

# Committee of Adjustment Notice of Decision

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



File No. A/039/2025

Applicant / Owner	Authorized Agent	Property
RRL Burloak Inc. /2121049 Ontario Ltd.	WSP Canada Inc. Darryl Bird 150 Commerce Valle Dr W Thornhill ON L3T 0A1	3515, 3525 Wyecroft Rd PLAN M1005 BLK 2

**Zoning of property:** C-3 sp:259 ,Core Commercial, By-law 2014-014, as amended

The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize the construction of a one-storey retail store on the subject property proposing the following variance(s):

No.	Current	Proposed
1	<i>Table 9.3 (Row 7, Column C3), footnote 1</i> The maximum flankage yard for a new building shall be 10.0 metres for the first 33% of the length of the flankage lot line measured from the point of intersection of the lot lines or the point of intersection of the projection of the lot lines where the two do not intersect.	To increase the maximum flankage yard to 68.32 metres.
2	<i>Section 9.4 b)</i> A minimum of 35% of the length of all main walls oriented toward the flankage lot line shall be located within the area on the lot defined by the minimum and maximum flankage yards.	To reduce the main wall proportionality to a minimum of 0%.

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 were received from the public. The Committee is of the opinion that the variances are 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 the variances be permitted in general accordance with the final approved Site Plan application, to the satisfaction of the Director of Planning Services.
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued.

Signed by:  
  
 M. Telawski, Member  
5D7A1EC2246C43D...

Signed by:  
  
 S. Dickie, Member  
FED5897C565945C...

**Abstain**

S. Mikhail, Chair

Signed by:  
  
 J. Hardcastle, Member  
8902ADBE1B294F9...

Signed by:  
  
 S. Price, Member  
58D1175EBF2F486...

Signed by:  
  
 S. Coyne, Asst. Secretary-Treasurer  
A04583BFDD0B141C...

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