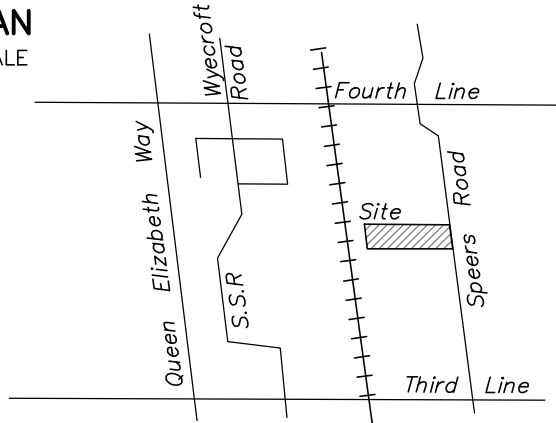


**METRIC NOTE**  
ALL DISTANCES SHOWN HEREON ARE IN METRES AND  
CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

**KEY PLAN**  
NOT TO SCALE



**SKETCH OF  
PART OF LOT 23  
CONCESSION 3**  
(Geographic Township of Trafalgar) **South of Dundas Street**  
**TOWN OF OAKVILLE**  
**REGIONAL MUNICIPALITY OF HALTON**

SCALE 1 : 750  
15 0 15 30 45  
GRAPHIC SCALE - METRES

**BOUNDARY NOTE**  
ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE  
LAND REGISTRY OFFICE RECORDS AND WAS VERIFIED IN THE FIELD.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SKETCH WAS PREPARED FOR LAND DEVELOPMENT PURPOSES  
ONLY AND IS NOT SUITABLE FOR ANY LEGAL TRANSACTIONS.

DATE: FEB. 16, 2022

*Robert D. McConnell*  
ROBERT D. McCONNELL  
ONTARIO LAND SURVEYOR

PARCEL STATISTICS	PART 1 (To Be Severed)	PART 2 (To Be Retained)
PARCEL AREA	0.5162 Hectares	0.5206 Hectares
LOT FRONTAGE (@7.5m Setback)	43.16	42.72
EX. LANDSCAPING	255.5 m2 4.9%	74.2 m2 1.4%

**CUNNINGHAM McCONNELL LIMITED**  
**ONTARIO LAND SURVEYORS**

1200 SPEERS ROAD, UNIT 38  
OAKVILLE, ONTARIO L6L 2X4  
PHONE (905) 845-3497  
FAX (905) 845-3519

205 MAIN STREET  
MILTON, ONTARIO L9T 1N7  
PHONE (905) 878-7810  
FAX (905) 878-6672

CLIENT: Wm. OUGHTRED & ASSOCIATES  
O.L.S. FILE N° 153-21UTM

PLAN N° 153-21-1



**W. E. OUGHTRED and Associates Inc.**

Real Estate Analyst / Development Consultant

February 17, 2022

Town of Oakville  
Committee of Adjustment  
1255 Trafalgar Road  
Oakville, ON  
L6H 0H3

Attention: Ms. Catherine Buckerfield, Planner  
Planning Services

Dear Catherine:

**Re: 1281 and 1291 Speers Road  
Consent and Associated Minor Variance Applications**

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We are pleased to submit an application for consent to sever the above-noted properties into two parcels. We are also submitting two associated minor variance applications for variances required as a result of the severance. I believe that the following history will be helpful to you and the Committee when considering this "technical" severance".

1291 Speers Road is legally described as Part Lot 23, Concession 3 Trafalgar, South of Dundas Street, as in 793590, together with 786743, Town of Oakville. The property is developed with a two storey industrial building that was built approximately 30 years ago. Our client, Acier Gendron Ltee. (AGL) purchased this property in 2011. This lot is the proposed retained lands, shown as Part 2 on the severance sketch.

1281 Speers Road is legally described as Part Lot 23, Concession 3 Trafalgar, South of Dundas Street, being Part 1 on Plan 20R6381, Oakville. This property is developed with a one story industrial building constructed approximately 30 years ago. AGL purchased this property in 2012. The owner expects to sell the property in spring 2022. As such, this lot is the proposed severed parcel, shown as Part 1 on the severance sketch.

Until 2012, the lots were legally separate properties. However, when AGL purchased 1281 Speers Road in 2012 and registered the property in same ownership as 1291 Speers Road, the properties merged on title. As per Section 50 (3) (b) of the Planning Act, a property owner may not transfer a parcel of land and retain the ownership of abutting land unless the land is the whole of one or more lots or blocks within a plan of subdivision. Neither property is within a plan of subdivision. As such, we require approval of a consent application to legally separate the properties so that each of the lots may be sold separately.

As noted the application is for a technical severance for lands that have merged due to common ownership. Since these lots were originally separate parcels, they each have their own driveway access from Speers Road as well as sufficient parking for the uses in each building. Each building has its own water and wastewater services. As such no easements or Rights of Way

are required. Further, there are no changes proposed to the buildings or to the function of each site.

The consent application will necessitate minor variances, as follows:

1. 1291 Speers Road – a minor variance for side yard setback of 2.85 metres; whereas By-law 2014-014 requires a minimum side yard of 3.0 metres. This side yard setback is the same setback that has existed since the building was constructed and we wish to legalize the existing condition. A variance for soft landscaping of 1.4% of the lot area whereas By-law 2014-014, as amended, requires a minimum area of soft landscaping of 10% of the total lot area. The soft landscaping has been existing for many years and the owner wishes to legalize the existing condition.
2. 1281 Speers Road requires a minor variance for soft landscaping of 4.9 % of the lot area whereas By-law 2014-014 requires a minimum area of soft landscaping of 10% of the lot area. The soft landscape area is existing.

In summary, 1281 and 1291 Speers Road merged in 2012 due to common ownership. The consent application is for a technical severance to re-establish two legal lots that can be sold separately. The minor variances required are for existing site conditions.

Should you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Arlene Beaumont', with a stylized flourish at the end.

Arlene Beaumont, M.Pl.  
W.E. Oughtred & Associates Inc.