

Committee of Adjustment Notice of Decision

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



File No. A/052/2025

Applicant / Owner	Authorized Agent	Property
A. Okoli	BHASKAR JOSHI OUT OF THE BOX ENGINEERING INC 7 Archway Trail BRAMPTON ON, L6P 4E3	1347 Wheat Boom Dr PLAN M1270 LOT 192

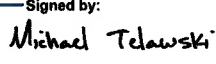
Zoning of property: GU sp:101, Zoning By-law 2009-189, as amended

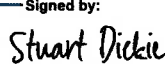
The request made under Section 45(1) of the *Planning Act* has been **approved** to authorize a minor variance to permit the construction of uncovered below grade access stairs on the subject property proposing the following variance:

No.	Current	Proposed
1	Table 4.21 (h) Uncovered stairs below grade accessing a main building shall encroach a maximum of 1.5 metres into a minimum rear yard.	To increase the maximum encroachment into the minimum rear yard for uncovered below grade access stairs to 1.63 metres.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff and agency comments. 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 conditions:

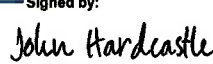
1. That the below grade access stairs in the rear yard be constructed in general accordance with the submitted site plan drawing dated February 18, 2025; and
2. That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

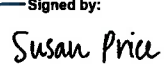
Signed by:

 M. Telawski, Member
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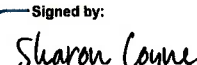
Signed by:

 S. Dickie, Member
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Absent

S. Mikhail, Chair

Signed by:

 J. Hardcastle, Member
 6962ADBE1B294F9...

Signed by:

 S. Price, Member
 58D1175EBF2F408...

Signed by:

 S. Coyne, Asst. Secretary-Treasurer
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Dated at the hearing held on April 16, 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 May 6, 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