

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: MAY 3, 2018 AT 1:30 P.M.

| File | Name of Applicant | Location of Land | Ward | Decision |
|------|-------------------|------------------|------|----------|
|------|-------------------|------------------|------|----------|

| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred | AIP=Approved in Part

NEW APPLICATIONS - (MINOR VARIANCE)

| | | | | |
|----------|-----------------------------------|-------------------------|----|------------------|
| A-181/18 | JATINDER KAUR | 7012 BASKERVILLE RUN | 11 | Approved AA |
| A-182/18 | JAPDEEP HOLDINGS INC | 1580 BRITANNIA RD E | 5 | Approved |
| A-183/18 | LAWRENCE & CLAUDETTE COLLYMORE | 216 ISABELLA AVE | 7 | D (July 12) |
| A-184/18 | 3085 QUEEN FREDERICA INC. | 3085 QUEEN FREDERICA DR | 3 | D (June 14) |
| A-185/18 | 678604 ONTARIO INC. | 510 DRIFTCURRENT DR | 5 | Approved (AC) |

DEFERRED APPLICATIONS - (MINOR VARIANCE)

| | | | | |
|----------|---------------------------------|---------------------|---|------------------|
| A-467/17 | WAMIQ USMANI | 1216 MISSISSAUGA RD | 2 | Approved (AA) |
| A-468/17 | WAMIQ USMANI | 1222 MISSISSAUGA RD | 2 | Approved |
| A-053/18 | ATTIQUE ASAD | 3127 GIVEN RD | 7 | D (June 14) |
| A-104/18 | GUIDO GIANNONE & JULIE LOFRANCO | 2054 TOLMAN RD | 1 | Approved (AC) |

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **JATINDER KAUR** for the property located at **7012 BASKERVILLE RUN**.
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A side yard of 3.60m (approx. 11.81ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.00m (approx. 19.68ft) in this instance; and
2. A rear yard setback of 6.90m (approx. 22.64ft) measured to a bay window, whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.60ft) in this instance.

A. Vaid, agent, attended and presented the application to Committee to allow an addition.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

DECISION

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY: D. Kennedy SECONDED BY: D. Reynolds CARRIED
The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To allow an addition proposing:

1. An exterior side yard of 3.90m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance; and
2. A rear yard setback of 6.90m measured to a bay window, whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on May 10, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"J. ROBINSON"</u> J. ROBINSON | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
| <u>"P. QUINN"</u> P. Quinn | |

I certify this is copy of the decision of the Committee's decision given on May 10, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 30, 2018**.

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **JAPDEEP HOLDINGS INC**
for the property located at **1580 BRITANNIA ROAD EAST.**
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an addition proposing a side yard setback of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 6.09m (approx. 19.98ft) in this instance.

R. Chaku, attended and presented the application to Committee.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY: J. Page SECONDED BY: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow an addition proposing a side yard setback of 4.50m whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 6.09m in this instance.

Committee Decision dated at the City of Mississauga on May 10, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
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| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
| <u>"P. QUINN"</u> P. Quinn | |

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NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **678604 ONTARIO INC.**
for the property located at **510 DRIFTCURRENT DRIVE.**
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the operation of a take-out restaurant within Unit 14 of the subject building whereas By-law 0225-2007, as amended, does not permit a restaurant within 60.00m (196.85ft.) of a residential zone in this instance.

R. Palmieri, agent, attended and presented the application to Committee to permit the operation of a take-out restaurant.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



Accordingly, the Committee resolved to authorize and grant the request.

MOVED BY: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To permit the operation of a take-out restaurant within Unit 14 of the subject building whereas By-law 0225-2007, as amended, does not permit a restaurant within 60.00m of a residential zone in this instance.

CONDITION(S):

1. Restaurant to remain operating as a take-out restaurant.
2. Hours of operation are Sunday through Thursday 10am – 10pm, and Friday through Saturday 10am – to 12pm.

Committee Decision dated at the City of Mississauga on May 10, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"J. ROBINSON"</u> J. ROBINSON | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
| <u>"P. QUINN"</u> P. Quinn | |

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A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 30, 2018**.

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by WAMIQ USMANI for the property located at 1216 MISSISSAUGA ROAD.
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a two storey dwelling on the subject property proposing:

1. A gross floor area- infill residential of 474.27m² (approx. 5,105.00sq ft); whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 451.31m² (approx. 4,857.86sq ft) in this instance.
2. A balcony projection of 1.59m (approx. 5.22ft) beyond the garage face whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.28ft) beyond the garage face in this instance; and
3. A balcony over a garage with an area of 16.77m² (approx. 180.51sq.ft) whereas By-law 0225-2007, as amended, permits a maximum balcony over a garage of 10.00m² (approx. 107.64sq.ft) in this instance.

T. Cieciora, agent, attended and presented the application to Committee to permit a two storey dwelling.

BACKGROUND

November 2, 2017, T. Cieciora, authorized agent, attended and presented the application to permit the construction of a 2 storey dwelling on the subject property. He indicated that the road widening that was taken in front of the subject property exacerbated the requested variances. Mr. Cieciora requested deferral of the application in order to address staff comments.

