



COMMITTEE OF ADJUSTMENT
AGENDA

PLEASE **TURN OFF**
ALL **CELL PHONES** AND
PAGERS DURING THE
COMMITTEE HEARING

Location: COUNCIL CHAMBERS
Hearing: JULY 02, 2015 AT 1:30 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

NONE

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-283/15	ROHAN & PAULA PAIS	5161 DOUBLETREE DR	10
A-284/15	GWEN D'SILVA & LEW D'SOUZA	1059 OLD DERRY RD	11
A-285/15	JOANNE PLUT	1306 LAKEBREEZE DR	1
A-286/15	JAFINE DEVELOPMENT COMPANY LIMITED	2200 DUNDAS ST E	1
A-287/15	STAN ZUPANCIC	1610 TROTWOOD AVE	1
A-288/15	FRANJO & CHRISTINA SRES SARCEVIC	651 MONTBECK CRES	1
A-289/15	IMRAN HABIB	928 FOCAL RD	6
A-290/15	ERIN MILLS CHURCH CAMPUS	3535 SOUTH COMMON CRT	8
A-291/15	AMINA UDDIN & AMPRO AFZAL	5355 FALLINGBROOK DR	6
A-292/15	HAJUNA INVESTMENTS LIMITED	3663 MAVIS RD	7

DEFERRED APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-126/15	PEEL CONDOMINIUM CORPORATION NO. 436	6731 COLUMBUS RD	5
A-200/15	KHALID ABU ZAED	6985 SECOND LINE WEST	11
A-243/15	FRANCISCO PEIXOTO	1491 TROTWOOD AVE	1
A-251/15	CARLRO HOLDINGS	6915 DIXIE RD	5
A-252/15	UPANSHUMAN & PRAMILA PANDEY	3257 MONICA DR	5
A-255/15	BRIAN SOUSA	1261 HAIG BLVD	1
A-256/15			

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 283/15

WARD: 10

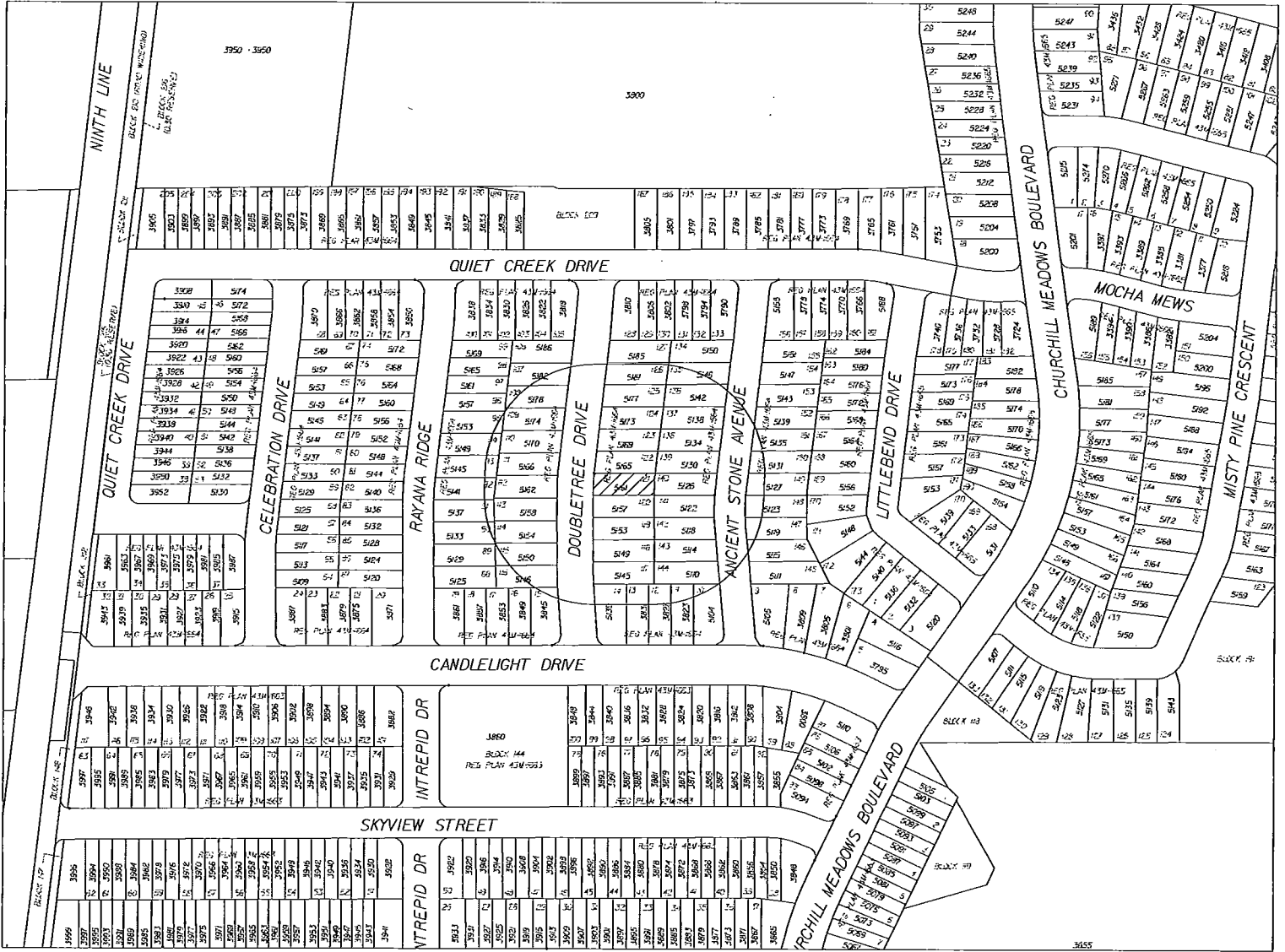
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ROHAN & PAULA PAIS are the owners of Lot 121, Plan M-1664, located and known as 5161 DOUBLETREE DRIVE, zoned R6-1 - Residential. The applicants request the Committee to authorize a minor variance to permit the existing electrical generator to be located within the side yard of the subject property proposing a side yard of 0.33 m (1.08 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61 m (2.00 ft.) in this instance.

The Committee has set **Thursday July 2, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario** for the public hearing.

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Committee of Adjustment

Subject Property : 5161 DOUBLE TREE DR.

