

# Notice of Public Hearing Committee of Adjustment Application



**File # B25/01**

## **Electronic hearing:**

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at [oakville.ca](http://oakville.ca) on Wednesday, March 19, 2025 at 7 p.m.

## **Why am I receiving this notice?**

You are receiving this notice because the applicant noted below has submitted an application for consent to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies.

## **Applicant and property information:**

Applicant / Owner	Authorized Agent	Subject Property
2164 Buckingham Road Holdings ULC / BPP CA Industrial Sub Owner 2 Limited Partnership	Jillian Sparrow MHBC Planning 301-12 James St N Hamilton ON L8R 2J9	2164 Buckingham Road (Severed) PLAN M491 PT BLK 2 RP 20R12392 PARTS 1&2
2690 Plymouth Drive Holdings ULC / BPP CA Industrial Sub Owner 2 Limited Partnership	Jillian Sparrow MHBC Planning 301-12 James St N Hamilton ON L8R 2J9	2690 Plymouth Drive (Retained) PLAN M515 PT BLK 2 RP 20R9559 PARTS 2,3

## **Purpose of application:**

An application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of land (Parts 5-7 on the consent sketch) municipally known as 2164 Buckingham Road which is approximately 13,671.9 m<sup>2</sup> in area with an approximate frontage of 71.82 m on Buckingham Road to be severed from 2690 Plymouth Drive (Parts 1-4 on the consent sketch) for the purpose of creating a new lot.

The retained parcel (Parts 1-4 on the consent sketch) municipally known as 2690 Plymouth Drive is approximately 8,689.7 m<sup>2</sup> in area, with an approximate frontage of 69.14 m on Plymouth Drive.

The purpose of this application is to reinstate the original two lots which have merged on title.

This application is being considered with related Minor Variance A/029/2025 (Severed) and Minor Variance A/030/2025 (Retained).

The said parcels being more particularly described on the consent sketch below prepared by MHBC.

**File # A/029/2025 - 2164 Buckingham Road (Severed)**

**Applicant and property information:**

Applicant / Owner	Authorized Agent	Subject Property
2164 Buckingham Road Holdings ULC / BPP CA Industrial Sub Owner 2 Limited Partnership	Jillian Sparrow MHBC Planning 301-12 James St N Hamilton ON L8R 2J9	2164 Buckingham Rd PLAN M491 PT BLK 2 RP 20R12392 PARTS 1&2

**Zoning of Property:** E3 sp; 43, Employment

**Variance Request:**

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B25/01 for the severed parcel (Parts 5 to 7) as shown on the attached severance sketch of the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.11 (Row 7)</i> The minimum width of landscaping required for heavy vehicle parking area along the rear lot line shall be 7.5 m.	To reduce the minimum width of landscaping for the heavy vehicle parking area along the rear lot line to 6.0m.

**File # A/030/2025 - 2690 Plymouth Drive (Retained)**

**Applicant and property information:**

Applicant / Owner	Authorized Agent	Subject Property
2690 Plymouth Drive Holdings ULC / BPP CA Industrial Sub Owner 2 Limited Partnership	Jillian Sparrow MHBC Planning 301-12 James St N Hamilton ON L8R 2J9	2690 Plymouth Dr PLAN M515 PT BLK 2 RP 20R9559 PARTS 2,3

**Zoning of Property:** E2 sp; 43, Employment

**Variance Request:**

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the proposed consent application B25/01 for the retained parcel (Parts 1 to 4) as shown on the attached severance sketch of the subject property proposing the following variance to Zoning By-law 2014-014:

No.	Current	Proposed
1	<i>Table 4.11 (Row 11)</i> The minimum width of landscaping required for a surface parking area along the interior side lot line shall be 3.0 m.	To reduce the minimum width of landscaping for the surface parking area along the interior side lot line to 0.9m.

**How do I participate if I have comments or concerns?**

Submit written correspondence

Although there are no third-party appeal rights, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by videoconference.

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with access codes and instructions to enter the electronic hearing.

**Watch the hearing:**

If you do not wish to participate, but would like to follow along, the hearing will be publicly live-streamed on the Town of Oakville's Live Stream webpage at [oakville.ca](http://oakville.ca). The live-stream will begin just before 7 p.m.

**More information:**

Town departments and agency comments regarding this application will be available online at [Agendas & Meetings \(oakville.ca\)](http://Agendas & Meetings (oakville.ca)) by noon on the Friday before the hearing date.

**Notice of decision:**

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

**Contact information:**

Sharon Coyne  
Assistant Secretary-Treasurer  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
Phone: 905-845-6601 ext. 1829  
Email: [coarequests@oakville.ca](mailto:coarequests@oakville.ca)

**Date Mailed:**

March 04, 2025

# CONSENT SKETCH

2850 Plymouth Dr & 2164 Buckingham Rd,  
Oakville, Ontario

## LEGEND

- Residential Lands (Parts 1, 2, 3, and 4)
- Severed Lands (Parts 5, 6, and 7)

SCHEDULE	PART	BLOCK	PLAN	PN	AREA (m <sup>2</sup> )
1	1				4,522.7
2	2				1.7
3	Part of Block 2	2004-515	2400-019(L,T)		138.2
4					27.0
TOTAL:					4,689.6
5					13,504.8
6	Part of Block 2	2004-491	2400-019(L,T)		143.2
7					23.4
TOTAL:					13,671.4
Grand Total:					22,361.0



Date: January 15, 2025  
 Scale: 1:1,250

**PLANNING DESIGN & LANDSCAPE ARCHITECTURE**  
 1111 BAYVIEW AVE. SUITE 100  
 SCARBOROUGH, ONTARIO M1B 4Y1  
 TEL: (416) 291-1111  
 WWW.PDA-ARCHITECTURE.COM

Consent B25/01 and Minor Variances A/029/2025 & A/030/2025

