

**Notice of Decision**  
**Committee of Adjustment**  
**Town of Oakville**  
 1225 Trafalgar Road  
 Oakville, Ontario L6J 5A6

**In the matter of the *Planning Act*: Revised Statues of Ontario, 1990, Chapter P.13, and  
 In the matter of an application for Consent on behalf of:**

2164 Buckingham Road Holdings ULC / BPP CA Industrial Sub Owner 2 Limited Partnership  
 2164 Buckingham Road, Oakville ON

**Re:** 2164 Buckingham Road  
 PLAN M491 PT BLK 2 RP 20R12392 PARTS 1&2  
**Town of Oakville, Regional Municipality of Halton**

TO DETERMINE 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.


The said parcels shown in the Severance Sketch 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:  
  
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 M. Telawski, Member  
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Signed by:  
  
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 S. Dickie, Member  
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Signed by:  
  
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 S. Mikhail, Chair  
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Signed by:  
  
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 J. Hardcastle, Member  
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Signed by:  
  
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 S. Price, Member  
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**DATE OF DECISION: March 19, 2025**

**DATE OF MAILING: March 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:  
  
 \_\_\_\_\_  
 Sharon Coyne, Asst. Secretary-Treasurer, COA  
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Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the *Planning Act*: by 4:30 p.m. on  
**April 9, 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' - Conditions of Approval B25/01**

1. That the owner/applicant receive final approval of minor variance applications A/29/2025 and A/30/2025.
2. 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.
3. 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.
4. That the owner/applicant pay all taxes as levied on the property in full.

Notes:

- No sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.

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

DATE OF DECISION: MARCH 19, 2025

DATE OF MAILING: MARCH 20, 2025

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: **by 4:30 pm April 9, 2025**

## Schedule B- Severance Sketch