File Number : A283/15

Z Area : 57

Agent : P. PAIS



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 284/15

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

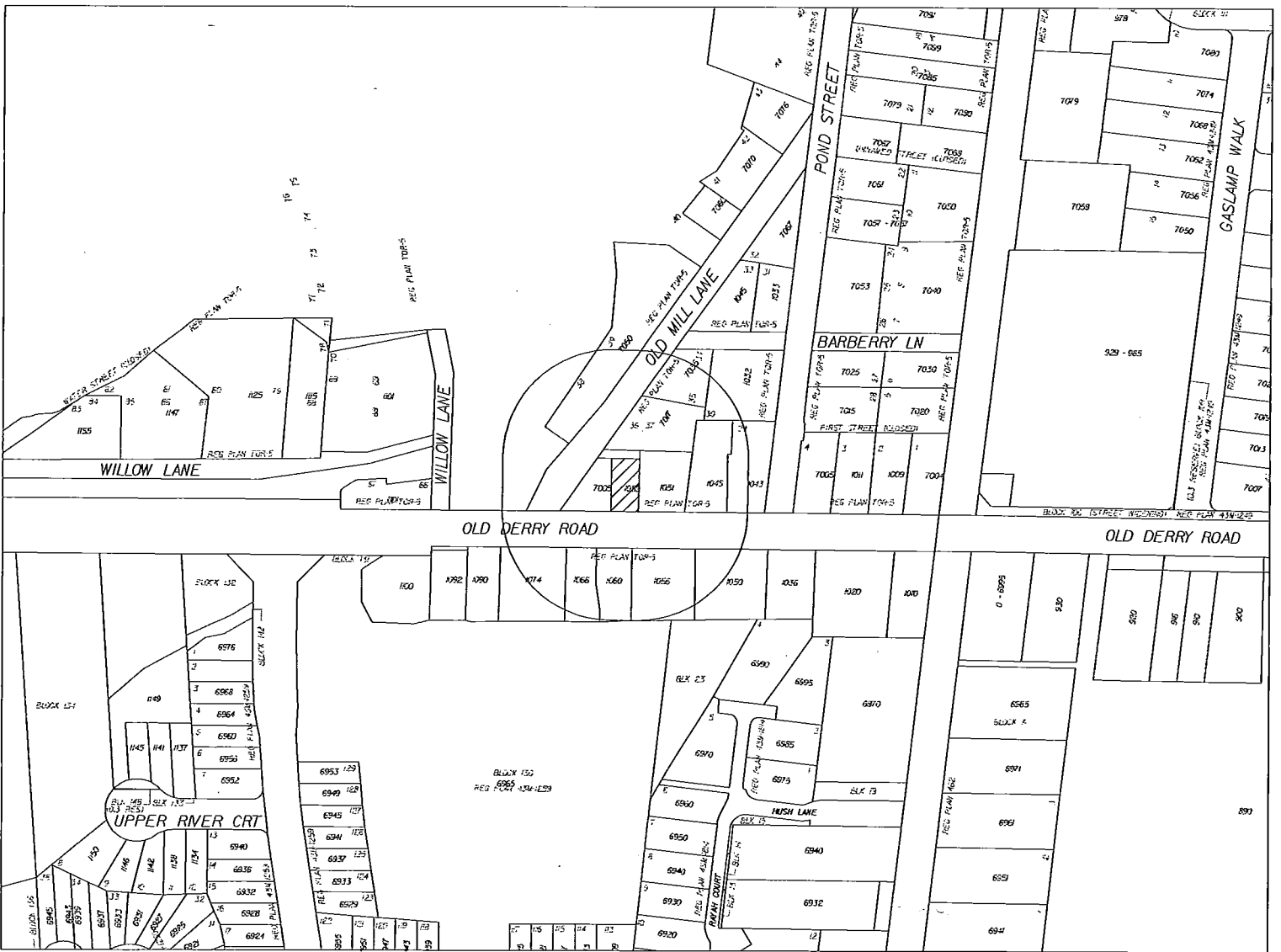
GWEN D'SILVA & LEW D'SOUZA are the owners of part of Lots 36 & 37, Registered Plan TOR-5, located and known as 1059 OLD DERRY ROAD, zoned R1-32 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a second storey addition and a new front porch to the existing dwelling on the subject property proposing:

1. a front yard of 6.24 m (20.47 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00 m (29.52 ft.) in this instance;
2. an easterly side yard of 3.91 m (12.82 ft.); whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 4.20 m (13.77 ft.) in this instance;
3. a westerly side yard of 1.47 m (4.82 ft.); whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.80 m (5.90 ft.) in this instance;
4. a dwelling height of 7.95 m (26.08 ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 7.50 m (24.60 ft.) for the altered dwelling in this instance;
5. a front porch projection of 5.28 m (17.32 ft.) beyond the front wall of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum porch projection of 1.60 m (5.24 ft.) beyond the front wall of the dwelling in this instance;
6. a Gross Floor Area (GFA) - Infill Residential of 207.35 m² (2,231.96 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area (GFA) - Infill Residential of 204.82 m² (2,204.73 sq. ft.) in this instance; and,
7. a lot coverage of 39.30% (175.92 m² / 1,893.64 sq. ft.) of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (112.06 m² / 1,206.24 sq. ft.) of the lot area in this instance.

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Committee of Adjustment

Subject Property : 1059 OLD DERRY RD.

File Number : A28415

Z Area : 53E

Agent : CHRISTOPHER WALLACE ARCHITECT



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 285/15

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

JOANNE PLUT is the owner of Lot 7, Registered Plan M-391, located and known as 1306 LAKEBREEZE DRIVE, zoned R3-1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an accessory structure (pool cabana) within the rear yard of the subject property proposing a floor area of 48.00 m² (516.68 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00 m² (107.64 sq. ft.) for an accessory structure in this instance.

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Committee of Adjustment

Subject Property : 1306 LAKEBREEZE DR.

File Number : A28515

Z Area : 7

Agent : E. RAFACZ



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

JAFINE DEVELOPMENT COMPANY LIMITED is the owner of part of Lot A, Concession 1, SDS, located and known as 2200 DUNDAS STREET EAST, zoned C3-4 – Commercial & G1 - Greenbelt. The applicant requests the Committee to authorize a minor variance to permit the operation of a new Medical Office and pharmacy within the existing development on the subject property proposing:

1. a total of 146 parking spaces, including 5 parking spaces for persons with disabilities, for all uses on-site; whereas By-law 0225-2007, as amended, requires a minimum of 214 parking spaces, including 6 parking spaces for persons with disabilities, for all uses on-site in this instance;
2. five (5) parking spaces for persons with disabilities to remain on the subject property proposing a width of 4.90 m (16.07 ft.) and a length of 5.20 m (17.06 ft.) and providing no access aisles between spaces; whereas By-law 0225-2007, as amended, requires a minimum three (3) Type A parking spaces with a minimum width of 3.40 m (11.15 ft.) and a minimum length of 5.20 m (17.06 ft.); a minimum of three (3) Type B parking spaces with a minimum width of 2.40 m (7.87 ft.) and a minimum length of 5.20 m (17.06 ft.); and, access isles with a minimum width of 1.50 m (4.92 ft.) between spaces in this instance;
3. a drive aisle width of 4.80 m (15.74 ft.) for the six (6) parallel parking spaces located on the west side of the building; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00 m (22.96 ft.) in this instance; and,
4. a drive aisle width of 6.00 m (19.68 ft.) for the ten (10) parallel parking spaces located on the east side of the building; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00 m (22.96 ft.) in this instance.

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Committee of Adjustment

Subject Property : 2200 DUNDAS ST. E.

