


SITE STATISTICS						
ADDRESS : 401 Ash Rd, Oakville, ON L6J 4P6						
ZONING : RL2-0						
LOT AREA	1044.68 m2					
EXISTING LOT COVERAGE	246.79 m2 (23.62 %)					
PROPOSED LOT COVERAGE	278.20 m2 (26.63 %)					
GROSS FLOOR AREA	EXISTING		PROPOSED		TOTAL	
BASEMENT AREA	—		—		—	
MAIN FLOOR AREA	191.78	m2	31.41	m2	223.20	m2
SECOND FLOOR AREA	183.21	m2	31.41	m2	214.62	m2
TOTAL GFA (37% of the lot area permitted)	1044.68 m2 x 37% = 386.53 m2			(41.9 %)	437.82	m2
	437.82- 386.53 = 51.29 m2					



603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermits@gmail.com
itipermits.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION


Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA 39587
Name BCIN
Signature #CURDATE
Date

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.5. of Div. C, of the building code

ITI PERMIT DESIGNERS INC. 102755
Firm Name BCIN



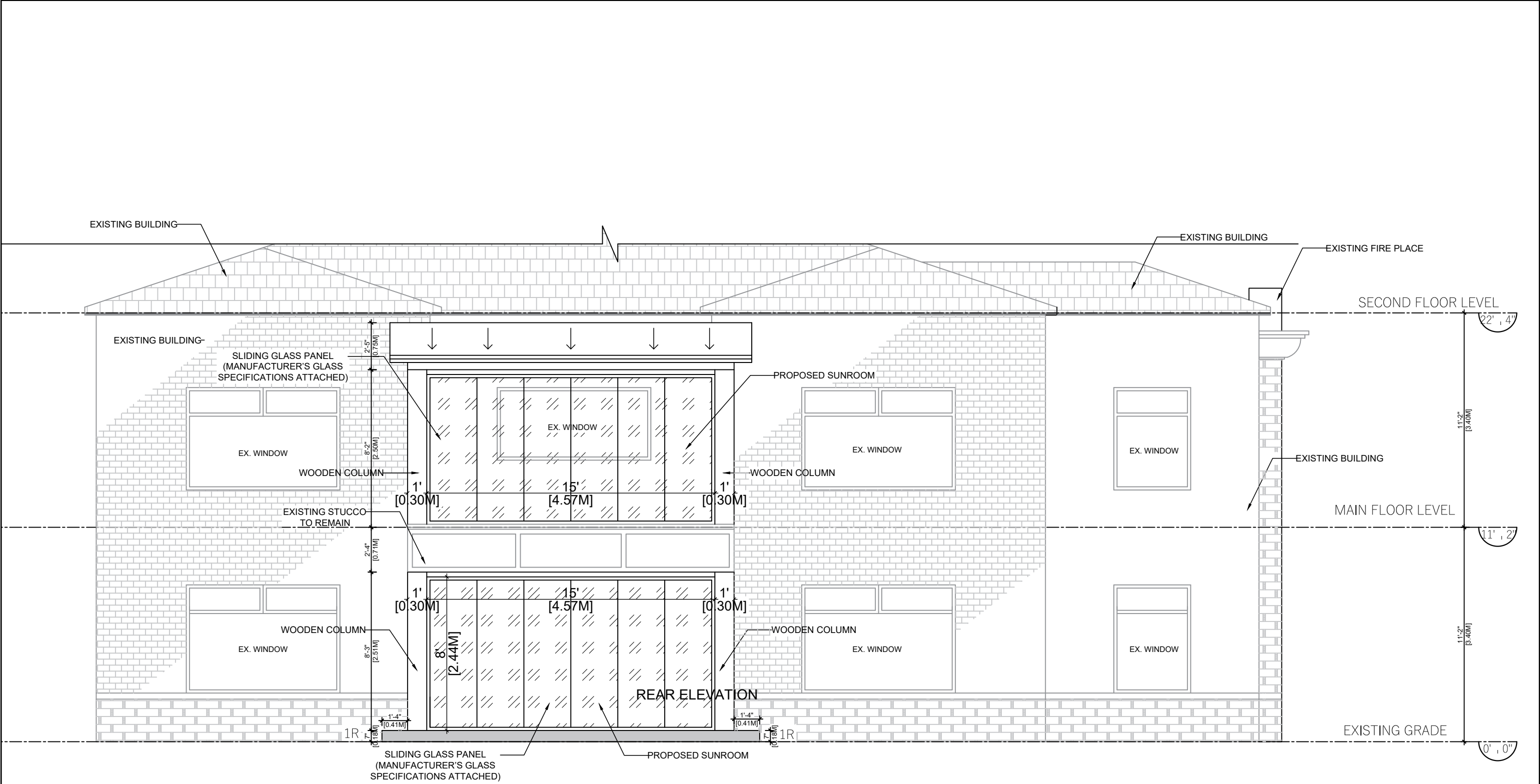
ADDRESS:
401 Ash Rd, Oakville, ON L6J 4P6


