

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:**

ST. VLODOMYR CATHEDRAL OF TORONTO
 c/o MHBC PLANNING, OZ KEMAL
 301-12 JAMES ST. N.
 HAMILTON ON L8R 2J9

Re: 1280 DUNDAS STREET WEST
 CON 1 SDS PT LOT 23

Town of Oakville, Regional Municipality of Halton

TO DETERMINE an application has been made for Consent for the creation of a New Lot from the existing lands occupied with St. Volodymyr Cultural Centre and cemetery. The application is asking to convey vacant portion of the northern east quadrant of the lands shown as Parts 1, 2 and 3 on the severance sketch, being approximately 46,233.00 m² in area with frontage on Dundas Street of 161.30 m (zoning by-law definition) and a depth of approximately 220.00 m. Part 1 of the proposed new lot will be a developing area for the future developing of a senior citizens' community. Parts 2 and 3 comprise the Natural Area on the severed lands which is proposed to convey to the Town. The retained Part 4 is approximately 223,291.00 m² in area with an approximate frontage on Dundas Street of 61.40 m (street limit) and a depth of 920.00 m.

The said parcels being more particularly described on the attached Consent Severance Sketch prepared by J.D. Barnes, Surveying Ltd., dated July 31, 2023 and shown below as "Schedule B".

DECISION: The Committee of Adjustment considered all written (and oral) submissions in opposition to the application. 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 APPENDIX 'A' ATTACHED TO AND FORMING PART OF THIS NOTICE OF DECISION


Signed by:


 M. Telawski _____
SD7A7EC2246C43D...

absent _____ J. Hardcastle

Signed by:

 S. Dickie _____
FED5B97C565945C...


Signed by:

 _____ S. Price
030C35C68401434...

Signed by:

 S Mikhail _____
0CE5B1DD188544A
 Chairperson, Committee of Adjustment

DATE OF DECISION: January 22, 2025

DATE OF MAILING: January 23, 2025

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.


 Sharon Coyne, Assistant Secretary-Treasurer
 Committee of Adjustment

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the *Planning Act*:

February 12, 2025

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.

APPENDIX 'A'

This is Appendix 'A' attached to and forming part of the Notice of Decision regarding application for Consent File B24/06 (1513).

APPENDIX A - CONDITIONS OF APPROVAL B23/11

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 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. 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.
4. That St. Volodymyr Cathedral of Toronto enter into a Deferred Conveyance Agreement with the Town of Oakville for the protection of the Natural Area, to the satisfaction of the Director of Planning & Development and the Legal Department.
5. That the applicant shall enter into a Letter of Undertaking with the Region of Halton to ensure water and wastewater services are appropriately secured through a Servicing Agreement or other means, as identified by the Region, to the satisfaction of the Region of Halton.

The Applicant must fulfill all of these conditions and the Certificate must be issued on or before the lapsing date of JANUARY 23, 2027 (2 years from the giving of notice).

Note: It is the expectation that all water and wastewater concerns, as identified by the Region through the development of the subject lands, will be addressed prior to the issuance of Final Site Plan Approval

Sharon Coyne
Assistant Secretary-Treasurer, Committee of Adjustment

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