

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE REPORT

STATUTORY AUTHORITY: *Section 45 of the Planning Act, 1990*

APPLICATION: A/054/2025

RELATED FILE: N/A

DATE OF MEETING:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca on Wednesday, April 16, 2025 at 7 p.m.

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
SUNCOR ENERGY INC.	Vasili Sarantopoulos IGP Realty Advisors Inc. 19 Galsworthy Ave Scarborough ON M2N 2N5	CON 3 SDS PT LOT 35 RP 20R19151 PART 1 845 Burloak Dr Town of Oakville

**OFFICIAL PLAN DESIGNATION: Business Commercial
WARD: 1**

**ZONING: E4
DISTRICT: West**

APPLICATION:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a drive-thru addition to an existing motor vehicle service station on the subject property proposing the following variance(s) to Zoning By-law 2014-014:

	Current zoning by-law requirements	Variance request
1	<i>Table 5.5,</i> The minimum number of stacking spaces required in a stacking lane for a restaurant use shall be 10 spaces.	To reduce the minimum number of stacking spaces required in a stacking lane for a restaurant use to 6 spaces.
2	<i>Table 5.5, footnote 2</i> Of these, seven stacking spaces shall be provided at or before the order station where an order station is provided.	To reduce the number of stacking spaces provided at or before the order station to 3 spaces.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

A/054/2025 - 845 Burloak Drive (West District) (OP Designation: Business Commercial)

On April 3, 2025, Staff were advised that the applicant will be requesting a deferral of the application until after a Site Plan application has been submitted, as required by the Pre-consultation Meeting held on October 16, 2024. Comments will be provided at a later date, should the Minor Variance application still be required once the Site Plan matters have been dealt with.

Fire: No concerns for fire.

Finance: No comments received.

Halton Region:

- Due to Provincial legislation, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan, as this has become the responsibility of Halton's four local municipalities.
- Regional staff has no objection to the proposed minor variance application seeking relief under Section 45(1) of the Planning Act in order to reduce the minimum number of stacking spaces required in a stacking lane for a restaurant use to 6 spaces, and to reduce the number of stacking spaces provided at or before the order station to 3 spaces, under the requirements of the Town of Oakville Zoning By-law, for the purpose of permitting the construction of a drive-thru addition for restaurant use to an existing motor vehicle service station on the Subject Property.

Halton Conservation: No comments for this address.

Bell Canada: No comments received.

Metrolinx:

Dear Committee of Adjustment,

Metrolinx is in receipt of the Minor Variance application for 845 Burloak Drive to permit the construction of a drive-thru addition to an existing motor vehicle service station on the subject property proposing the following variance to reduce the minimum number of stacking spaces as circulated on March 28, 2025, and to be heard at the Public Hearing on April 16, 2025, at 7:00 PM. Metrolinx's comments on the subject application are noted below:

- The subject property is located adjacent to the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

GO/HEAVY-RAIL - ADVISORY COMMENTS

- Be advised that Metrolinx is a stakeholder that has provided comments on the comprehensive application, including the previous Pre-Application submissions.
- Any former comments/requirements provided by Metrolinx and/or our Technical Advisor are still applicable.
- As the requested variances have minimal impact on Metrolinx property (i.e. Oakville Subdivision), Metrolinx has no objections to the specified variances should the committee grant approval.
- The Proponent is advised of the following:
 - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Should you have any questions or concerns, please contact Farah.Faroque@metrolinx.com.

Best Regards,

Farah Faroque

Project Analyst, Third Party Project Review

Metrolinx | 10 Bay Street | Toronto | Ontario | M5J 2S3

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Oakville Hydro: We do not have any comments to add for this group of minor variance applications.

Union Gas: No comments received.

Letter(s) in support – 0

Letter(s) in opposition – 0



Sharon Coyne
Asst. Secretary Treasurer
Committee of Adjustment