
Committee of Adjustment

Date: July 11, 2024
Time: 3:30 PM
Location: Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis

Contacts

Taranjeet Uppal, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.3817
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nathan.tega@mississauga.ca

PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or Email:
committee.adjustment@mississauga.ca

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B38.24
2605 Royal Windsor Dr (Ward 2)
 - 4.2 B39.24
2645 Royal Windsor Dr (Ward 2)
 - 4.3 A263.24
526 South Service Road (Ward 1)
 - 4.4 A275.24
4250 Trailmaster Drive (Ward 6)
 - 4.5 A280.24
2222 Camilla Road (Ward 7)
 - 4.6 A284.24
5297 Forest Hill Dr (Ward 11)
 - 4.7 A285.24
2971 Wisteria Crt (Ward 9)
 - 4.8 A286.24
3883 Quartz Road (Ward 7)
 - 4.9 A287.24
28 Ann St (Ward 1)
 - 4.10 A289.24
3253 Sir John's Homestead (Ward 8)
 - 4.11 A290.24
1550 Watersedge Rd (Ward 2)
 - 4.12 A292.24
58 Ben Machree Dr (Ward 1)

- 4.13 A296.24
 7101 Hallsands Drive (Ward 11)
- 4.14 A297.24
 3880 Fitzroy Street (Ward 7)
- 4.15 A303.24
 5320 and 0 Ninth Line (Ward 10)
- 4.16 A67.22
 3138 Bonaventure Drive (Ward 5)
- 4.17 A191.24
 1480 Derry Road E (Ward 5)

5. **OTHER BUSINESS**

6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B38.24
Ward: 2

Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2605 Royal Windsor Dr, zoned E2-108- Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 4.50m (approx. 14.76ft) and an area of approximately 0.31acres (approx. 13503.60sq ft). The new parcel will be added to the property immediately to the northwest known as 2645 Royal Windsor Drive.

The Committee has set **Thursday, July 11, 2024 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

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- **In person:** This hearing is being held virtually. Please see the options below for electronic participation. If holding an electronic rather than an in person hearing is likely to cause a party significant prejudice, a written request may be made to have the Committee consider holding an in person hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Monday prior to the hearing. The request can be emailed to committee.adjustment@mississauga.ca or mailed to the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B39.24
Ward: 2

Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2645 Royal Windsor Dr, zoned E2-108-Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 14.05m (approx. 46.10ft) and an area of approximately 0.18 acres (approx. 7840.80sq ft). The new parcel will be added to the property immediately to the northeast known as 2605 Royal Windsor Drive.

The Committee has set **Thursday, July 11, 2024 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A263.24
Ward: 1

Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 526 South Service Road, zoned C5-3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the retail sales and outdoor display of 17 used motor vehicles- restricted, accessory to the existing motor vehicle repair facility- restricted whereas By-law 0225-2007, as amended, does not permit the retail sales of used motor vehicles-restricted and requires that all uses be contained within a building or structure in this instance.

The Committee has set **Thursday, July 11, 2024 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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Additional Information:

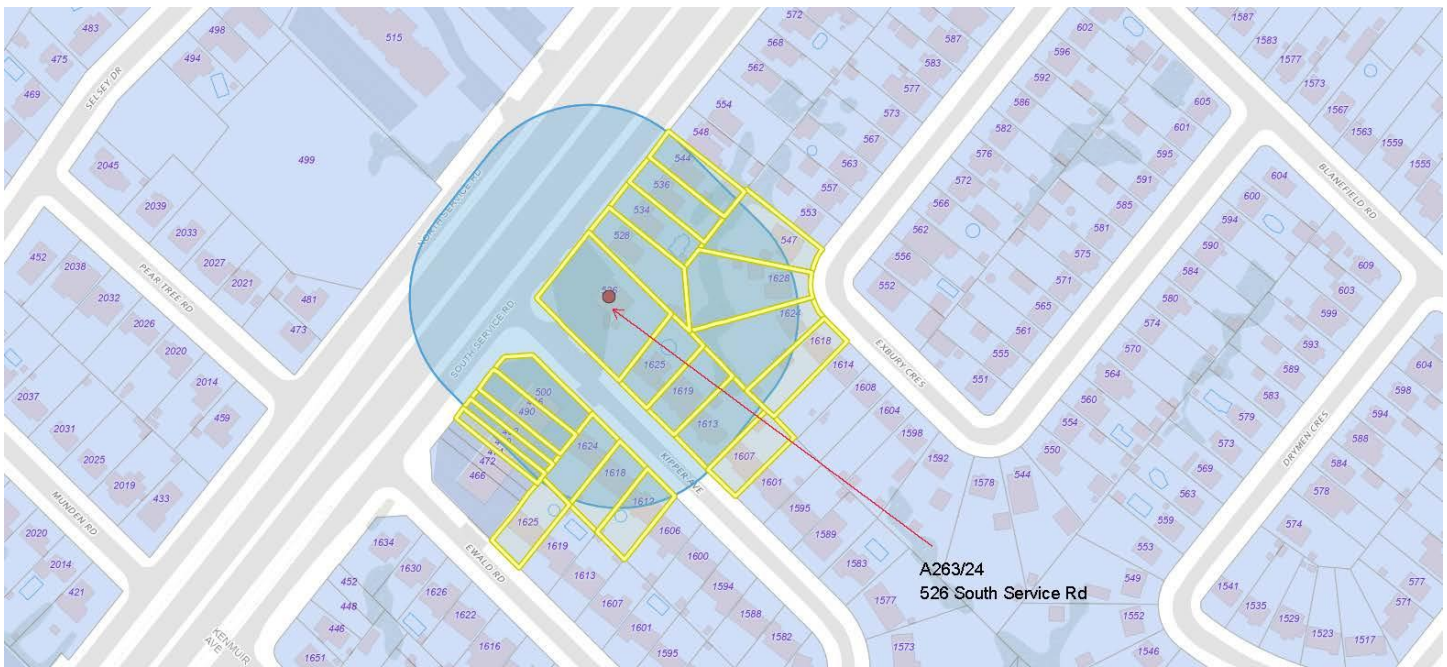
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 4250 Trailmaster Drive, zoned R4-42-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a below grade entrance facing a street to facilitate a second unit with a setback of 6.38m (approx. 20.93ft) whereas By-law 0225-2007, as amended, does not permit a below grade entrance facing a street to facilitate a second unit in this instance.