The Committee consented to the request and deferred the application to the March 8th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 27, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (October 26, 2018)

On March 8, 2018, S. Qi, the authorized gent, attended and requested to defer the application to addresses planning comments and to redesign aspects of the proposal.

The Committee consented to the request and deferred the application to the May 3rd hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 2, 2018)
- City of Mississauga, Transportation and Works Department (dated March 1, 2018)
- Region of Peel (dated March 7, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

The resident of 1214 Mississauga Road appeared before the Committee and expressed concern for the subject application and asked questions to Committee.

Committee asked questions of the agent who appeared before the Committee.

The applicant requested that the application be amended and Committee agreed to the request.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY: J. Robinson SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit a two storey dwelling on the subject property proposing:

1. A gross floor area- infill residential of 474.27m²; whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 462.11m² in this instance.
2. A balcony projection of 1.59m beyond the garage face. whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m beyond the garage face in this instance; and
3. A balcony over a garage with an area of 16.77m² whereas By-law 0225-2007, as amended, permits a maximum balcony over a garage of 10.00m² in this instance.

Committee Decision dated at the City of Mississauga on May 10, 2018.

| | |
|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"J. ROBINSON"</u> J. ROBINSON | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
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This decision is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 30, 2018**.

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by WAMIQ USMANI for the property located at 1216 MISSISSAUGA ROAD.
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

1. A gross floor area- infill residential of 414.21m² (approx. 4,458.52sq ft); whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 395.85m² (approx. 4260.89sq ft) in this instance;
2. A height of 7.66m (approx. 25.13ft) measured to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 20.99ft) measured to the underside of the eaves in this instance; and
3. A height of 9.19m (approx. 30.15ft) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.0m (approx. 29.52ft) measured to the highest ridge of the roof.

T. Cieciora, agent, attended and presented the application to Committee to permit the construction of a new dwelling.

BACKGROUND

November 2, 2017, T. Cieciora, authorized agent, attended and presented the application to permit the construction of a 2 storey dwelling on the subject property. He indicated that the road widening that was taken in front of the subject property exacerbated the requested variances. Mr. Cieciora requested deferral of the application in order to address staff comments.

The Committee consented to the request and deferred the application to the March 8th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 27, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (October 26, 2018)

On March 8, 2018, S. Qi, the authorized gent, attended and requested to defer the application to addresses planning comments and to redesign aspects of the proposal.

The Committee consented to the request and deferred the application to the May 3rd hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 2, 2018)
- City of Mississauga, Transportation and Works Department (dated March 1, 2018)
- Region of Peel (dated March 7, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

The resident of 1215 Kane Road appeared before the Committee and expressed concern for the subject application regarding grading and height.

Committee asked questions of the agent who appeared before the Committee.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY: J. Page SECONDED BY: D. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of a new dwelling on the subject property proposing:

1. A gross floor area- infill residential of 414.21m²; whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 395.85m² in this instance;
2. A height of 7.66m measured to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m measured to the underside of the eaves in this instance; and
3. A height of 9.19m measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.0m measured to the highest ridge of the roof.

Committee Decision dated at the City of Mississauga on May 10, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"J. ROBINSON"</u> J. ROBINSON | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
| <u>"P. QUINN"</u> P. Quinn | |

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This decision is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 30, 2018**.

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **GUIDO GIANNONE & JULIE LOFRANCO**
for the property located at **2054 TOLMAN ROAD.**
Date of Hearing on Thursday May 3, 2018
Date Decision Signed by the Committee May 10, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicants request the Committee to authorize a minor variance to permit the construction of a gazebo on the subject property proposing:

1. a floor area occupied of 13.39m² (144.19sq.ft.) for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum floor area occupied of 10.00m² (107.63sq.ft.) for the gazebo in this instance;
2. a height of 3.25m (10.66ft.) for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for the gazebo in this instance.

D. Dixon, agent, attended and presented the application to Committee to permit the construction of a gazebo.

BACKGROUND

On March 22, 2018, Mr. D. Dixon, the authorized agent, attended and requested to defer the application in order to address staff comments.

The Committee consented to the request and deferred the application to the May 3rd hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 16, 2018)
- City of Mississauga, Transportation and Works Department (dated March 15, 2018)
- Region of Peel (dated March 16, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



Accordingly, the Committee resolved to authorize and grant the request.

MOVED BY: J. Page SECONDED BY: D. George CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To permit the construction of a gazebo on the subject property proposing:

1. a floor area occupied of 13.39m² for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum floor area occupied of 10.00m² for the gazebo in this instance;
2. a height of 3.25m for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m for the gazebo in this instance.

CONDITION(S):

Construction related to this variance shall be in general conformance with the landscaping indicated in the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on May 10, 2018

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"J. ROBINSON"</u> J. ROBINSON | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>"D. REYNOLDS"</u> D. REYNOLDS |
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NOTES:

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