PROJECT NAME:
Proposed Sunroom, BBQ and Hot tub in back yard

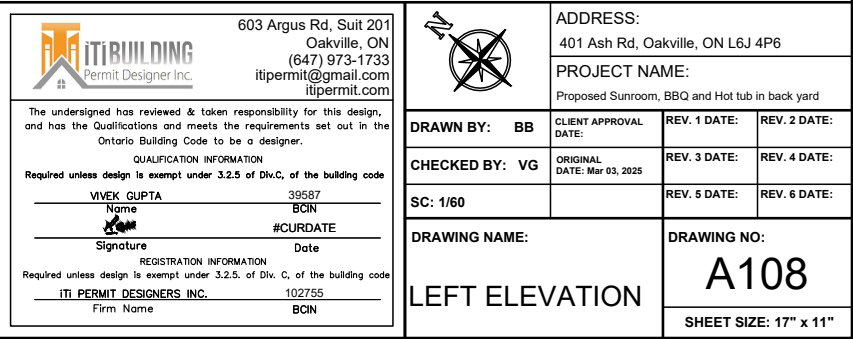
DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE: Mar 14, 2025	REV. 2 DATE:
CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/150		REV. 5 DATE:	REV. 6 DATE:

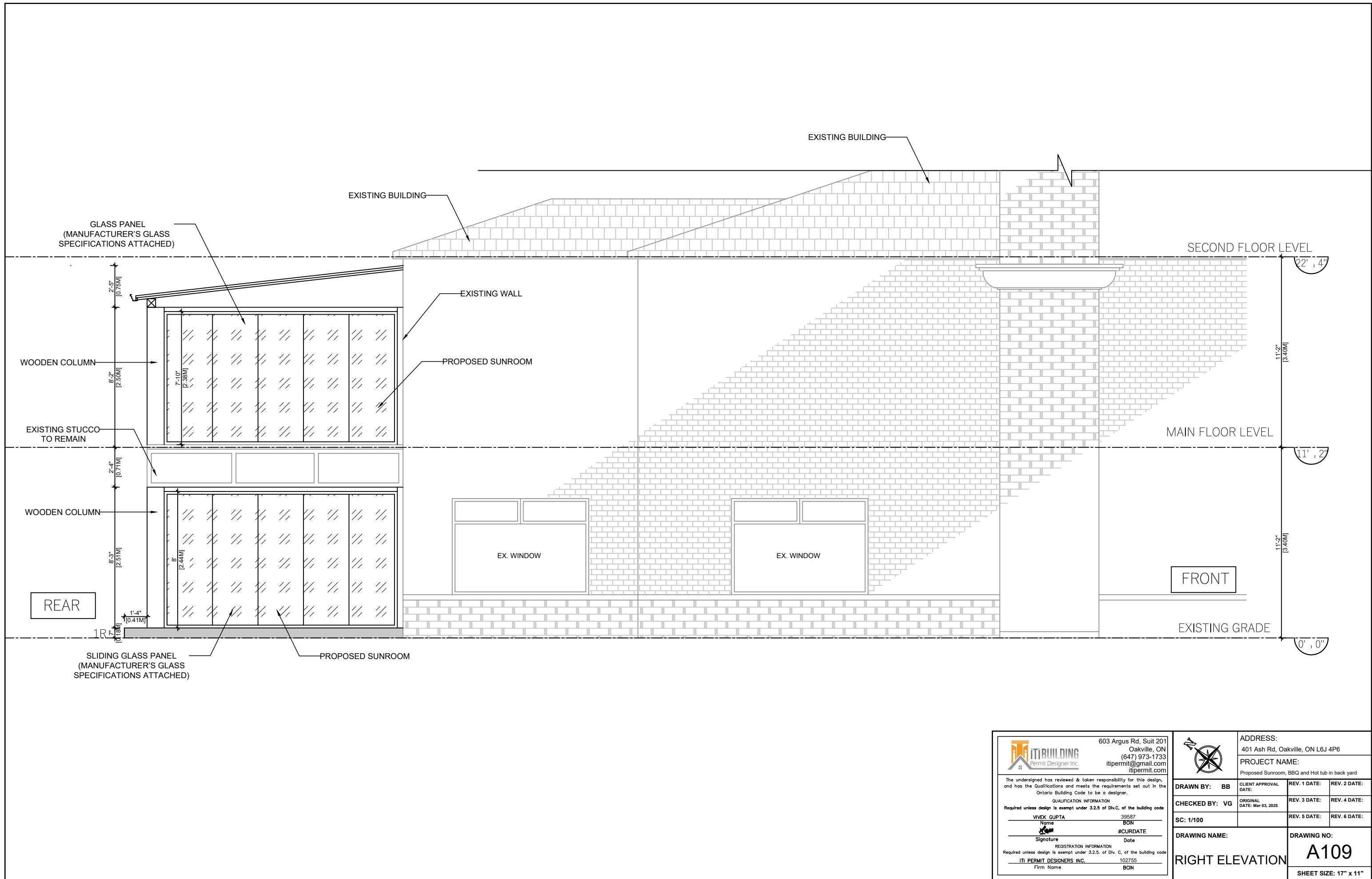
DRAWING NAME:
PROPOSED SITE PLAN



DRAWING NO:
A101
SHEET SIZE: 17" x 11"



 603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com	ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6			
	PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard			
	DRAWN BY: BB	CLIENT APPROVAL DATE:	REV. 1 DATE:	REV. 2 DATE:
	CHECKED BY: VG	ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE:	REV. 4 DATE:
SC: 1/60		REV. 5 DATE:	REV. 6 DATE:	
DRAWING NAME: REAR ELEVATION		DRAWING NO: A107 SHEET SIZE: 17" x 11"		





 The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer. Required unless design is exempt under 3.2.5 of Div.C, of the building code QUALIFICATION INFORMATION VIVEK GUPTA 39587 Name BCIN Signature #CURDATE Date REGISTRATION INFORMATION Required unless design is exempt under 3.2.5. of Div. C, of the building code ITI PERMIT DESIGNERS INC. 102755 Firm Name BCIN	603 Argus Rd, Suit 201 Oakville, ON (647) 973-1733 itipermits@gmail.com itipermits.com				ADDRESS: 401 Ash Rd, Oakville, ON L6J 4P6	
	PROJECT NAME: Proposed Sunroom, BBQ and Hot tub in back yard		DRAWN BY: BB		CLIENT APPROVAL DATE:	REV. 1 DATE: REV. 2 DATE:
	CHECKED BY: VG		ORIGINAL DATE: Mar 03, 2025	REV. 3 DATE: REV. 4 DATE:	REV. 5 DATE: REV. 6 DATE:	
	SC: 1/100					
DRAWING NAME: RIGHT ELEVATION				DRAWING NO: A109 SHEET SIZE: 17" x 11"		

March 3, 2025

Committee of Adjustment
City of Oakville
Oakville, ON