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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 2222 Camilla Road, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a house proposing a lot coverage of 39.04% (323.58sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (290.09sq m) in this instance.

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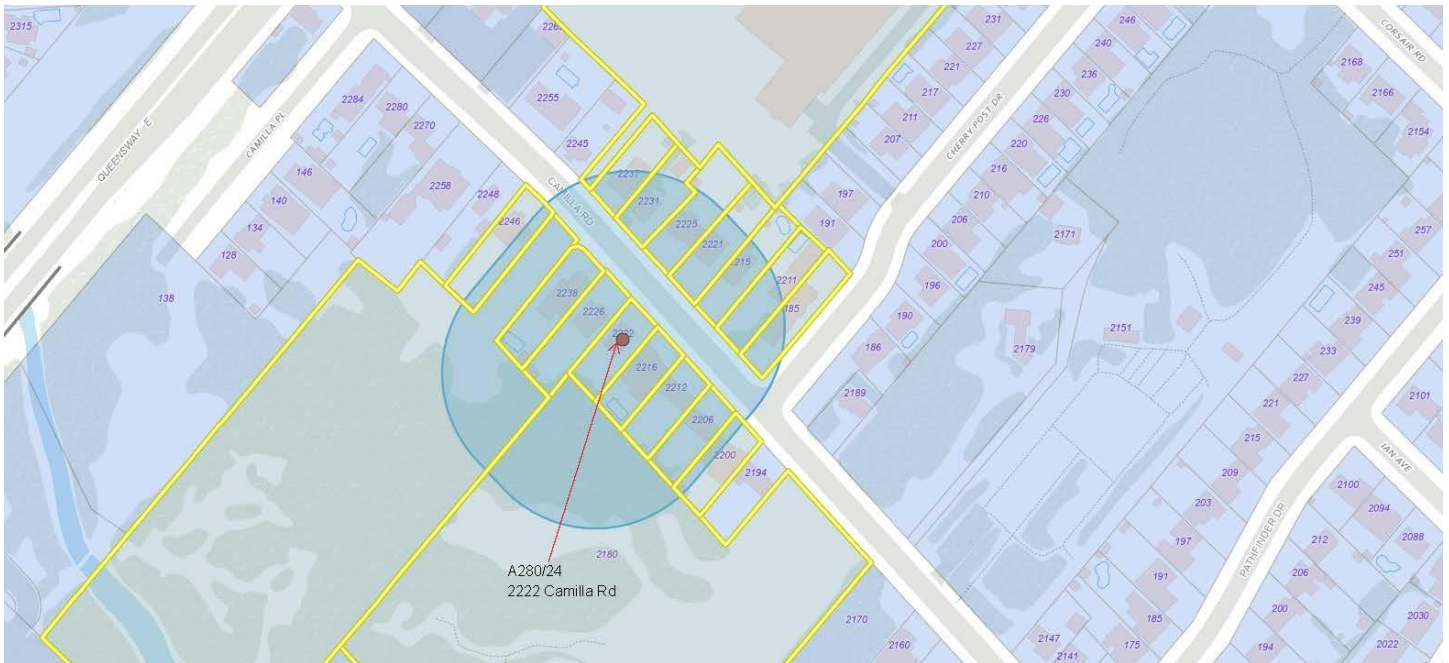
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Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 5297 Forest Hill Dr, zoned R2-8, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a backyard deck and swimming pool proposing a lot coverage of 38.95% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, July 11, 2024 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Additional Information:

