

ISSUE DATE:

Feb. 25, 2009



PL080832

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Syeda Perveen
Subject:	Minor Variance
Variance from By-law No.:	0225-2007
Property Address/Description:	5877 River Grove Avenue
Municipality:	City of Mississauga
OMB Case No.:	PL080832
OMB File No.:	PL080832
Municipal No.:	A176/08

APPEARANCES:

Parties

Syeda Perveen

AMENDING DECISION DELIVERED BY C. CONTI AND ORDER OF THE BOARD

The Decision of the Board issued on December 3, 2008, is amended by deleting the sentence on p. 2, which reads, "The property is zoned R-4 20, Residential which permits the residential use and basement apartment."

This sentence is replaced with the following,

"The property is zoned R4-20, Residential which permits detached dwellings. Section 76 of the *Planning Act* provides that if prior to November 16, 1995, a dwelling was used or occupied as two residential units it may be continued to be used for this purpose. Staff from the City of Mississauga Compliance and Licensing Division are satisfied that an accessory dwelling unit existed prior to November 16, 1995."

In all other respects the Decision is unchanged.

So Orders the Board.

"C. Conti"

C. CONTI
MEMBER