

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

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

TAILORMADE HOLDINGS INC
 5 CAMPBELL CRES
 NORTH YORK ON, M2P 1P1

RE: 52 FIRST ST

PLAN 19 LOT 12 PT LOT 15

TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

Under subsection 53(42) of the Planning Act, the 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 being approximately 965.34 m² in area with frontage on First Street of 20.827 m (street limit) and a depth of 46.27 m. The retained parcel PART 1 is approximately 960.90 m² in area with an approximate frontage of 19.307 m (street limit) and a depth of 46.27 m. The parcel has an existing residential dwelling to remain.

This application is being considered with concurrent Minor Variance CAV A/132/2022 for reduce rear and side yard, increase of height for an accessory building and an increase of the lot coverage for the accessory building as well as for the projection of the garage on retained PART 1 (notice attached).

Further this application is being considered with concurrent Consent application B22/05 and Minor Variance CAV A/131/2022 for reduced side yard on the retained PART 1 described on consent application B22/05.

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 **B22/06** (1712), conforms to the Livable Oakville Plan and complies with the Zoning By-law (subject to approval of B22/05, CAV A/131/2022 & CAV A/132/2022), the Committee recommends that the application **be approved** subject to the following conditions attached as Appendix "B" and including the submitted Severance Sketch dated April 26, 2022 as the attached Schedule "B"

M. Telawski _____
 DocuSigned by:
Michael Telawski
 66F76291FCA647E...

I. Flemington _____ Absent

J. Murray _____ Absent

_____ J. Hardcastle
 DocuSigned by:
John Hardcastle
 8982ADBETB294F9...

_____ S. Mikhail
 DocuSigned by:

 UCESB1DD188544A...
 Chairperson Committee of adjustment

DATE OF DECISION: August 30th, 2022

DATE OF MAILING: August 31st, 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 19th, 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 “B”

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 minor variance application CAV A/132/2022 receive final approval.
5. 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).
6. That application B22/05(1712) be approved.

Notes

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 31st, 2023 (1 year from the giving of the notice).