File Number : A286/15

Z Area : 12

Agent : BARRY J. MORRISON & ASSOCIATES LTD.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 287/15

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

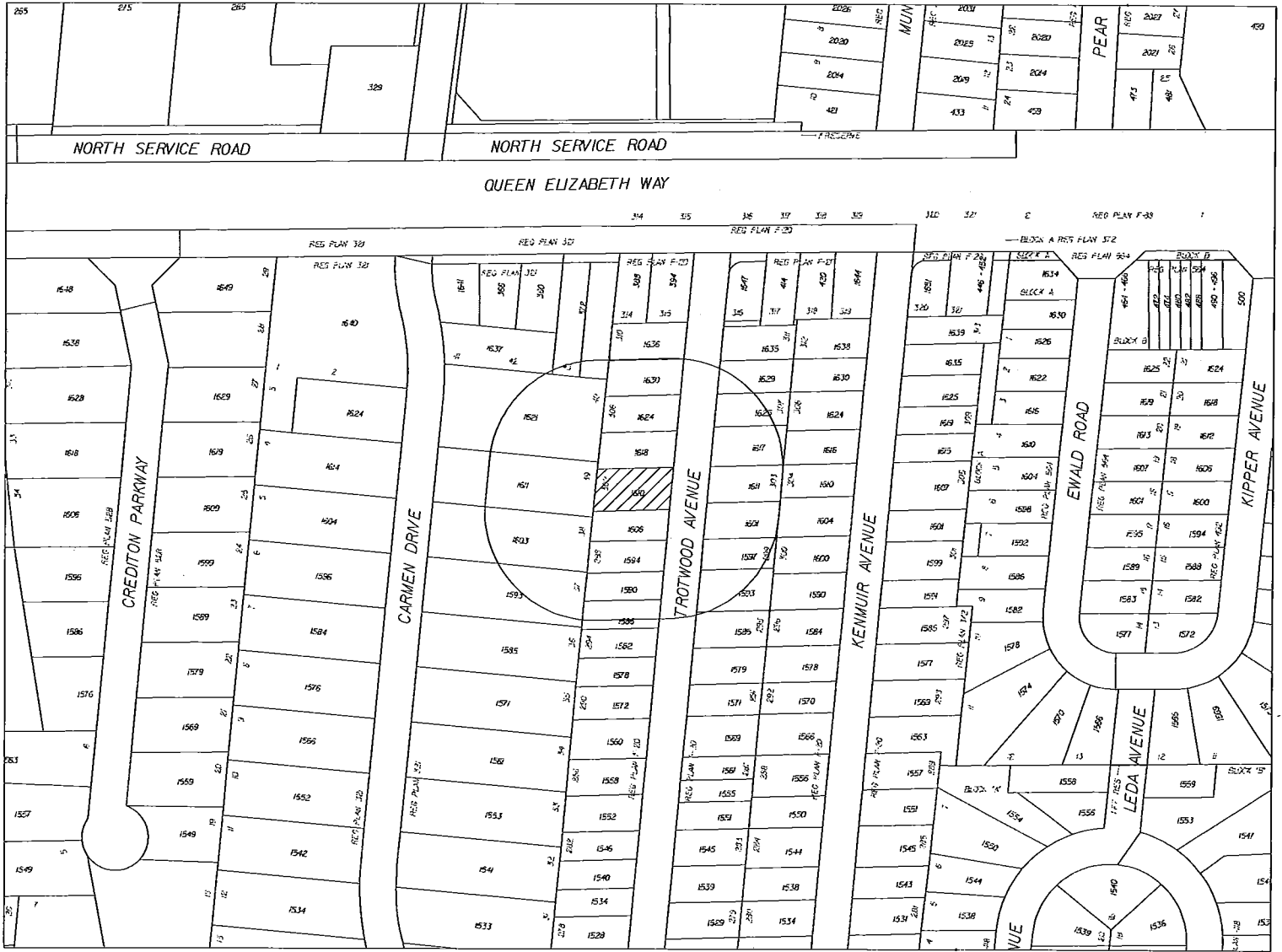
STAN ZUPANCIC is the owner of part of Lot 302, Registered Plan F-20, located and known as 1610 TROTWOOD AVENUE, zoned R3-1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing circular driveway to remain within the front yard of the subject property proposing:

1. a driveway width of 7.20 m (23.62 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.68 ft.) in this instance; and,
2. a combined width of the two points of access of a circular driveway of 7.70 m (25.26 ft.); whereas By-law 0225-2007, as amended, permits a maximum combined width of the two points of access of a circular driveway of 6.00 m (19.68 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1610 TROTWOOD AVE.
 Z Area : 7

File Number : A287/15
 Agent : _____



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 288/15

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

FRANJO & CHRISTINA SRES SARCEVIC are the owners of part of Lot 36, Registered Plan A-26, located and known as 651 MONTBECK CRESCENT, zoned R3 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

1. an existing frontage of 12.18 m (39.96 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00 m (49.21 ft.) in this instance;
2. a front yard of 6.04 m (19.81 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m (24.60 ft.) in this instance;
3. an interior side yard measured to the second storey of the dwelling of 1.26 m (4.13 ft.) on one side and 1.20 m (3.93 ft.) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81 m (5.93 ft.) measured to the second storey of both sides of the dwelling in this instance; and,
4. a lot coverage of 39.26% (155.21 m² / 1,670.72 sq. ft.) of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (138.33 m² / 1,489.02 sq. ft.) of the lot area in this instance.

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Committee of Adjustment

Subject Property : 651 MONTBECK CRES.

File Number : A28815

Z Area : 1

Agent : ARCHAUS ARCHITECTS INC.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 289/15

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

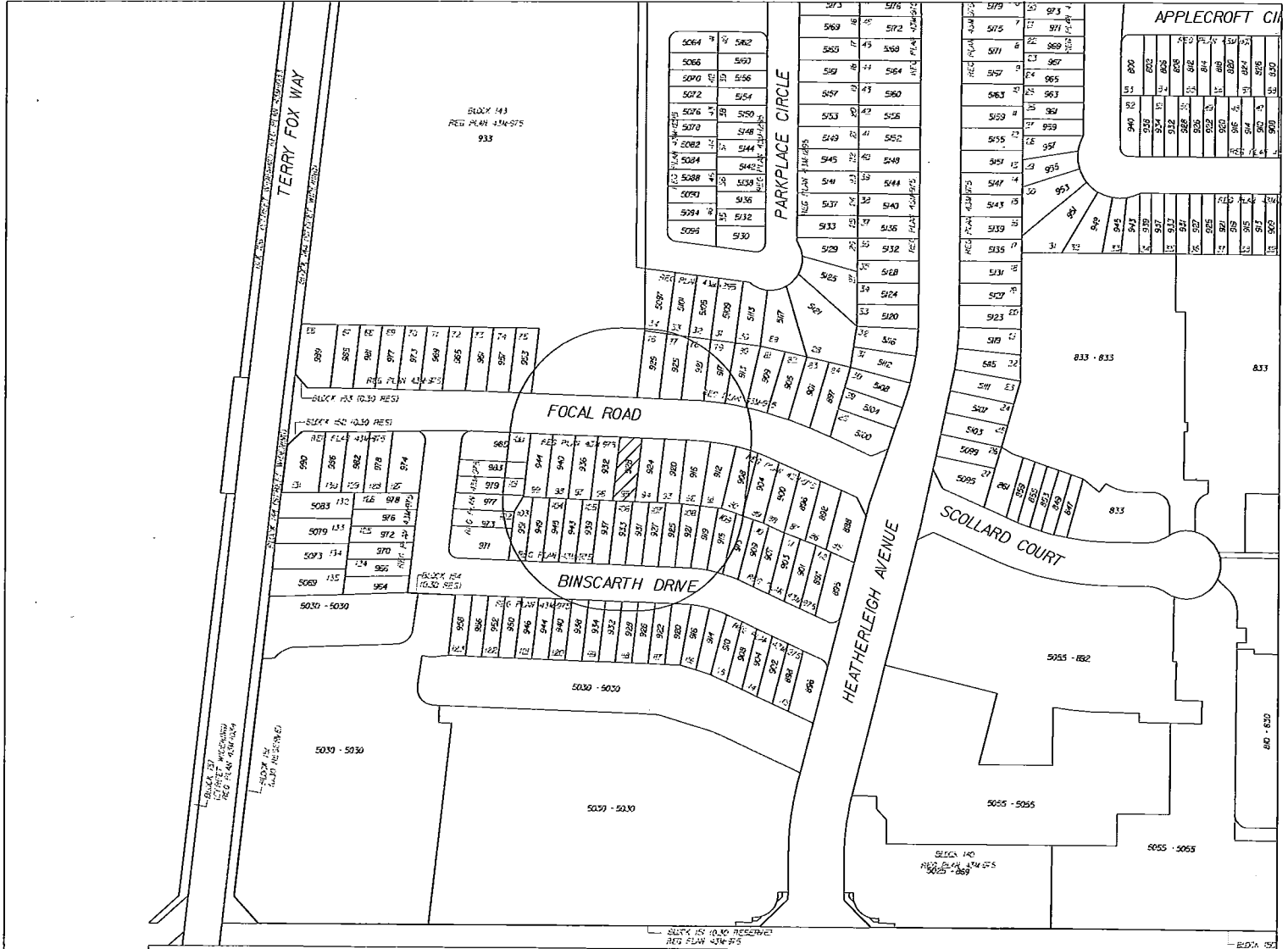
IMRAN HABIB is the owner of Lot 95, Registered Plan M-975, located and known as 928 FOCAL ROAD, zoned R4 – Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway on the subject property proposing:

1. a driveway width of 12.23m (40.12ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.69ft.) in this instance;
2. a setback of 0.00m (0.00ft.) from the driveway to both side lot lines; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (2.00ft.) from the driveway to both side lot lines in this instance; and,
3. a landscaped soft area of 0.00% in the front yard area; whereas By-law 0225-2007, as amended, requires a minimum landscaped soft area of 40.00% of the front yard area in this instance.

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Committee of Adjustment

Subject Property : 928 FOCAL RD.
 Z Area : 37W

File Number : A28915
 Agent : S. HABIB



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 290/15

WARD: 8

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ERIN MILLS CHURCH CAMPUS is the owner of Lot A, Registered Plan M-160, located and known as 3535 SOUTH COMMON COURT, zoned RM4-58 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a community garden on the subject property; whereas By-law 0225-2007, as amended does not permit a community garden use on the subject property in this instance.

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Committee of Adjustment

Subject Property : 3535 SOUTH COMMON COURT

File Number : A29015

Z Area : 25

Agent : J. C. STERNS



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 291/15

WARD: 6

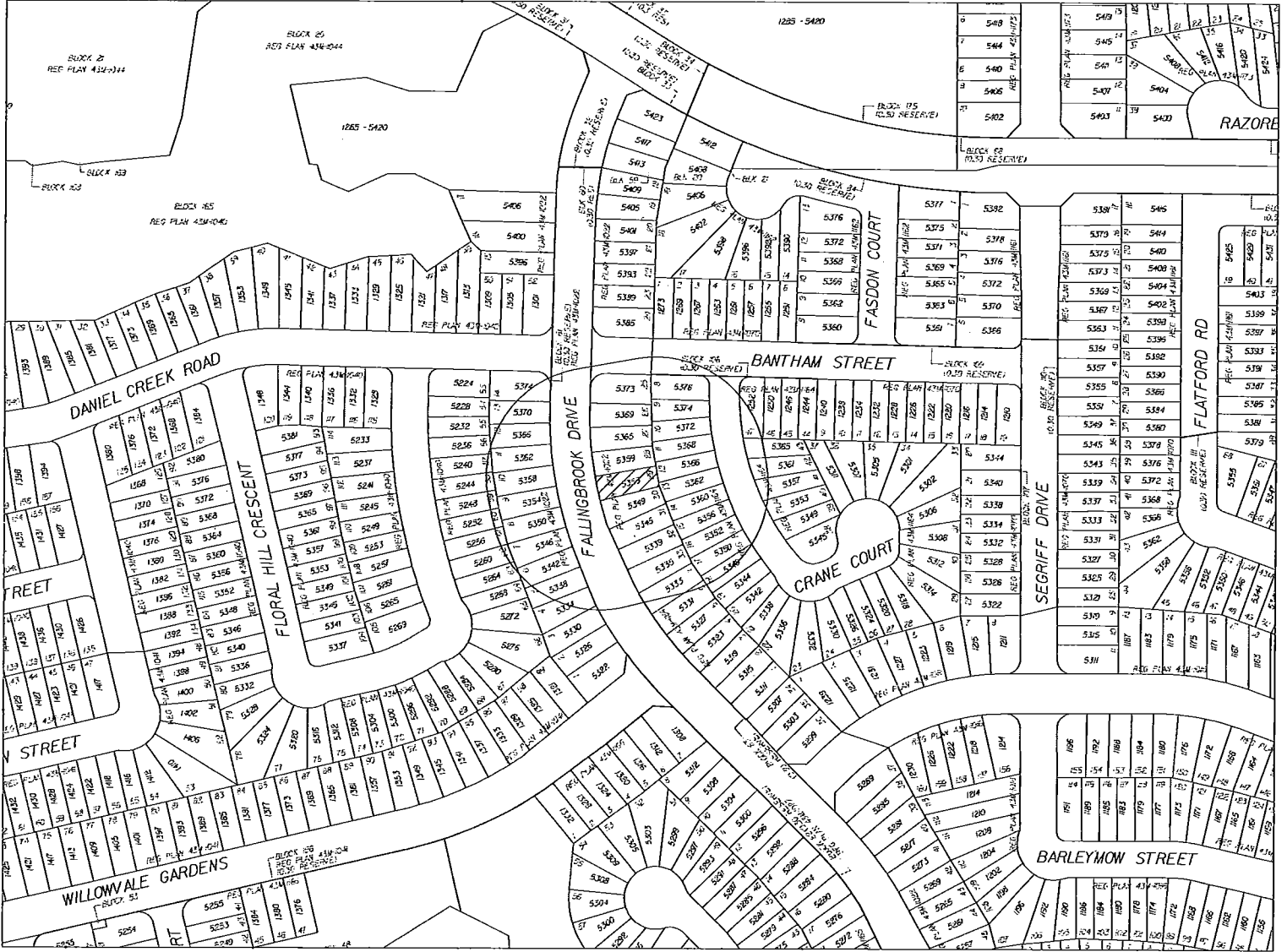
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

AMINA UFFIN & AMRO AFZAL are the owners of Lot 29, Registered Plan M-1022, located and known as 5355 FALLINGBROOK DRIVE, zoned R4 - Residential. The applicants request the Committee authorize a minor variance to permit the existing driveway to remain on the subject property proposing a width of 7.92m (24.98ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.69ft.) in this instance.

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Committee of Adjustment

Subject Property : 5355 FALLINGBROOK DR.

