

**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:**

G. Lubert, M. Lubert, J. Antsie  
 127 Chisholm Street Oakville ON

**Re:** 127 Chisholm Street  
 Part Lots 2 & 3 in Block 57, Plan 1  
**Town of Oakville, Regional Municipality of Halton**

TO DETERMINE an application has been made for Consent to permit a Lot Addition. The application is asking to convey the severed lands (Part 2 on the severance sketch) from Part of Lots 2 and 3 in Block 57 on Plan 1, municipally known as 127 Chisholm Street. The severed lands are approximately 67.2 m<sup>2</sup> in area with no frontage, to be merged in title with the adjoining property at the rear noted as Part 3 on the severance sketch which has an approximate area of 193 m<sup>2</sup> and is municipally known as 15 John Street.

The retained lands (Part 1 on the severance sketch), being the remainder of 127 Chisholm Street, has an area of approximately 524.2 m<sup>2</sup>.

The purpose of the application is to allow for a lot addition for the future development of 127 Chisholm Street with a 4-storey apartment.

The said parcels shown in the Severance Sketch shown below as "Schedule B".

**DECISION:** The Committee of Adjustment considered all written submissions in opposition of the application in coming to this decision. 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:

*Michael Telawski*

M. Telawski, Member

**Opposed**

S. Dickie, Member

Signed by:

*Sherry Mikhail*

S. Mikhail, Chair

Signed by:

*John Hardcastle*

J. Hardcastle, Member

Signed by:

*Susan Price*

S. Price, Member

**DATE OF DECISION: February 19, 2025**

**DATE OF MAILING: February 20, 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.

Signed by:

*J. Ular*

Jen Ular, Secretary-Treasurer, COA

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

**March 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.

#### **SCHEDULE 'A'**

This is Schedule 'A' attached to and forming part of the Notice of Decision regarding application for Consent File B24/12.

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. 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 the owner/applicant and the adjoining land owner who is acquiring the Severed Lands ("Adjoining Owner") enter into a merger agreement with the Town to be registered on title to both the Owner's and Adjoining Owner's lands and pay the applicable fees to the satisfaction of the Town.
5. That the owner/applicant submit a conceptual grading plan to the satisfaction of the Director of Planning.

**The Applicant must fulfill all of these conditions and the Certificate must be issued on or before the lapsing date of February 20, 2027 (2 years from the giving of notice).**

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Jen Ulcar  
Secretary-Treasurer, Committee of Adjustment

DATE OF DECISION: FEBRUARY 19, 2025

DATE OF MAILING: FEBRUARY 20, 2025

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: **March 12, 2025**

Schedule B- Severance Sketch

