

Notice of Public Hearing Committee of Adjustment Application



File No.: CAV A/115/2022

Electronic hearing:

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca/live on Tuesday July 19, 2022 at 7 p.m.

Why am I receiving this notice?

You are receiving this notice because the applicant noted below has submitted a minor variance application to the Town of Oakville. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies. Further details of this application, including drawings, can be viewed online at: <https://www.oakville.ca/agendas.html>

Applicant and property information:

Applicant / Owner	Authorized Agent	Subject Property
JM Lakeshore - Bronte Inc c/o Nawar Mahfooth 2100 Old Lakeshore Road Burlington ON L7R 1A3	Weston Consulting c/o Martin Quarcoopome 19-201 Millway Avenue Vaughan ON L4K 5K8	2452 Lakeshore Rd W BSMT PLAN M8 LOTS 1,1A 2,7,8,9,10 AND 11 RP 20R3921 PARTS 1TO8 77 & 99 BRONTE RD

Zoning of Property: H1-MU2, Mixed Use, By-law 2014-014, as amended

Variance Request:

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of a 6-storey mixed use building on the subject property proposing the following variance(s):

No.	Zoning By-law Regulation	Variance Request
1	Table 4.3 (Row 4, column 2) <i>Balconies</i> shall be located in a <i>front</i> or <i>rear yard</i> .	To permit <i>balconies</i> to be located in the <i>flankage yard</i> .
2	Table 4.3 (Row 4, column 4) The maximum total <i>balcony</i> projection beyond the <i>main wall</i> shall be 1.5 m.	To permit the maximum total <i>balcony</i> projection beyond the <i>main wall</i> to be 3.6 m.
3	Section Table 8.2 (footnote 3 b)) An <i>ancillary residential use</i> on the <i>first storey</i> is permitted to occupy a maximum of 15% of the length of the <i>main wall</i> oriented toward a <i>front lot line</i> .	To permit the <i>ancillary residential use</i> on the <i>first storey</i> to occupy a maximum of 17% of the length of the <i>main wall</i> oriented toward the <i>front lot line</i> .

How do I participate if I have comments or concerns?

Submit written correspondence

You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee of Adjustment members the opportunity to review and consider your comments, please provide your written submissions to be received no later than a day before the hearing date.

Please be advised that any written correspondence submitted to the Town of Oakville regarding this application will be made public pursuant to the *Planning Act* and *Municipal Freedom of Information and Protection Act*.

Participate in the electronic hearing by teleconference or videoconference

Pre-register as a delegation by contacting the Secretary-Treasurer noted below by email or telephone no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Pre-registered delegates will be provided with all applicable access codes and instructions to enter the electronic hearing and may also be asked to test their audio/video capabilities prior to the hearing.

Watch the Committee of Adjustment hearing:

If you do not wish to participate, but would like to follow along, the hearing will be publically live-streamed on the Town of Oakville's Live Stream webpage at: <https://www.oakville.ca/live.html>. The live-stream will begin just before 7 p.m.

More information:

Town departments and agency comments regarding this application will be available online at: <https://www.oakville.ca/agendas.html> by noon on the Friday before the hearing date.

Notice of decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings.

Contact information:

Heather McCrae
Secretary-Treasurer, Committee of Adjustment
1225 Trafalgar Road
Oakville, ON L6H 0H3
Phone: 905-845-6601 ext. 3281
Email: heather.mccrae@oakville.ca

Date mailed:

July 05, 2022

Town of Oakville
2021 Town of Oakville