

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

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

F. Khalili, 1349 Clearview Drive, Oakville ON L6J 6X4

Re: 1349 Clearview Drive
 PLAN 432 PT LOT 7 RP 20R7709 PART 9
Town of Oakville, Regional Municipality of Halton

An application has been made for Consent to permit a New Lot. The application is asking to convey the severed lands (Part 2) from Part Lot 7 Plan 432 RP 20R7709 Part 9.

The application is asking to convey a portion of land (Part 2) which is approximately 655.38 m² in area with an approximate frontage of 13.185 m on Clearview Drive to be severed from 1349 Clearview Drive for the purpose of creating a new lot.

The retained parcel (Part 1) is approximately 655.95 m² in area, with an approximate frontage of 13.185 m on Clearview Drive.

The purpose of this application is to create two (2) single-detached residential dwelling lots. This application is being considered with related Minor Variance A/074/2025 (Part 1- Retained) and Minor Variance A/075/2025 (Part 2- Severed).

The said parcels are shown in the Severance Sketch below as APPENDIX 'B'.

DECISION: The Committee of Adjustment considered all written submissions in opposition and support 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:

Michael Telawski

M. Telawski, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Shery Mikhail

S. Mikhail, Chair

Absent

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

DATE OF DECISION: July 09, 2025

DATE OF MAILING: July 10, 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.

Sharon Coyne

Sharon Coyne, Asst. Secretary-Treasurer, COA

Last date of filing an appeal to the Ontario Land Tribunal under Section 53 of the *Planning Act*: by 4:30 p.m. on **July 30, 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 B25/02

1. That the owner/applicant receive final approval of minor variance applications A/074/2025 and A/075/2025.
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.
5. The owner/applicant is to pay cash-in-lieu of parkland dedication, in accordance with provisions of Section 53 of the Planning Act. The owner / applicant is to contact the Towns Manager of Realty Services following provisional consent being final and no later than 60 days prior to the lapsing date of the conditions associated with such approval to arrange coordination of the necessary appraisal.
6. That the owner/applicant apply for and be granted any required permit(s) from the Town for the relocation, addition, construction, demolition etc. of the existing buildings and structures, prior to the issuance of Consent.
7. That the owner/applicant apply for and be granted any required permit(s) from the Region of Halton to ensure:
 - a. development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton;
 - b. the applicant determines the location of all existing and proposed municipal water services, curb valves, hydrants and sanitary sewer laterals that service this property and the proposed lot and submit to the Region's Developer Project Manager a drawing showing the relationship of these services to the new proposed lot line; and
 - c. no sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.

APPENDIX 'B' - SEVERANCE SKETCH