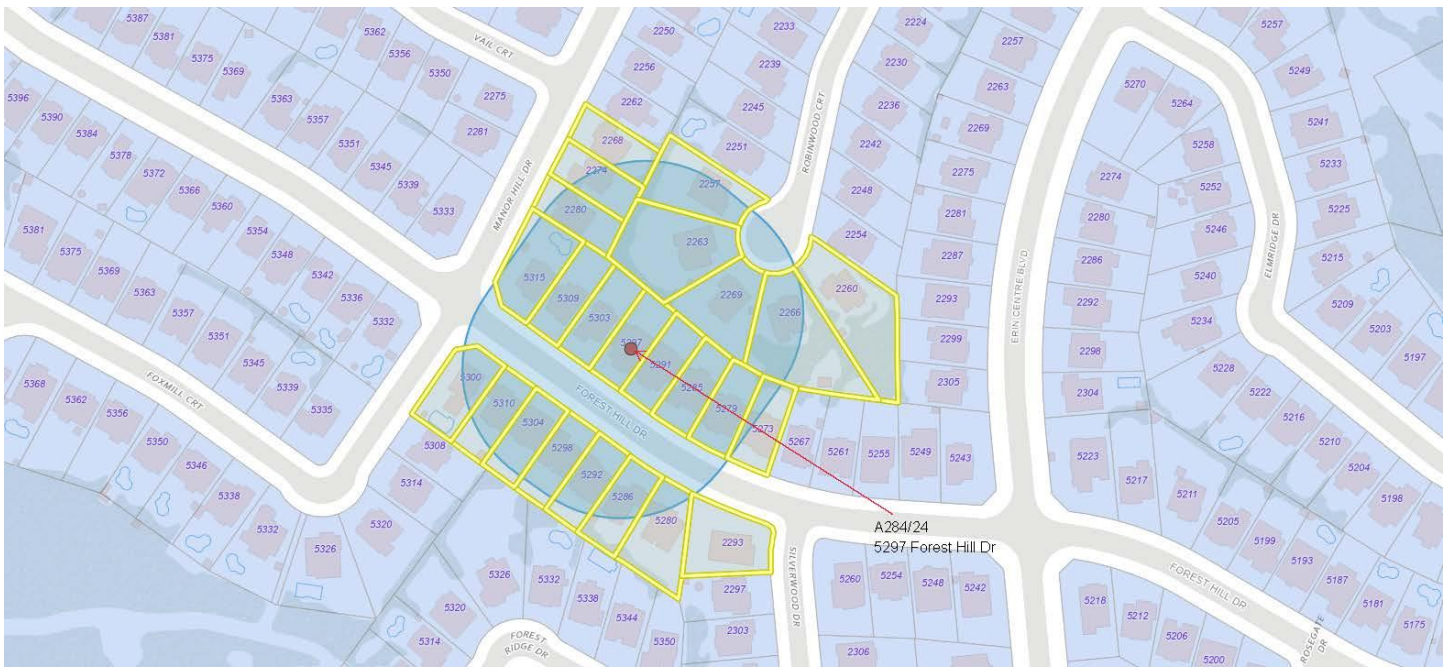
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 2971 Wisteria Crt, zoned R4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a covered porch and legalize the widened driveway proposing:

1. A rear yard setback of 6.32m (approx. 20.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A driveway width of 14.46m (approx. 47.44ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

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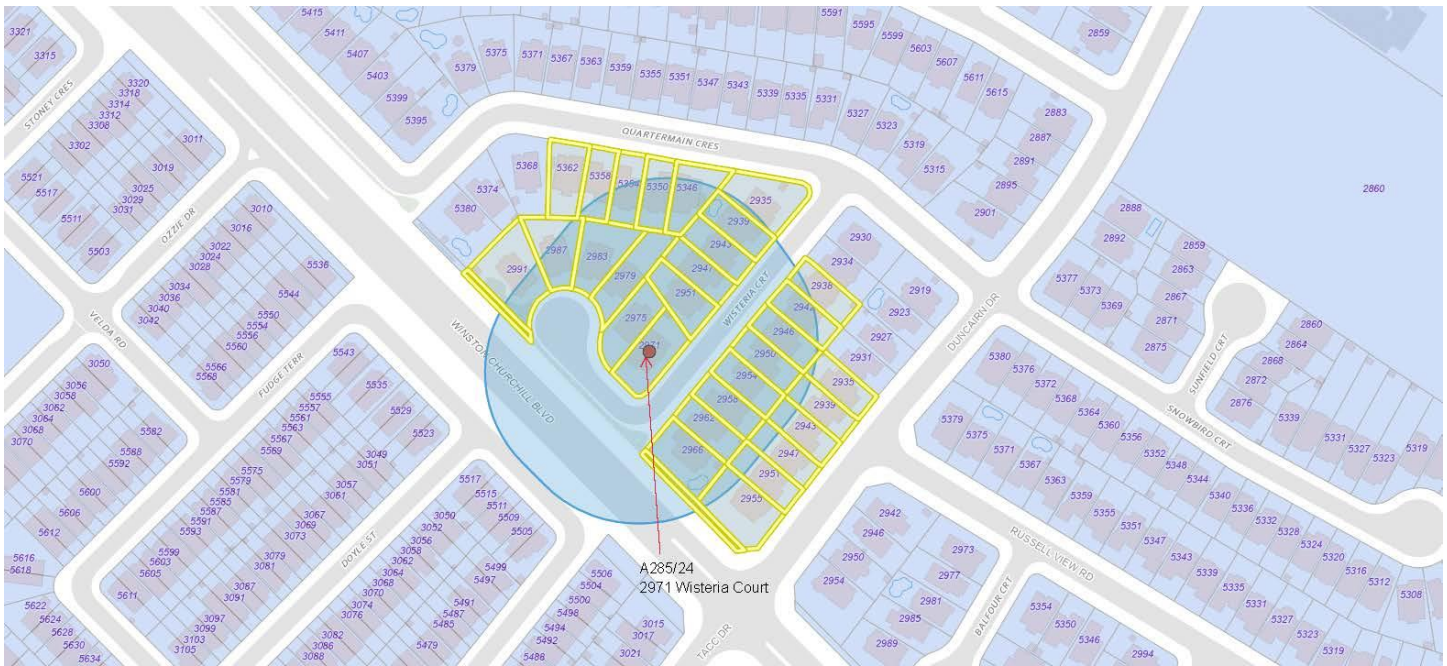
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A286.24
Ward: 7

Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3883 Quartz Road, zoned CC2-5- Downtown Core Mixed Use, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow parking on the subject property proposing:

1. A parking space width of 2.50m (approx. 8.20ft) for the parking space of Unit 7, Level A, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance;
2. A parking space length of 4.99m (approx. 16.37ft) for the parking spaces of Units 58, 59, 81 and 82, Level A whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (approx. 17.06ft) in this instance;
3. A parking space width of 2.64m (approx. 8.66ft) for the parking spaces of Units 51 and 145, Level B, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance;
4. A parking space width of 2.62m (approx. 8.60ft) for the parking spaces of Units 51 and 145, Level C, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance;
5. A parking space width of 2.70m (approx. 8.86ft) for the parking space of Unit 24, Level D, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance;
6. A parking space width of 2.63m (approx. 8.63ft) for the parking space of Unit 51, Level D, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance;
7. A parking space width of 2.30m (approx. 7.55ft) for the parking space of Unit 75, Level D, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance; and,
8. A parking space width of 2.66m (approx. 8.73ft) for the parking spaces of Units 139 and 145, Level D, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance.

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based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the “What is a minor variance” section of the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Details of the application and meeting information:

The property owner of 28 Ann St, zoned RA5-53- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow parking on the subject property proposing:

1. A parking space length of 1.30m (approx. 4.27ft) for the parking spaces of Units 21, 22, and 23, Level A whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (approx. 17.06ft) in this instance;
2. A parking space width of 2.60m (approx. 8.53ft) for the parking spaces of Units 8, 33 and 34 of Level A; Units V24, V25 and Unit 28 of Level B; Units 16, 47 and 48 of Level C; Units 24, 56 and 57 of Level D; Units 24, 56, 57 and 60 of Level E; and Unit 24 of Level F, whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) where the length of one side of the parking space abuts a building, structure or part thereof, that extends more than 1.00m into the front and/or rear of the parking space in this instance; and,
3. A parking aisle width of 5.50m (approx. 18.05ft) whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 6.60m (approx. 21.65ft) in this instance.

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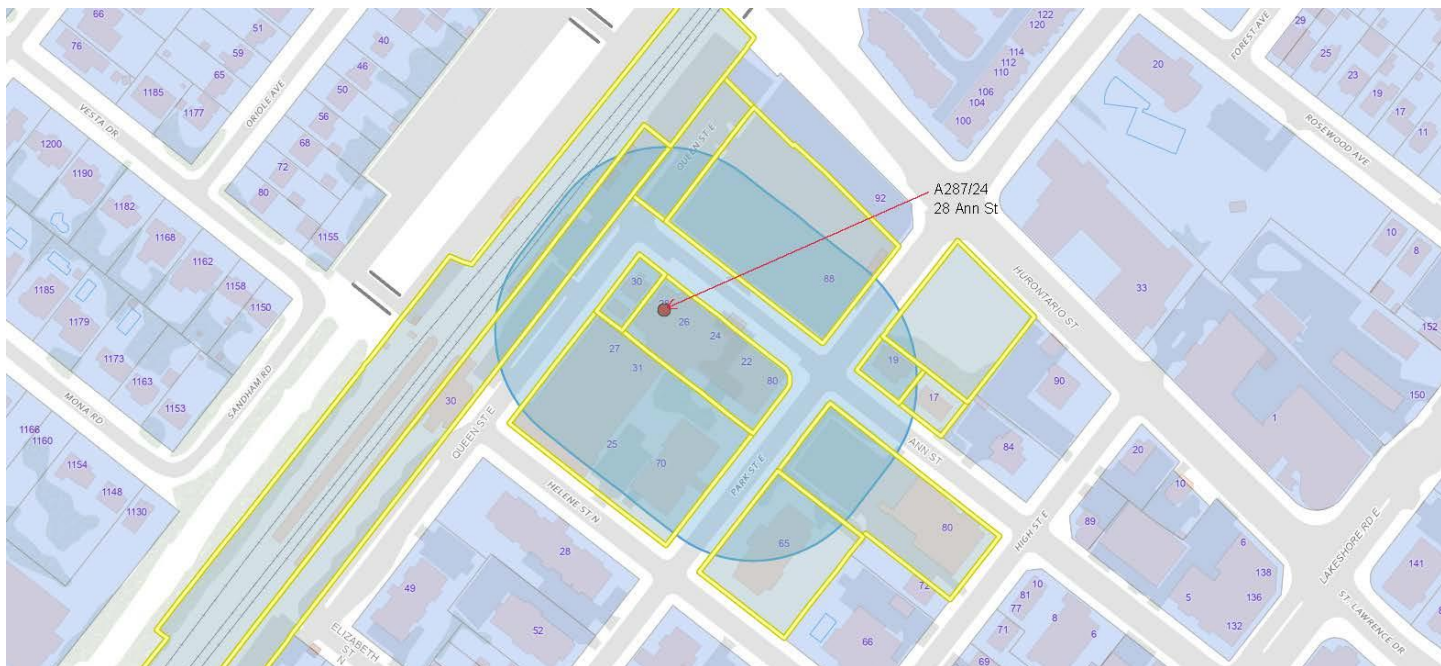
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A289.24
Ward: 8

Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 3253 Sir John's Homestead, zoned R3 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a below grade staircase proposing a side yard of 0.67m (approx. 2.20ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance.