File Number : A29115

Z Area : 38E

Agent : _____



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 292/15

WARD: 7

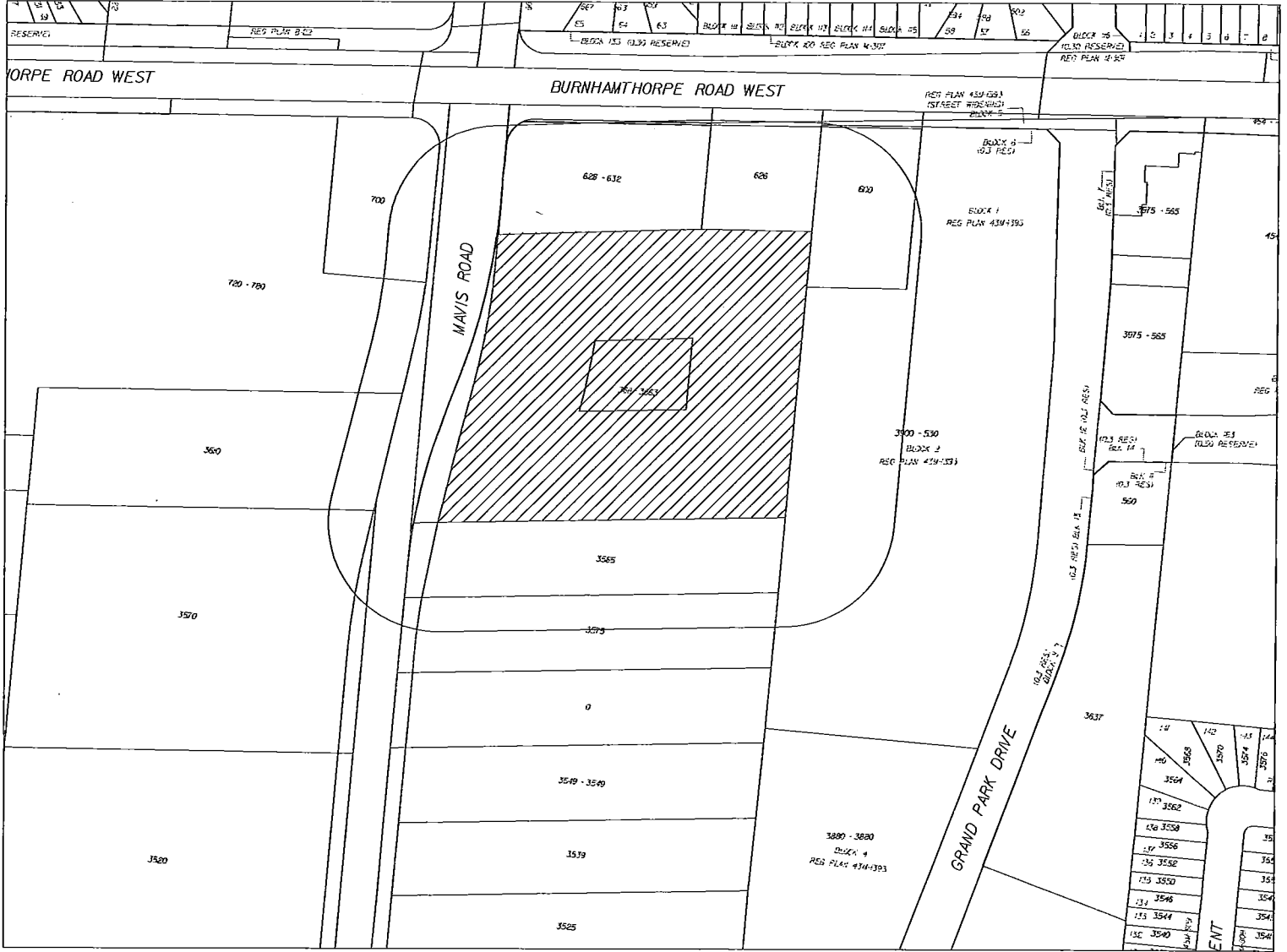
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HAJUNA INVESTMENTS LIMITED is the owner of Part of Lot 20, Concession 1, NDS located and known as 3663 MAVIS ROAD, zoned D-10 Development. The applicant requests the Committee to authorize a minor variance to permit a warehouse use within Unit #16 of the development on the subject property; whereas By-law 0225-2007, as amended, does not permit any use that did not legally exist on the subject property prior to the establishment of the D-10 Development zone on the subject property in this instance.

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Committee of Adjustment

Subject Property : 3663 MAVIS RD.

File Number : A29215

Z Area : 22

Agent : C. K. HO LEE



Revised Hearing Date



FILE: "A" 126/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PEEL CONDOMINIUM CORPORATION NO. 436 is the owner of Peel Condominium Plan 436, located and known as **6731 COLUMBUS ROAD**, zoned E3, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a place of religious assembly within Unit #1 of the subject development proposing a total of 66 parking spaces on the subject property for all uses; whereas By-law 0225-2007, as amended, requires a total of 146 parking spaces on the subject property for all uses in this instance.

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Committee of Adjustment

Subject Property : 6731 COLUMBUS RD, UNIT 1

File Number : A12615

Z Area : 42W

Agent : FRUITFUL HOUSE FAMILY CHURCH



AMENDED NOTICE & REVISED HEARING DATE

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 200/15

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

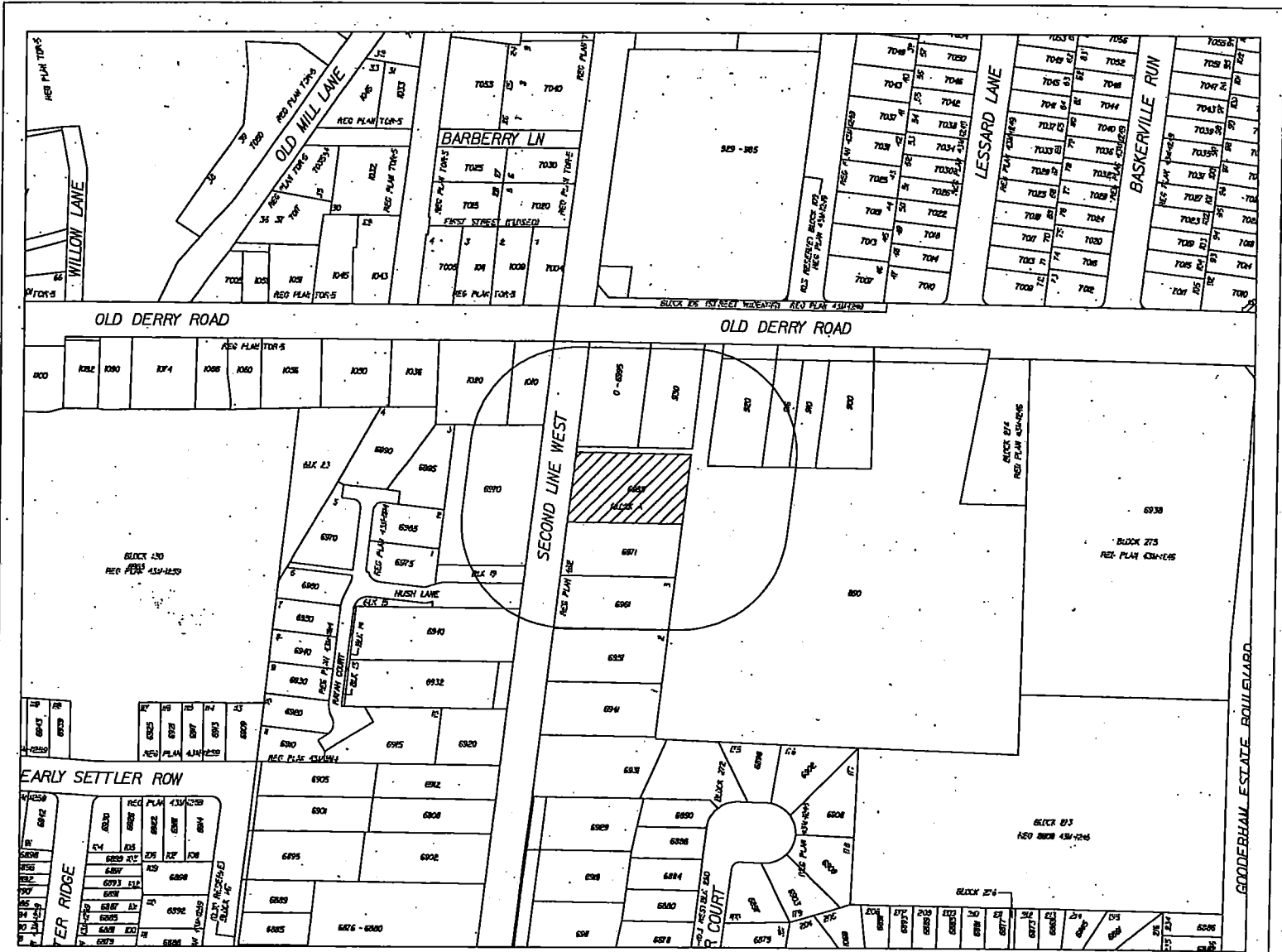
KHALID ABU ZAED is the owner of part of Block A, Registered Plan M-462, located and known as **6985 SECOND LINE WEST**, zoned R1-32 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling, detached three (3) car garage, and cabana (accessory structure and gazebo) on the subject proposing:

