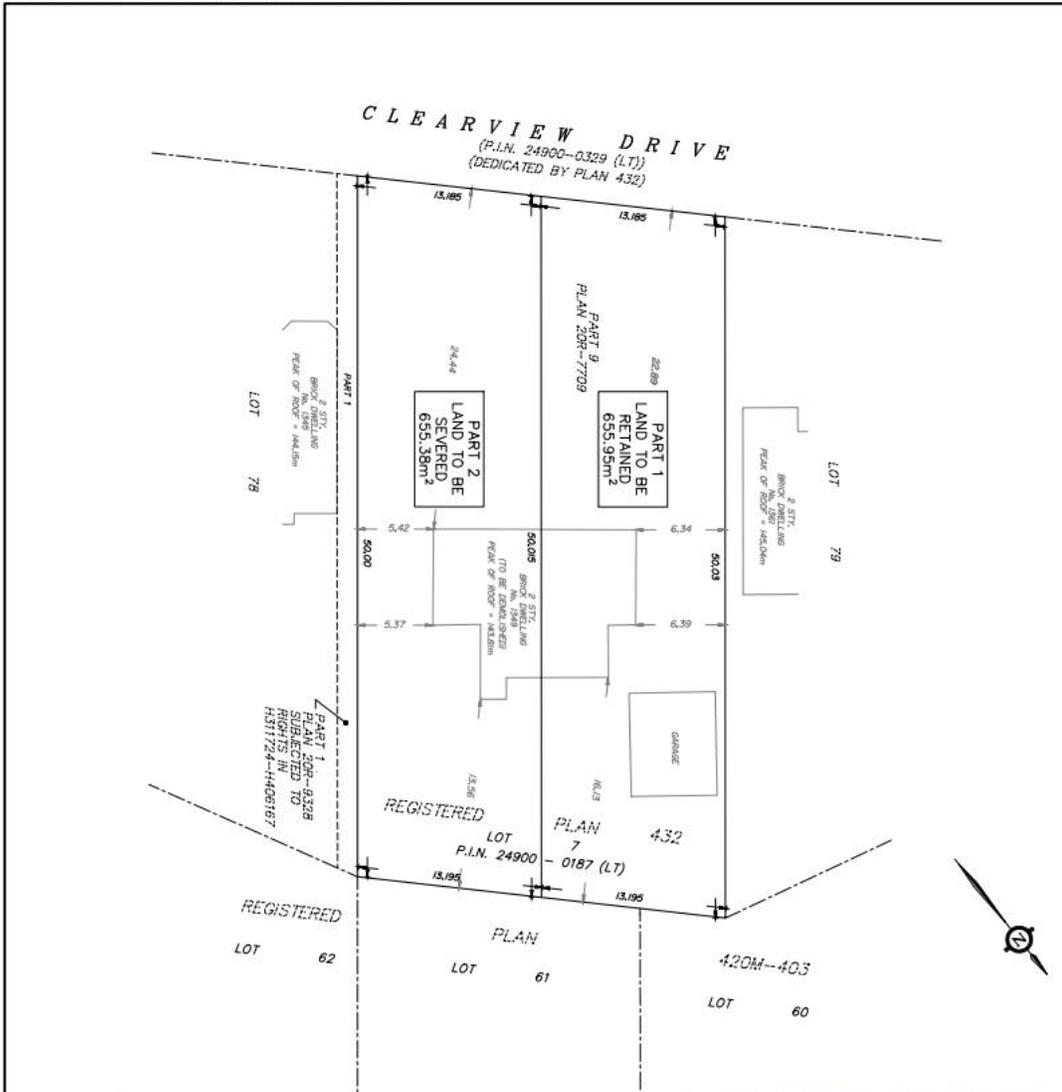
S. Coyne, Asst. Secretary-Treasurer
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 x. 1829
coarequests@oakville.ca

Date mailed

June 24, 2025

Severance Sketch

E:\2024\24-7711 - 1349 Clearview Drive - Oakville\Surveying\24-7711 SEV. SKETCH.dwg



ADDRESS: 1349 CLEARVIEW DRIVE, OAKVILLE

SEVERANCE SKETCH OF
PART OF LOT 7
REGISTERED PLAN 432
IN THE
CITY OF OAKVILLE

SCALE & NOTES
Scale 1:300
BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
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METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Barich Grenkie
Surveying Ltd.

301 HWY No. 8 FOND FLOROY STONEY CREEK, ON
L6G 1E5 (905) 862-6787

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DWN. BY: DC

CHK. BY: DJ

JOB No. 24-7711

1349 Clearview Drive- Consent B25/02, Minor Variance A/074/2025 and A/075/2025