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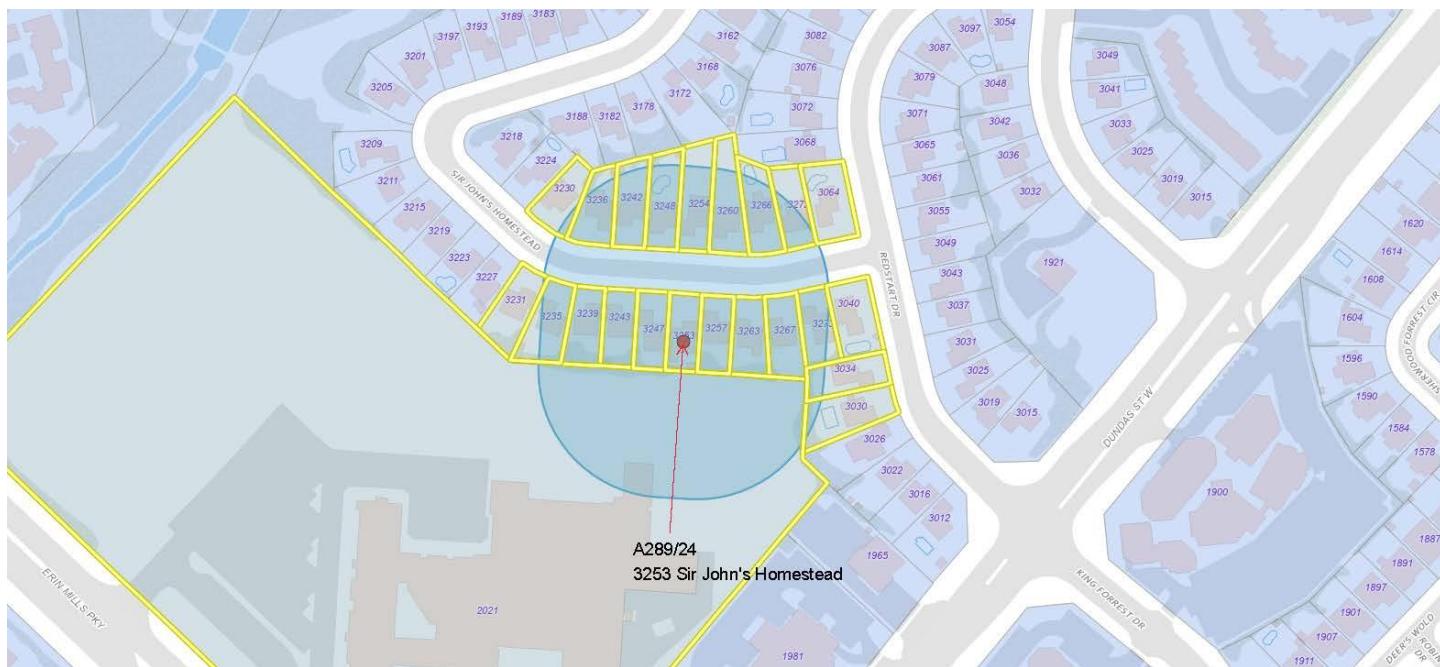
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 1550 Watersedge Rd, zoned R1-2 Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A garage area of 153.01sq m (approx. 1647.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
2. A gross floor area of 646.23sq m (approx. 6956.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 568.64sq m (approx. 6120.84sq ft) in this instance;
3. An height to the highest ridge of 9.63m (approx. 2.53ft) whereas By-law 0225-2007, as amended, requires a minimum height to the highest ridge of 9.5m (approx. 3.97ft) in this instance.

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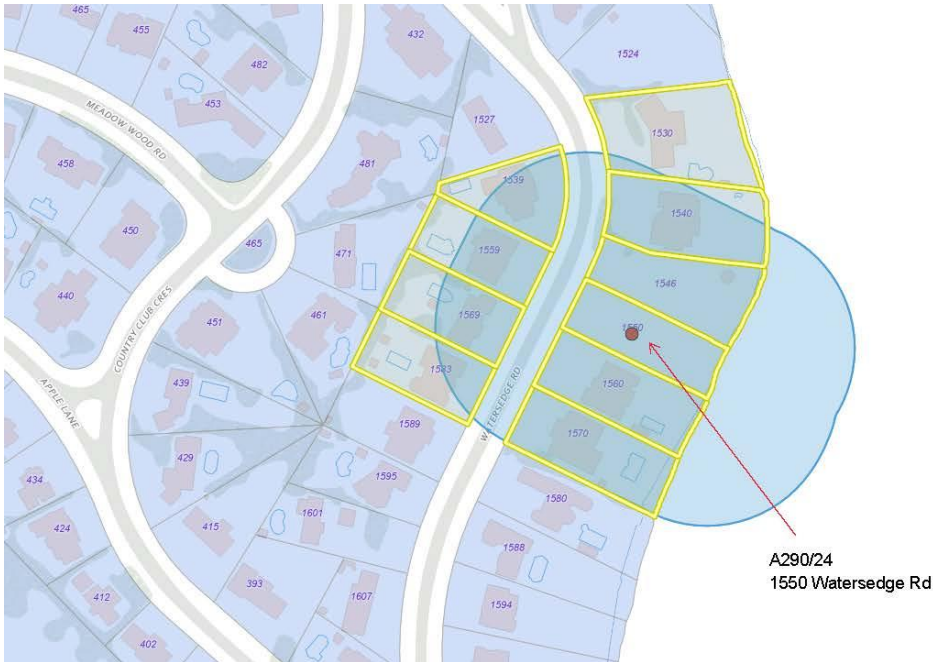
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Details of the application and meeting information:

The property owner of 58 Ben Machree Dr, zoned R15-2 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A garage projection of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (approx. 0.00ft) in this instance;
2. A front yard setback to the architectural feature of 5.04m (approx. 16.54ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the architectural feature of 6.00m (approx. 19.69ft) in this instance;
3. A front yard setback to the front main wall of 5.46m (approx. 16.54ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the front main wall of 6.00m (approx. 19.69ft) in this instance.

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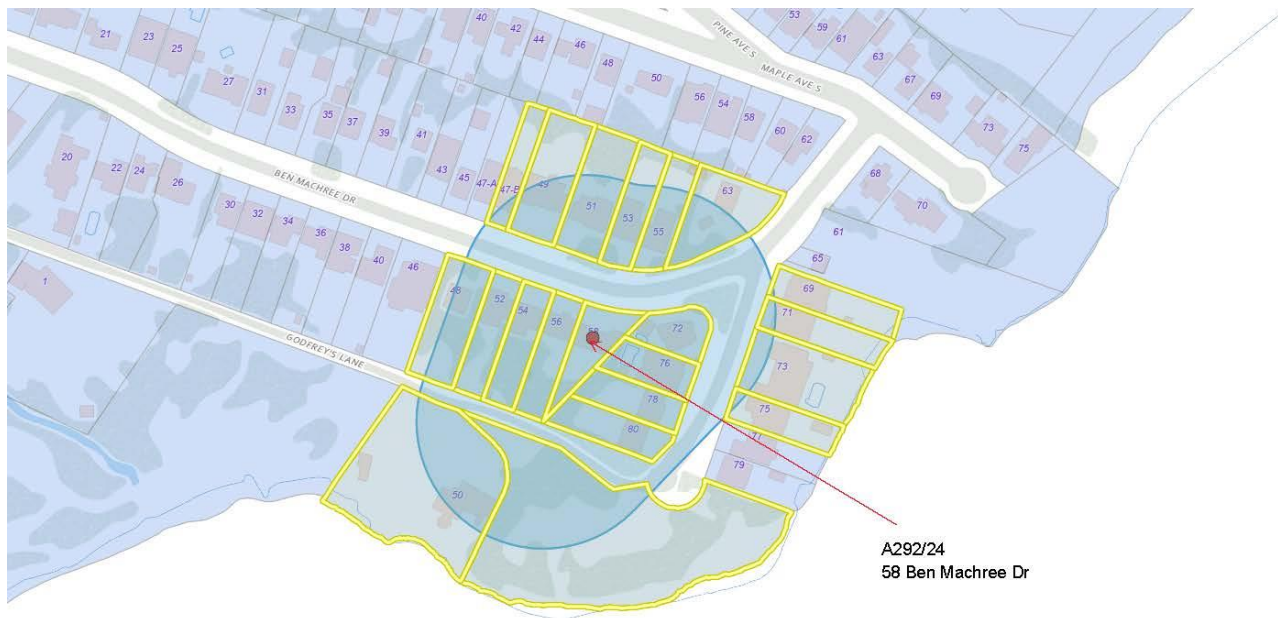
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Details of the application and meeting information:

The property owner of 7101 Hallsands Drive, zoned R4-36- Residential and G2-1-Greenlands, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A front yard soft landscaped area of 33.00% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaped area of 40.00% in this instance;
2. A driveway width of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and,
3. A walkway width of 1.93m (approx. 6.33ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