1. a combined width of side yards of 6.77 m (22.21 ft.), measured to the eaves; whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.97 m (26.14 ft.) in this instance;
2. a dwelling height of 7.91 m (25.95 ft.) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 7.50 m (24.60 ft.) in this instance;
3. a dwelling with a flat roof; whereas By-law 0225-2007, as amended, does not permit a dwelling with a flat roof in this instance;
4. a floor area of 72.61 m² (781.59 sq. ft.) for the proposed detached garage; whereas By-law 0225-2007, as amended, permits a maximum floor area of 50.00 m² (538.21 sq. ft.) for a detached garage in this instance;
5. a garage projection of 4.06 m (13.32 ft.) beyond any point of the front wall of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a projection of 0.00 m (0.00 ft.) beyond any point of the front wall of the dwelling in this instance;
6. a driveway width of 9.53 m (31.27 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00 m (9.84 ft.) in this instance; and,
7. a floor area of 10.43 m² (112.27 sq. ft.) for the proposed gazebo; whereas By-law 0225-2007, as amended permits a maximum floor area of 10.00 m² (107.64 sq. ft.) for a gazebo in this instance.

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Committee of Adjustment

Subject Property : 6985 SECOND LINE WEST

File Number : A20015

Z Area : 44W

Agent : EPIC DESIGNS INC.



Revised Hearing Date



FILE: "A" 243/15
WARD: 1

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

FRANCISCO PEIXOTO is the owner of Part of Lot 267, Registered Plan F-20, located and known as **1491 TROTWOOD AVENUE**, zoned R3-1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey dwelling on the subject property proposing a gross floor area (GFA) – infill residential, of 438.93m² (4724.60 sq.ft.); whereas By-law 0225-2007, as amended permits a maximum gross floor area (GFA) – infill residential, of 371.38m² (3997.50 sq.ft.) in this instance.

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Committee of Adjustment

Subject Property : 1491 TROTWOOD AVE.

File Number : A24315

Z Area : 7

Agent : R. MATELJAN



Revised Hearing Date



FILE: "A" 251/15
WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

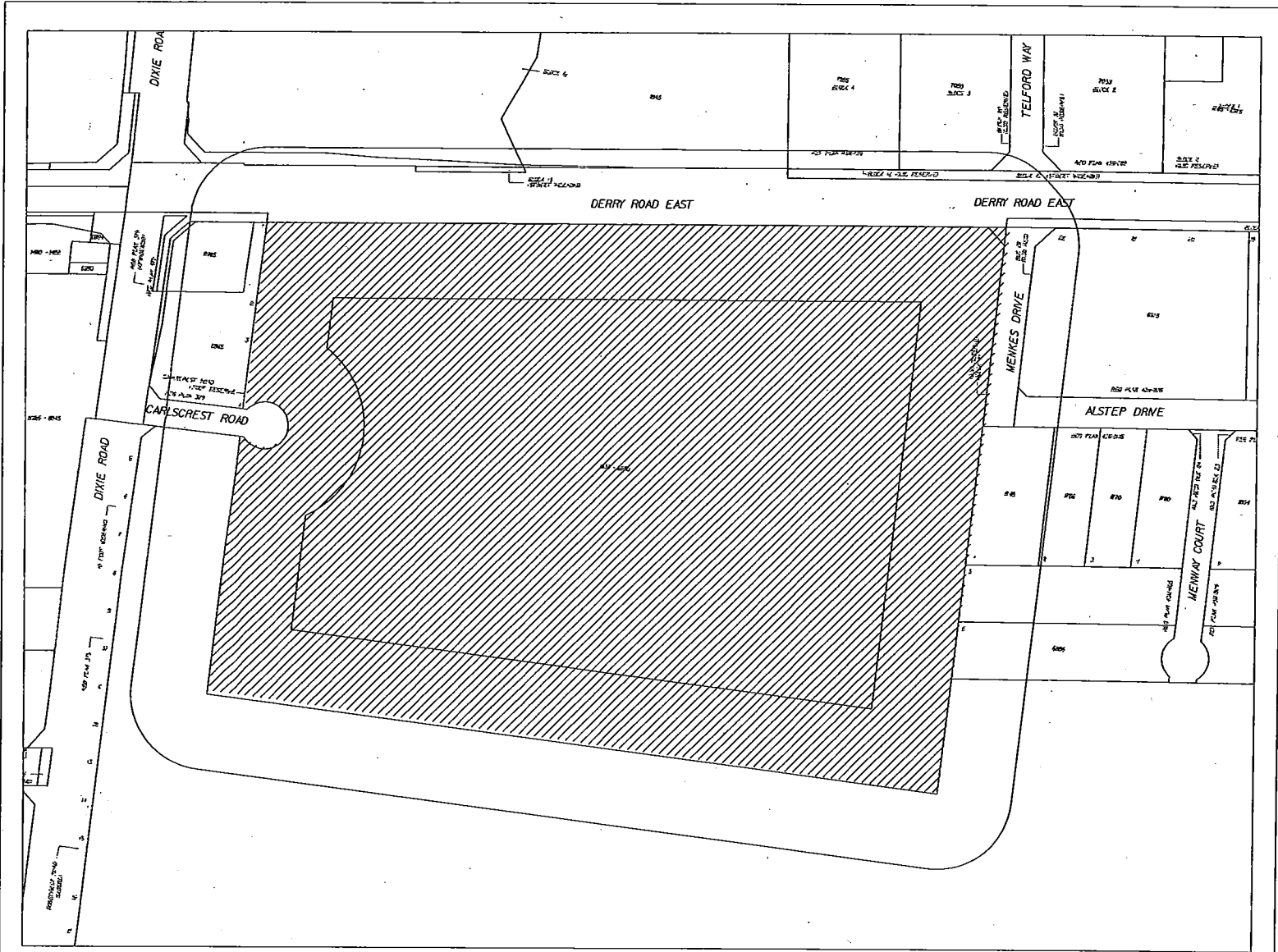
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CARLRO HOLDINGS is the owner of Part of Lot 10, Concession 4, EHS, located and known as **6915 DIXIE ROAD**, zoned E2 – Industrial. The applicant requests the Committee to authorize a minor variance to permit the operation of a Place of Religious Assembly within Units #5-11 of the development on the subject property proposing to provide 177 parking spaces, including 2 spaces for persons with disabilities, for all uses on the subject property; whereas By-law 0225-2007, as amended, requires a minimum of 533 parking spaces for all uses on the subject property in this instance.

