

# Committee of Adjustment

## Decision for: CAV A/115/2022

Owner/Applicant	Agent	Location of Land
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	PLAN M8 LOTS 1,1A 2,7,8,9,10 AND 11 RP 20R3921 PARTS 1TO8 77 & 99 BRONTE ROAD 2452 Lakeshore Road West BSMT Town of Oakville

This notice is to inform you that the request for variance made under Section 45(1) of the *Planning Act* has been **Approved** 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 H1-MU2	Variance Request
1	<b>Table 4.3 (Row 4, column 2)</b> <i>Balconies</i> shall be located in a <i>front or rear yard</i> .	To permit <i>balconies</i> to be located in the <i>flankage yard</i> .
2	<b>Table 4.3 (Row 4, column 4)</b> 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	<b>Section Table 8.2 (footnote 3 b))</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> .

The Committee of Adjustment considered the written submission in opposition to the application in coming to this decision. Notwithstanding, 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 – Livable Oakville Plan and the zoning by-law, subject to:

- 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.
- That the development be constructed in general accordance with the final approved Site Plan to the satisfaction of the Director of Planning Services.

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M. Telawski Michael Telawski  
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S. Mikhail [Signature]  
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Chairperson, Committee of Adjustment

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J. Murray [Signature]  
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J. Hardcastle [Signature]  
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I. Flemington [Signature]  
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H. McCrae [Signature]  
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Secretary-Treasurer, Committee of Adjustment

Dated at the meeting held on July 19, 2022.

Last date of appeal of decision is August 08, 2022.

**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.

Heather McCrae, ACST  
Secretary-Treasurer