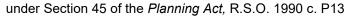
Committee of Adjustment Notice of Decision





File No. A/029/2025

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

Zoning of property: E3, 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 severed parcel (Parts 5 to 7) of the subject property proposing the following variance:

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

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 condition:

1. That owner/applicant receive final approval of Consent Application B25/01 and Minor Variance Application A/30/2025.

Signed by:	Signed by:
Michael Telawski	John Hardcastle
M. Telawski, Member	J. Hardcastle, Member
Signed by:	Signed by:
Stuart Dickie	Susan Price
S. Dickie, Member FED5B97C565945C	S. Price, Member
Signed by:	Signed by:
Shery Mikhail	Sharon Coyne
S. Mikhail, Chair OCE5B1DD188544A	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 deci-	sion whereby no appeals were filed.
S.Coyne, Asst. Sec	retary-Treasurer