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Committee of Adjustment

Subject Property : 6915 DIXIE RD.

File Number : A25115

Z Area : 42E

Agent : GREG DELL & ASSOCIATES



Revised Notice & Hearing Date

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 252/15

WARD: 5

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

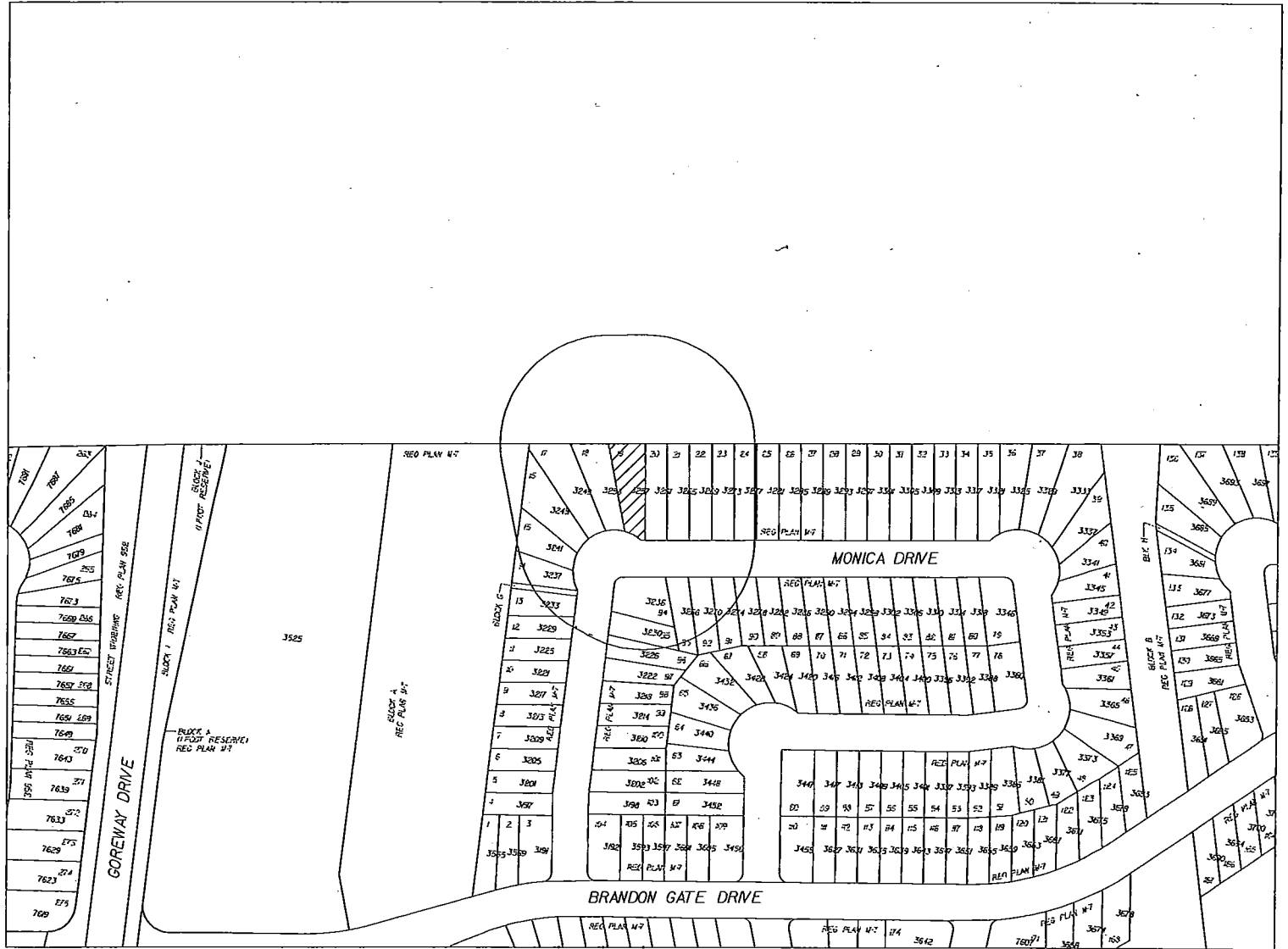
UPANSHUMAN & PRAMILA PANDEY are the owners of Lot 19, Registered Plan M-7, located and known as **3257 MONICA DRIVE**, zoned R4 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a second storey addition to the existing dwelling on the subject property and existing accessory structure to remain in the rear yard proposing:

1. a southerly side yard of 0.94 m (3.08 ft.); whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.20 m (3.93 ft.) in this instance,
2. a setback of 26.39 m (86.58 ft.) from a dwellings to a railway right-of-way; whereas By-law 0225-2007, as amended, requires a minimum setback of 30.00 m (98.42 ft.) from a dwelling to a railway right-of-way in this instance; and,
3. the existing accessory structure to remain having a side yard of 0.40m (1.31ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

