

Committee of Adjustment Notice of Decision

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



File No. A/055/2025

Applicant / Owner	Authorized Agent	Property
M. Board	Vivek Gupta ITI Permit 201-603 Argus Rd Oakville ON, L6J 6G6	401 Ash Rd PLAN 628 LOT 59

Zoning of property: RL2-0, Residential, 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 a two-storey sunroom addition on the subject property proposing the following variances:

No.	Current	Proposed
1	<i>Table 6.4.1</i> The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 1022.00 m ² and 1114.99 m ² shall be 37%.	To increase the maximum residential floor area ratio to 41.91%.
2	<i>Table 6.4.2 (Row 2, Column 3)</i> The maximum lot coverage shall be 25% where the detached dwelling is greater than 7.0 metres in height.	To increase the maximum lot coverage to 26.63%.

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 variances are 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:

- The addition be built in general accordance with the submitted site plan dated March 14, 2025 and elevation drawings dated March 3, 2025, and,
- 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:

Michael Telawski

M. Telawski, Member

Signed by:

Stuart Dickie

S. Dickie, Member

Signed by:

Shery Mikhail

S. Mikhail, Chair

Signed by:

John Hardcastle

J. Hardcastle, Member

Signed by:

Susan Price

S. Price, Member

Signed by:

J. Ulcar

J. Ulcar, Secretary-Treasurer

Dated at the hearing held on April 30, 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 20, 2025.**

I hereby certify this is a copy of the Committee of Adjustment final and binding decision whereby no appeals were filed.

J. Ulcar, Secretary-Treasurer