

February 5, 2026

Committee of Adjustment
Town of Oakville

Re: Minor Variance Application
Property: 297 Oak Walk Drive, Unit 104, Oakville, Ontario

Dear Members of the Committee of Adjustment,

We are submitting this letter in support of a Minor Variance application for the above-noted property, located at 297 Oak Walk Drive, Unit 104, Oakville, Ontario.

As noted in the Zoning comments for Application ZOC 25-126896, and in accordance with Special Provision 13, the principal entrance/exit is required to be oriented toward the public street. However, the existing building was constructed with the main entrance/exit for the subject unit discharging through the building's internal vestibule, and this condition is part of the original as-built design of the building.

The current project involves interior alterations only for a new business within the existing unit. No changes are proposed to the building exterior, building envelope, or exit configuration.

A variance is therefore requested to permit the principal entrance/exit to continue to discharge through the existing building vestibule.

This request is minor in nature, as it does not introduce a new condition, but rather formalizes an existing built condition for proposed business.

We respectfully request the Committee's consideration and approval of this Minor Variance application.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

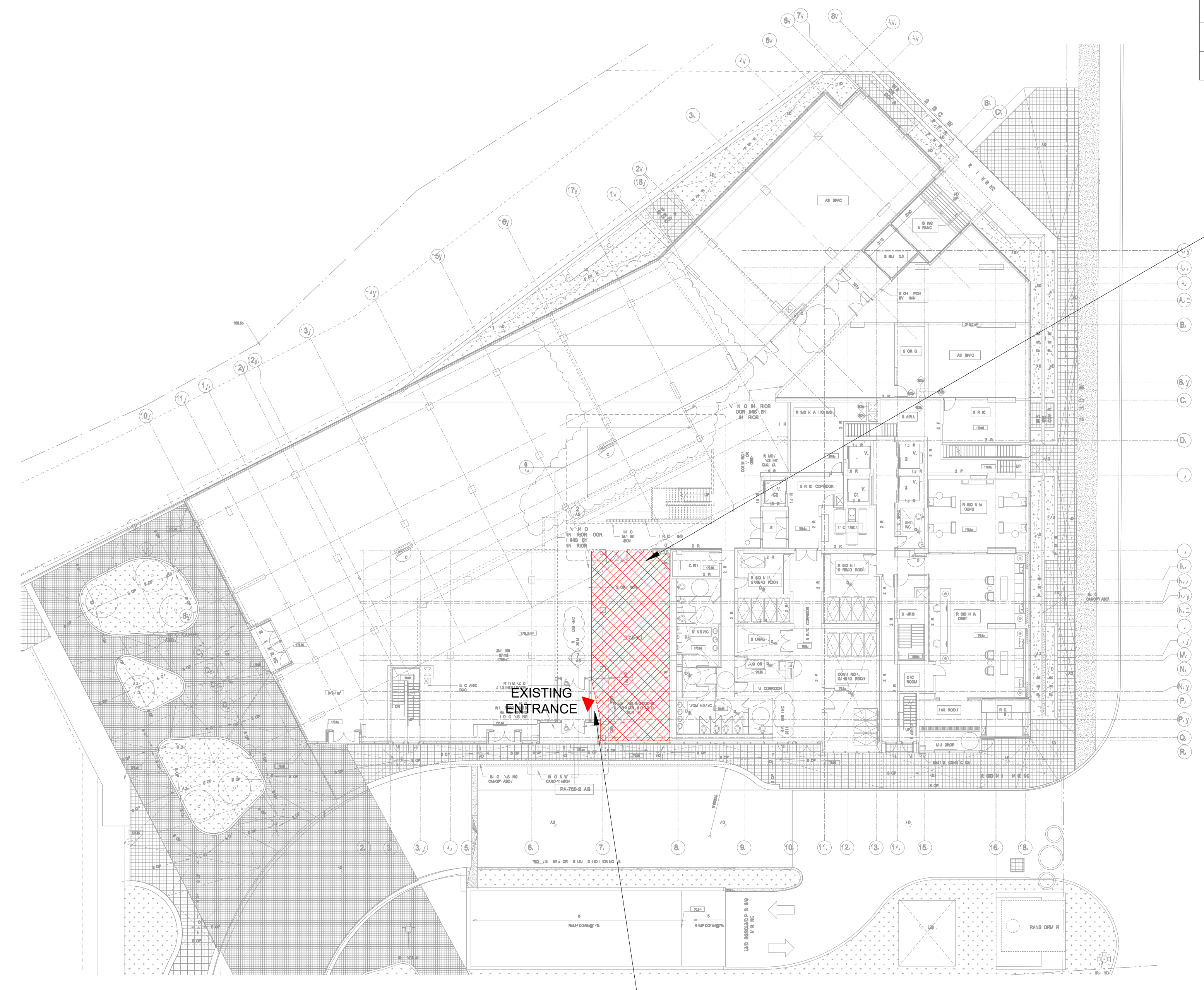
Sincerely,

Karanvir Gharial
MAGH Engineering Inc.
6033 Shawson Drive, Unit 23
Mississauga, ON