Subject: Minor Variance Application Request – Lot Coverage and Gross Floor Area Adjustment for Proposed Sunrooms at 401 Ash Rd, Oakville, ON L6J 4P6

Dear Committee of Adjustment Members,

I am writing to formally submit a Minor Variance Application for the property located at 401 Ash Rd, Oakville, ON, as advised by the Building Permit Department. This request pertains to the construction of two proposed sunrooms—one on the main floor and one on the second floor.

The proposed development results in a lot coverage of 26.6%, exceeding the maximum permitted 25% under the zoning by-law by 1.6%. Additionally, the proposed gross floor area exceeds the permitted 37% of the lot area by 37.18 m². These variances are essential to accommodate the sunrooms while ensuring they integrate seamlessly with the existing structure and meet the homeowner's functional and aesthetic needs.

The Development Engineering Department has reviewed the proposal and advised that a Minor Variance Application be submitted to proceed with the approval process.

We believe that the requested variances are minor in nature and will not negatively impact neighboring properties, drainage, or the overall character of the neighborhood. The sunrooms have been designed to complement the existing property while enhancing its usability and value.

To assist in your review, we have included:

- Detailed architectural drawings with area calculations clearly demonstrating the proposed lot coverage and gross floor area.

We kindly request your consideration and approval of this Minor Variance Application to allow the project to proceed. Please do not hesitate to reach out if additional information or clarification is required.

Thank you for your time and attention to this matter. We look forward to your decision.

Sincerely,
iTi Building Permit Designer Inc.