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Committee of Adjustment

Subject Property : 3257 MONICA DR.
 Z Area : 48E

File Number : A252/15
 Agent : K. KHADRA



Revised Hearing Date



FILE: "A" 255/15

WARD: 1

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

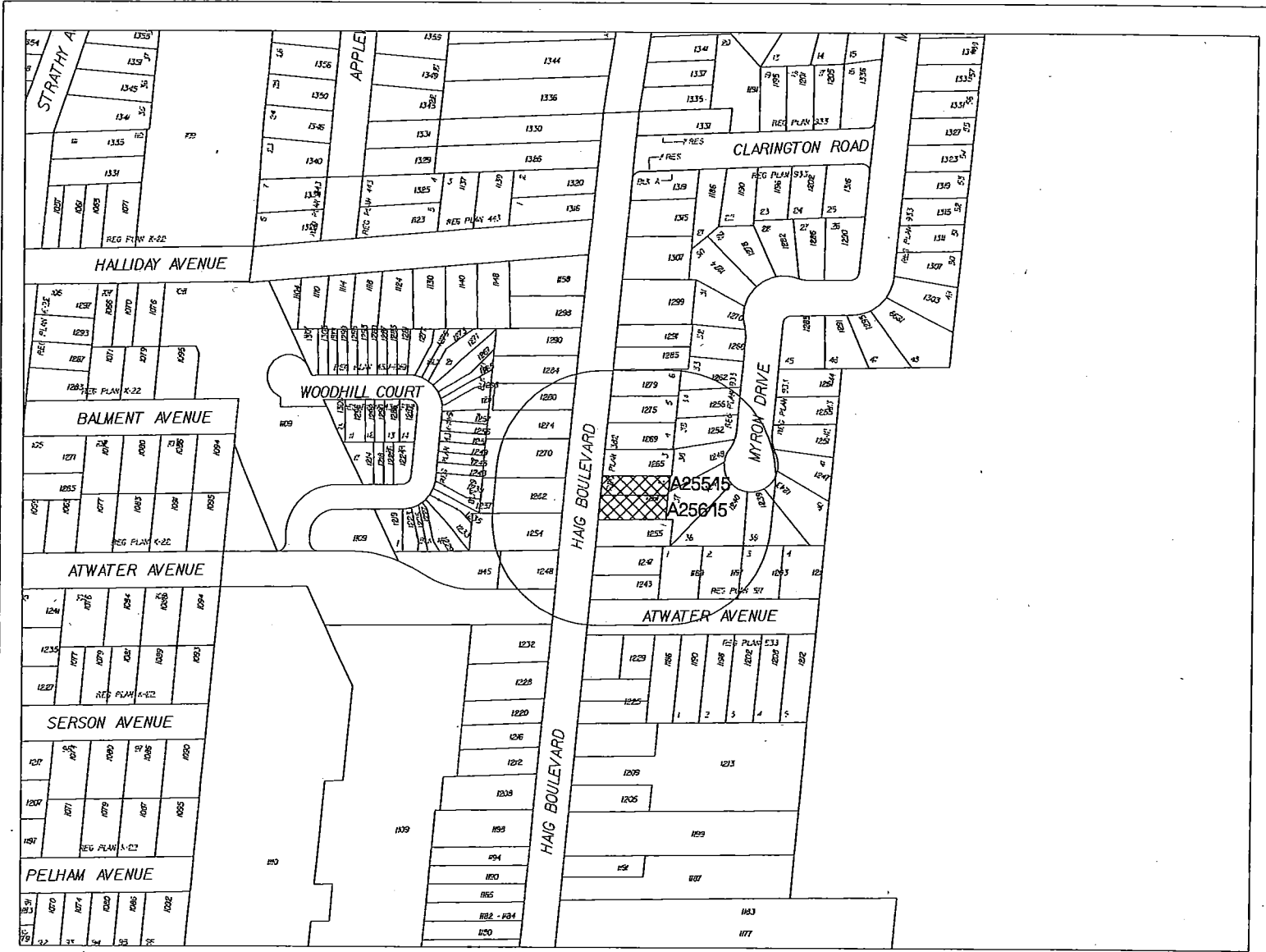
BRIAN SOUSA is the owner of part of Lot 2, Registered Plan M-382, located and known as **1261 HAIG BOULEVARD**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot being the retained land of Consent applications "B"63/14 for the construction of a new two storey dwelling proposing:

1. a lot coverage of 40% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and,
2. an interior side yards of 1.20 m (3.93 ft.) on each side of the proposed dwelling measured to the second storey; whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.81 m (5.93 ft.) on each side of the proposed dwelling measured to the second storey in this instance.

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Committee of Adjustment

Subject Property : 1261 HAIG BLVD.

File Number : A255/15 - A256/15

Z Area : 6

Agent : _____



Revised Hearing Date



FILE: "A" 256/15

WARD: 1

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

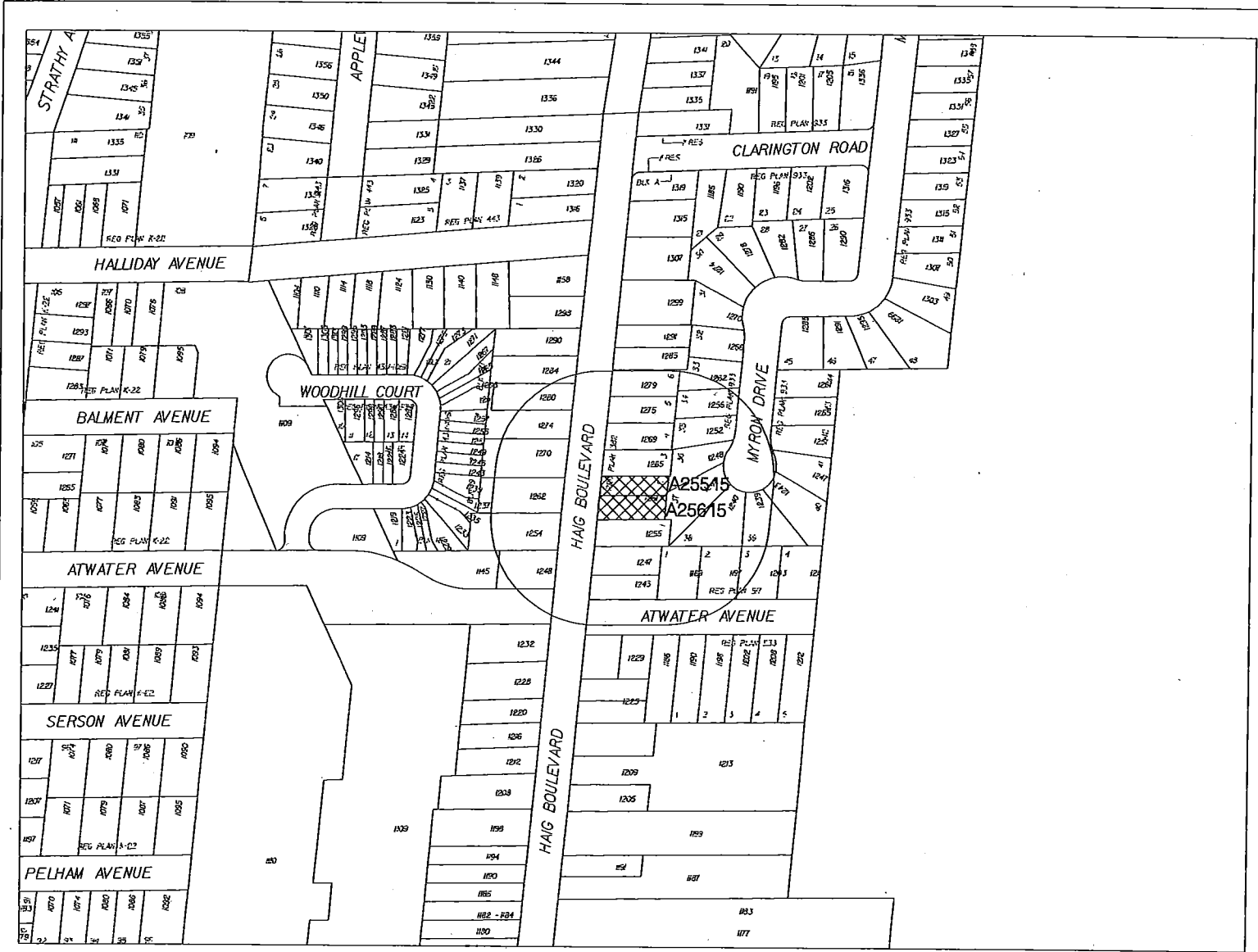
BRIAN SOUSA is the owner of part of Lot 2, Registered Plan M-382, located and known as **1261 HAIG BOULEVARD**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot being the conveyed land of Consent applications "B"63/14 for the construction of a new two storey dwelling proposing:

1. a lot coverage of 40% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and,
2. an interior side yards of 1.20 m (3.93 ft.) on each side of the proposed dwelling measured to the second storey; whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.81 m (5.93 ft.) on each side of the proposed dwelling measured to the second storey in this instance.

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Committee of Adjustment

Subject Property : 1261 HAIG BLVD.

File Number : A25515 – A25615

Z Area : 6

Agent : _____

