

**Notice of Decision**  
**Committee of Adjustment**  
**Town of Oakville**  
 1225 Trafalgar Road  
 Oakville, Ontario L6J 5A6

**In the matter of the *Planning Act*: Revised Statutes of Ontario, 1990, Chapter P.13, and  
 In the matter of an application for Consent on behalf of:**

**CONOR MCGLYNN**

64 FIRST ST  
 OAKVILLE ON, L6J 3R3

**RE: 64 FIRST ST**

**PLAN 19 LOT 11**

**TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON**

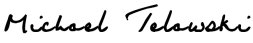
Under subsection 53(42) of the Planning Act, the application has been made for Consent to permit a Lot Addition. The application is asking to convey a parcel of land (PART 2) approximately 447.71 m<sup>2</sup> in area with a depth of 46.38 m and frontage on First Street of 9.65 m from REGISTER PLAN 19 LOT 11 to be merged in title with the adjoining property to east described as REGISTER PLAN 19 LOT 12. Approximately 965.96 m<sup>2</sup> of land (PART 1) is to remain with an existing residential dwelling. The purpose of the application is to provide additional land to abutting property to east known as 52 First Street.

This application is being considered with concurrent Minor Variance CAV A/131/2022 for reduced side yard on the retained PART 1 (notice attached).

Further this application is being considered with concurrent Consent application B22/06 for the creation of a new lot upon the merging of PART 2 and property known as 52 First Street and Minor Variance CAV A/132/2022 for reduce rear and side yard, increase of height for the accessory building and an increase of the lot coverage for the accessory buildings as well as for the projection of the garage on retained lot PART 1 described on the second consent application B22/06.

The said parcels being more particularly described on the attached Severance Sketch prepared by J. H. Gelbloom Surveying Limited, Ontario Land Surveyor, Project: 19-039 and dated April 26, 2022.

**DECISION:** The Committee of Adjustment considered all written submissions from the public in support to the application. Having considered the matters set out under Section 51(24) of the Planning Act, R.S.O. 1990, and as the application **B22/05** (1712), conforms to the Livable Oakville Plan and complies with the Zoning By-law (subject to approval of B22/06, CAV A/131/2022 & CAV A/132/2022), the Committee recommends that the application **be approved** subject to the following conditions attached as Appendix "A" and including the submitted Severance Sketch dated April 26, 2022 as the attached Schedule "B"

DocuSigned by:  
  
 M. Telawski \_\_\_\_\_  
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I. Flemington \_\_\_\_\_ Absent \_\_\_\_\_

J. Murray \_\_\_\_\_ Absent \_\_\_\_\_

DocuSigned by:  
  
 \_\_\_\_\_ J. Hardcastle  
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DocuSigned by:  
  
 \_\_\_\_\_ S. Mikhail  
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 Chairperson Committee of adjustment

**DATE OF DECISION:** August 30<sup>th</sup>, 2022

**DATE OF MAILING:** August 31<sup>st</sup>, 2022

I hereby certify this to be a true copy of the decision of the Committee of Adjustment for the Town of Oakville in the Regional Municipality of Halton and this decision was concurred by the majority of the members who heard the application.

DocuSigned by:

*Jasmina Radomirovic*

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Jasmina Radomirovic  
Assistant Secretary Treasurer  
Committee of Adjustment

Last date of filing an appeal to the Local Planning Appeal Tribunal under Section 53 of the Planning Act:  
**September 19<sup>th</sup>, 2022.**

The Notice of Appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, together with written reasons for the appeal and accompanied by the fee required by the Local Planning Appeal Tribunal. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the **Ontario Land Tribunal** (formerly known as LPAT-Local Planning Appeal Tribunal). A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

You will be entitled to receive Notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

## **APPENDIX “A”**

1. That the owner/applicant submit a digital copy of the reference plan showing the lands to be conveyed together with a registerable legal description of the lands to be conveyed, to the Secretary-Treasurer, prior to the issuance of Consent.
2. That the owner/applicant submit to the Secretary-Treasurer a final certification fee payable to the Town of Oakville at the rate prescribed at the time of payment.
3. Taxes as levied on the property are to be paid in full.
4. That the owner/applicant provide a solicitor's undertaking to register the transfer for B22/06(1712) immediately after the registration of the transfer for B22/05(1712).
5. Sections 50(3) and 50(5) of the Planning Act shall apply to any subsequent conveyance of or transaction involving the Severed Lands.
6. The development shall be subject to full municipal water and sanitary sewer services, to the satisfaction of the Region of Halton.
7. That the Owner determines the location of all existing and proposed municipal water services, curb valves, hydrants and sanitary sewer laterals that service the property and the proposed lots and submits, to the satisfaction of Region's Developer Project Manager, a drawing showing the relationship of these services to the new proposed lot line.
8. No sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.
9. That minor variance application CAV A/131/2022 receive final approval.

1. The owners, his successors and assign, are hereby notified that the Development Charges of the Town of Oakville are payable upon issuance of Building Permit at the rate in effect on the date issued.
2. The owners, his successors and assign, are hereby notified that Site Plan approval is required for all lots created by the lot addition and severance.

**The Applicant must fulfill all of these conditions and the Certificate must be issued on or before the lapsing date of August 31<sup>st</sup>, 2023 (1 year from the giving of the notice).**

The Notice of Appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, together with written reasons for the appeal and accompanied by the fee required by the Ontario Land Tribunal. Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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## Schedule "B"

