

**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:**

Sutikshan and Bindu Anand  
2250 Chancery Lane West  
Oakville ON L6J 6A3

**Re: PLAN M7 LOT 115**  
**2345 Sovereign Street**  
**Town of Oakville, Regional Municipality of Halton**

TO DETERMINE an application made by the above-named Owner of the described property for Consent for the creation of a New Lot. The application is asking to convey a portion of land (PART 1 – to be severed) approximately 464.5m<sup>2</sup> in area with an approximate frontage of 15.235m (streetline Sovereign Street) and a depth of 30.49m to be severed from PLAN M7 LOT 115 for the purpose of creating a new lot. The retained parcel (PART 2 – to be retained) is approximately 464.5m<sup>2</sup> in area with an approximate frontage of 15.235m (streetline Sovereign Street) and a depth of 30.49m. The existing two (2) structures on the subject property are to be removed.

The said parcels being more particularly described on the attached Severance Sketch prepared by Cunningham McConnell Limited, Ontario Land Surveyors, Plan N° 146-15-2 and dated November 20, 2021 and attached as ‘SCHEDULE B’.

**DECISION:** The Committee of Adjustment considered the written and oral submissions in opposition to the application in coming to this decision. Notwithstanding, having considered the matters set out under Section 51(24) of the *Planning Act*, R.S.O. 1990, as amended, and as the application conforms to the Official Plan and Zoning By-law, the Committee recommends that the application **be approved** subject to the following conditions:

**PLEASE REFER TO SCHEDULE ‘A’ ATTACHED TO  
AND FORMING PART OF THIS NOTICE OF DECISION**

J. Hardcastle	<div>DocuSigned by: <i>John Hardcastle</i> 8982ADBE1B294F9...</div>	Absent	S. Mikhail
M. Telawski Chairperson Committee of adjustment	<div>DocuSigned by: <i>Michael Telawski</i> 66F76251FCA647E...</div>	<div>DocuSigned by: <i>Ian Flemington</i> E94D5CF9B2A34F2...</div>	I. Flemington

DATE OF DECISION: December 13, 2022

DATE OF MAILING: December 14, 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:  
*Heather McCrae*  
66F76251FCA647E...

Heather McCrae ACST  
Secretary-Treasurer  
Committee of Adjustment

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the *Planning Act*:  
**January 03, 2023.**

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 applicants, specified persons 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 any other individual, person, unincorporated association or group.

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.

**SCHEDULE ‘A’**

This is Schedule ‘A’ attached to and forming part of the Notice of Decision regarding application for Consent File B22/11 (1729).

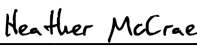
**APPENDIX A - CONDITIONS OF APPROVAL B22/11(1729)**

1. That the owner/applicant submit a digital copy of the reference plan showing the lands to be conveyed and 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 receive approval of Minor Variance application CAV A/180/2022 & CAV A/181/2022.
3. That any structures on the severed lot be demolished prior to issuance of consent.
4. That the owner/applicant provide proof of payment of any outstanding property taxes at the time of the issuance of Consent to the satisfaction of the Town of Oakville Finance Department.
5. That the owner/applicant submit to the Deputy Secretary-Treasurer a final certification fee payable to the Town of Oakville.
6. That the owner/applicant pay cash-in-lieu of parkland to the satisfaction of the Realty Services Department.
7. The Owner is required to provide a completed Environmental Site Screening Questionnaire to the satisfaction of Halton Region.
8. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
9. That the applicant confirm the location of all existing and proposed municipal water services, curb valves, hydrants and sanitary sewer laterals that service this property and the proposed lot and submits to the Region’s Developer Project Manager a drawing showing the relationship of these services to the new proposed lot line.
10. That the applicant confirms that no sanitary sewer laterals or water service connections for these lots cross existing or proposed property lines, to the satisfaction of Halton Region.

**The Applicant must fulfill all of these conditions and the Certificate must be issued on or before the lapsing date of DECEMBER 14, 2024 (2 years from the giving of notice).**

**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 owner/applicant is required to meet all applicable requirements of Halton Region.
3. Should deeply buried archaeological remains/resources be found on the property during construction activities, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism should be notified immediately. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and the Registrar, Ontario Ministry of Public and Business Service Delivery, who administers provisions of that Act related to burial sites, to be consulted.

DocuSigned by:  
  
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Heather McCrae, ACST  
Secretary-Treasurer  
Committee of Adjustment

DATE OF DECISION: DECEMBER 13, 2022

DATE OF MAILING: DECEMBER 14, 2022

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act:  
**JANUARY 03, 2023.**