UNIT FINISH FOR BEAUTY SALON

297 OAK WALK DRIVE, UNIT-104, OAKVILLE, ON

DRAWING LIST		
1.	A-00	TITLE PAGE, SITE PLAN & KEY PLAN
2.	A-01	FLOOR PLANS

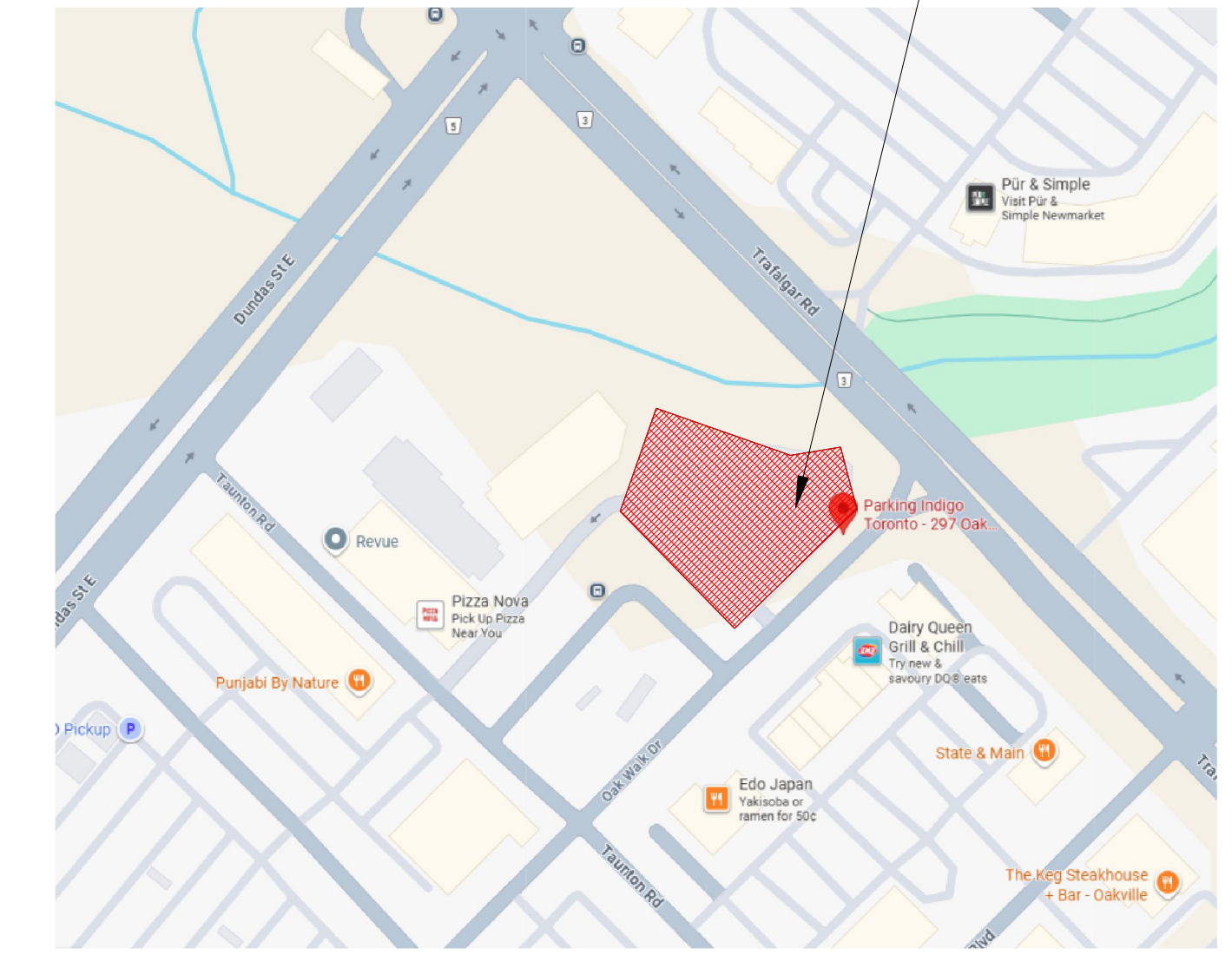


SITE PLAN

A VARIANCE IS REQUIRED TO ALLOW THE MAIN ENTRANCE THROUGH THE BUILDING'S VESTIBULE

297 OAK WALK DRIVE,
UNIT-104, OAKVILLE, ON

297 OAK WALK DRIVE,
OAKVILLE, ON



KEY PLAN

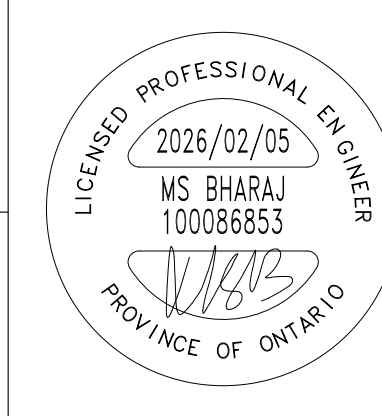
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. ANY REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS PROHIBITED WITHOUT THE ENGINEER'S CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY EVERYTHING AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER

NO.	DATE	DESCRIPTION	BY
1.	2026/02/05	ISSUED FOR MINOR VARIANCE	M.S.B.
MARK VOID ALL PRINTS DATED PREVIOUS TO FINAL DATE ABOVE			
REVISIONS			

CLIENT:

PROJECT NAME:
UNIT FINISH FOR BEAUTY SALON

PROJECT ADDRESS:
297 OAK WALK DRIVE, UNIT-104, OAKVILLE, ONTARIO



MAGH ENGINEERING INC

6033 Shawson Drive, Unit 23, Mississauga, ON-L5T 1H8
Tel: 905.564.1112 | info@magh.ca | www.magh.ca



DRAWING TITLE: TITLE PAGE, SITE PLAN & KEY PLAN			
DESIGN:	K.S.G	PROJECT NO.	2509174
DRAWN BY:	N.M	SCALE:	N.T.S
CHECKED BY:	M.S.B	DRAWING NO.	A100
DATE:	FEB, 2026		