

# Committee of Adjustment Notice of Decision

under Section 45 of the *Planning Act*, R.S.O. 1990 c. P13



File No. A/030/2025

Applicant / Owner	Authorized Agent	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, Business Employment, By-law 2014-014, as amended

The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize a minor variance to permit the proposed consent application B25/01 for the retained parcel (Parts 1 to 4) of the subject property proposing the following variance:

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.

The Committee considered all relevant information including the applicant’s submission materials and presentation, observations from their site visit, town staff and agency comments. No written or oral submissions from the public were received. The Committee is of the opinion that the variance is considered minor in nature, desirable for the use of the land and in keeping with the general intent of the town’s official plan and zoning by-law subject to the following conditions:

1. That owner/applicant receive final approval of Consent Application B25/01 and Minor Variance Application A/29/2025.

Signed by:  
  
\_\_\_\_\_  
M. Telawski, Member

Signed by:  
  
\_\_\_\_\_  
J. Hardcastle, Member

Signed by:  
  
\_\_\_\_\_  
S. Dickie, Member

Signed by:  
  
\_\_\_\_\_  
S. Price, Member

Signed by:  
  
\_\_\_\_\_  
S. Mikhail, Chair

Signed by:  
  
\_\_\_\_\_  
S.Coyne, Asst. Secretary-Treasurer

Dated at the hearing held on March 19, 2025.

This decision is subject to appeal to the Ontario Land Tribunal (OLT) by filing with the OLT e-file service, or through the Town of Oakville’s Committee of Adjustment office, **no later than 4:30 p.m. on April 8, 2025.**

I hereby certify this is a copy of the Committee of Adjustment final and binding decision whereby no appeals were filed.

\_\_\_\_\_  
S.Coyne, Asst. Secretary-Treasurer