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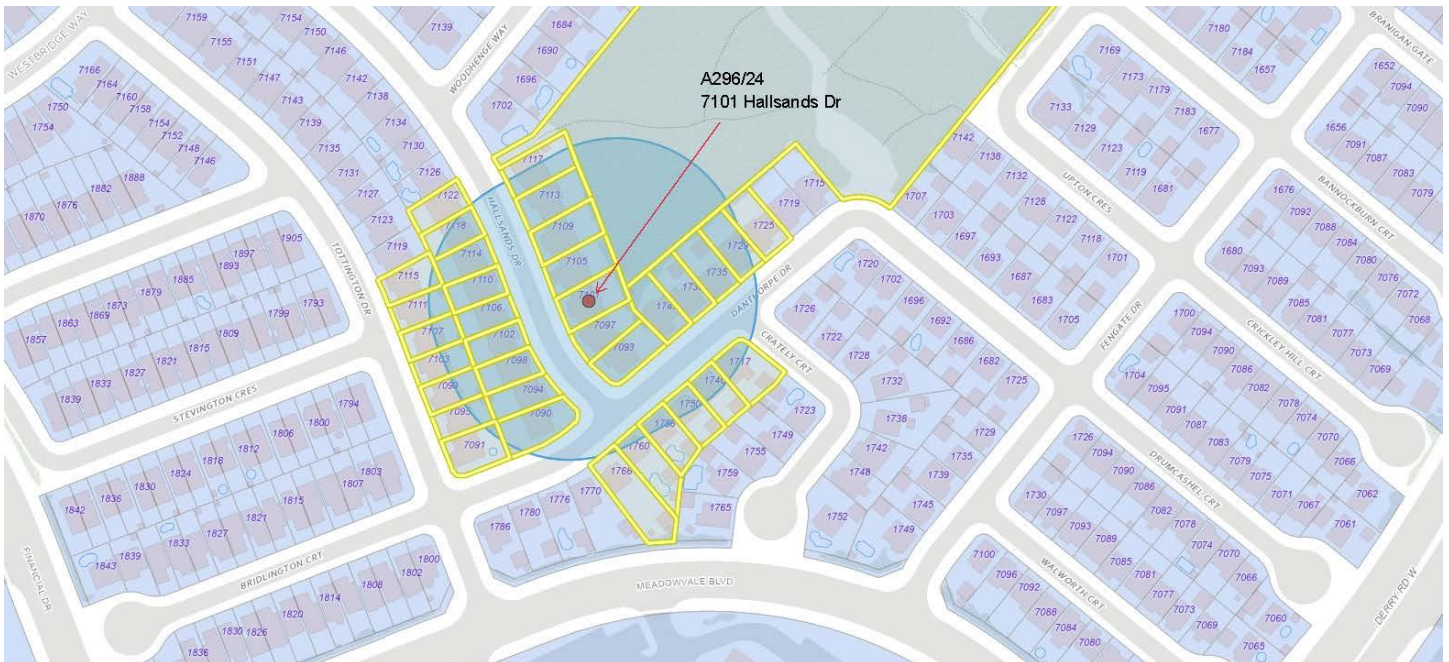
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Details of the application and meeting information:

The property owner of 3880 Fitzroy Street, zoned CC2-5- Downtown Core, Mixed Use, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the location of Class B Bicycle parking spaces to be permitted both indoors and outdoors whereas By-law 0225-2007, as amended, requires the Class B Bicycle parking spaces to be located outdoors in this instance.

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Details of the application and meeting information:

The property owner of 5320 and 0 Ninth Line, zoned OS1-Open Space, PB1-Parkway Belt, G1-Greenlands, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of Phase Two of Mattamy Sports Park proposing:

1. An active recreational use in a G1 Zone whereas By-law 0225-2007, as amended, does not permit an active recreational use in a G1 Zone in this instance;
2. An active recreational use in a PB1 Zone whereas By-law 0225-2007, as amended, does not permit an active recreational use in a PB1 Zone in this instance; and,
3. 0 bicycle parking spaces (Class A) whereas By-law 0225-2007, as amended, requires a minimum of 4 bicycle parking spaces (Class A) in this instance.

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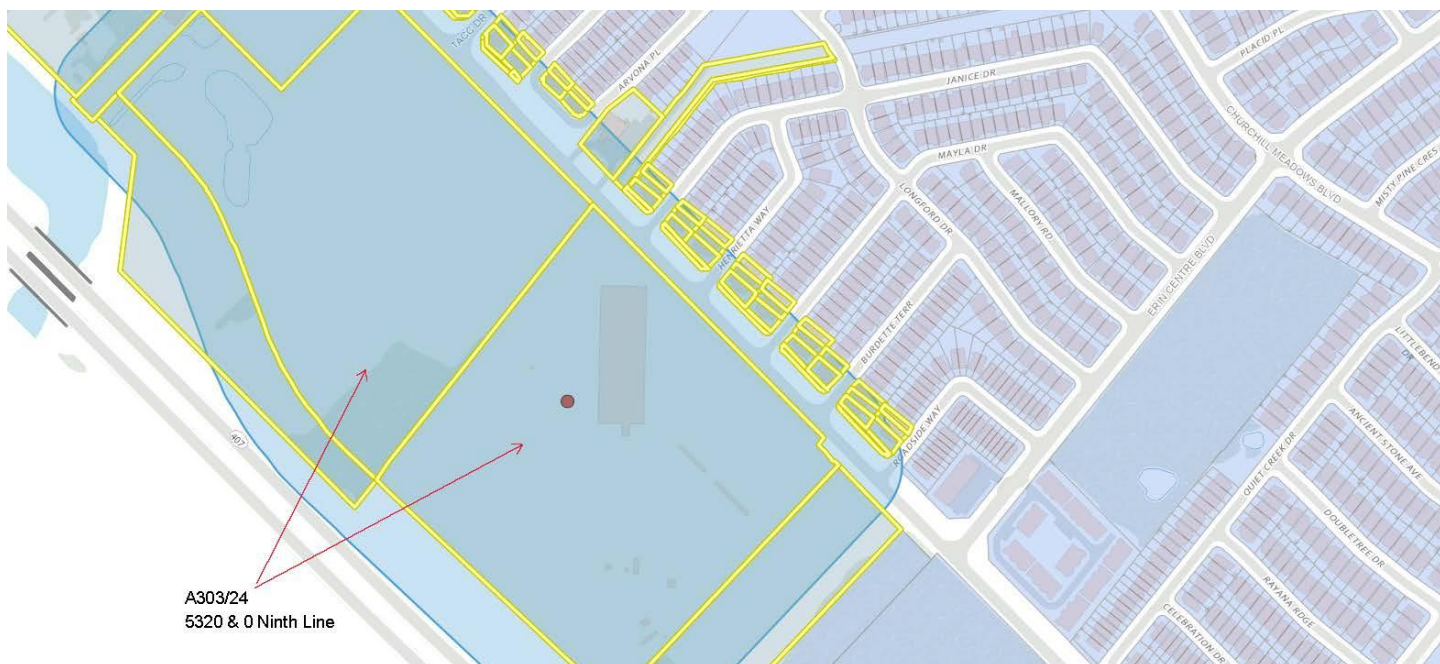
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Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3138 Bonaventure Drive, zoned R3-69 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a gross floor area of 332.64 sq.m (approx. 3,580.82sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266 sq.m (approx. 2,863.2sq.ft) in this instance.

