

Committee of Adjustment

Decision for: CAV A/058/2021

Applicant / Owner	Authorized Agent	Subject Property
BALBINDER CHAHAL KULDIP CHAHAL 1377 ACTON CRES OAKVILLE ON, L6J 2S6	GORAL TOMASZ 720 KING ST W UNIT 411 TORONTO ON, M5V 3S5	253 ALBION AVE PLAN 525 LOT 30

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** to permit the construction of a two-storey detached dwelling and cabana on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Section 5.8.6 c) For lots located within the Residential Low (RL1) Zone the maximum total floor area for a private garage shall be 56.0 square metres.	To permit the maximum total floor area for the private garage to be 62.0 square metres.
2	Table 6.3.1 (Row 5, Column RL1) The minimum interior side yard shall be 4.20 m.	To permit a minimum (southerly) interior side yard of 3.0 m.
3	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area 1301.00 m ² or greater shall be 29% (441.29 m ²); (Lot area is 1,521.69 m ²).	To permit the maximum residential floor area ratio for the detached dwelling to be 30.58% (465.33 m ²).

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 – Livable Oakville Plan and the zoning by-law, subject to:

- That the dwelling be built in general accordance with the submitted site plan and elevation drawings No. 1 dated 17.MAR.2021; 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.

M. Telawski DocuSigned by:

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8082ADBE1B294F9... J. Hardcastle

I. Flemington DocuSigned by:

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DocuSigned by:

0CE5B1DD188544A... S. Mikhail

J. Murray DocuSigned by:

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Chairperson, Committee of Adjustment
DocuSigned by:

2692D94F90CD442... J. Radomirovic
Assistant Secretary-Treasurer

Dated at the meeting held on May 4, 2021.

Last date of appeal of decision is May 24, 2021.

NOTE: It is important that the sign(s) remain on the property until a **FINAL** decision has been rendered regarding your Application. **The sign shall be removed the day following the last date of appeal.**

This is a certified copy of the Committee of Adjustment final decision whereby no appeals filed.

Jasmina Radomirovic
Assistant Secretary-Treasurer