

Committee of Adjustment Notice of Decision

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



File No. A/045/2025

Applicant / Owner	Authorized Agent	Property
J. Wu	Gurdeep Singh Canam Engineering Inc 98 Russell Creek Drive Brampton ON, L6R 4A1	3280 Post Rd PLAN M1214 LOT 312

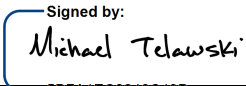
Zoning of property: GU sp:40, Residential, By-law 2009-189, as amended


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:

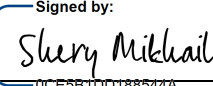
No.	Current	Proposed
1	<i>Table 4.21 (h)</i> Uncovered stairs below grade accessing a main building shall encroach a maximum of 1.5 metres into a minimum rear yard.	To increase the maximum encroachment into the minimum rear yard for uncovered below grade access stairs to 1.78 metres.

The Committee considered all relevant information including the applicant's submission materials and presentation, observations from their site visit, town staff and agency comments. No written or oral submissions from the public were received. 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:

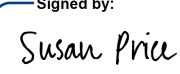
- The proposed access stair be constructed in general accordance with the site plan and elevations dated Nov 2024, and,
- That the approval expires two (2) years from the date of the decision if a Building Permit has not been issued for the proposed construction.

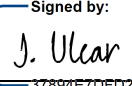
Signed by:

 M. Telawski, Member
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Signed by:

 S. Dickie, Member
FEB5B97C565945C...

Signed by:

 S. Mikhail, Chair
0CE5B1DD188544A...

Absent

J. Hardcastle, Member
 Signed by:

 S. Price, Member
68D4175E8F2F486...

Signed by:

 J. Ulcar, Secretary-Treasurer
3789AE7DFD2743E...

Dated at the hearing held on April 02, 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 April 22, 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