The Committee has set **Thursday, July 11, 2024 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** This hearing is being held virtually. Please see the options below for electronic participation. If holding an electronic rather than an in person hearing is likely to cause a party significant prejudice, a written request may be made to have the Committee consider holding an in person hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Monday prior to the hearing. The request can be emailed to committee.adjustment@mississauga.ca or mailed to the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.
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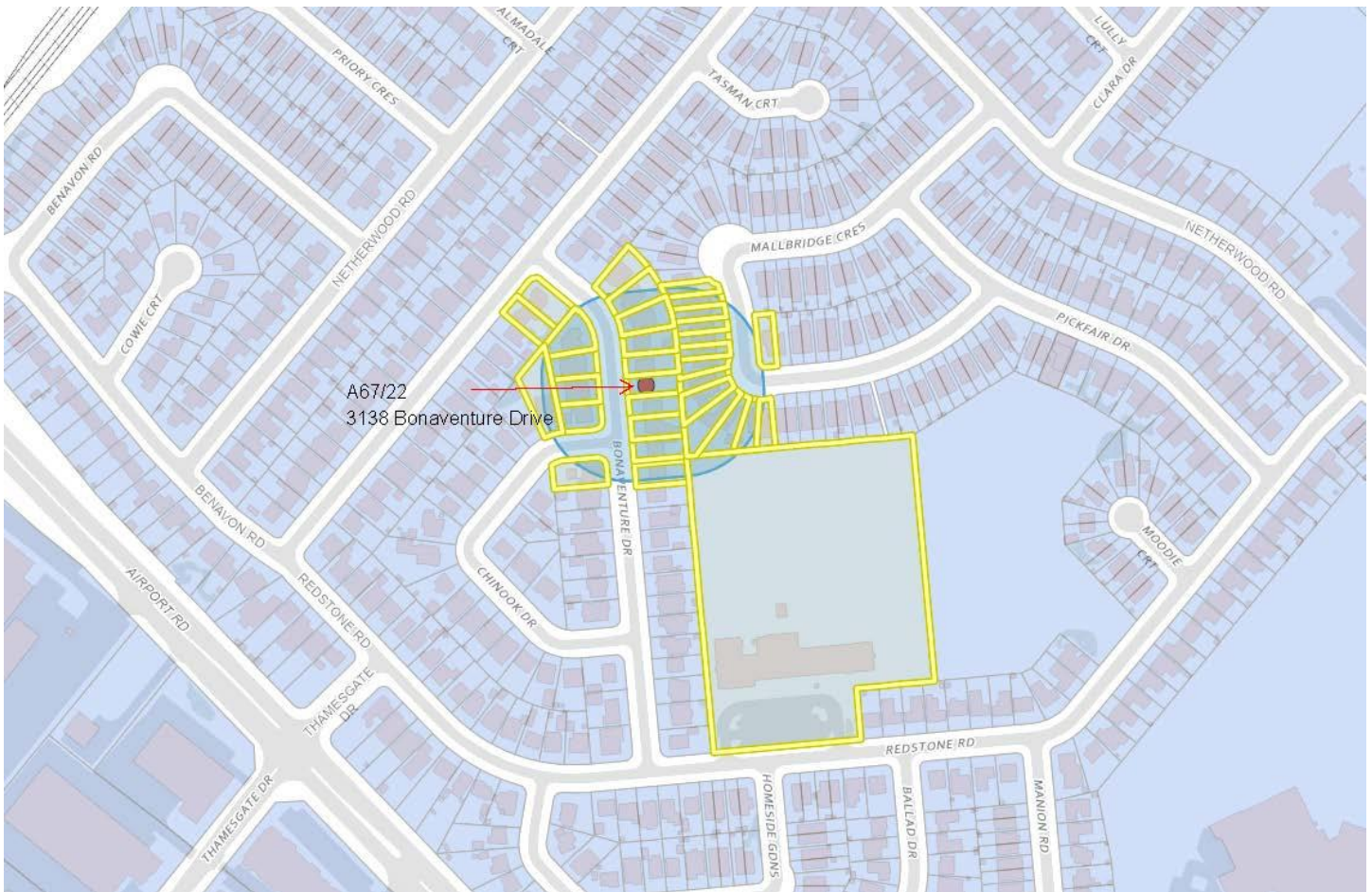
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Details of the application and meeting information:

The property owner of 1480 Derry Road E, zoned D, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a motor vehicle rental facility on the subject property proposing:

1. A motor vehicle sales facility use whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and,
2. An office trailer of 19.00sq m (approx. 204.52sq ft) whereas By-law 0225-2007, as amended, does not permit the erection of any new building or structures in this instance.

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