



**COMMITTEE OF ADJUSTMENT  
MINUTES OF PUBLIC HEARING - IN-PERSON**

**April 30, 2025, 5:00 PM**

**Members Present:** Diane Zakraysek-Bourque, Chair  
Kristen McNutt, Member  
Wayne Ursacki, Member  
Mamdouh Abdelmaksoud, Member

**Staff Present:** Christine Rossetto, Secretary-Treasurer

**Others Present:** A05-2025 – P. Mammoliti  
A06-2025 – V. Galperin  
A07-2025 – N. Albano, C. Venditti  
A08-2025, A09-2025, A10-2025, A11-2025 – G. Bentolila

1. **CALL TO ORDER** – The Chair called the Hearing to order. The Secretary-Treasurer explained the format of the Hearing and the rights of appeal for appealing a Decision to the Ontario Land Tribunal.
2. **LAND ACKNOWLEDGEMENT** – The Chair recited the Land Acknowledgment.
3. **AGENDA ADDITIONS** – Nil.
4. **CONFLICTS OF INTEREST** – Nil.
5. **ADOPTION OF MINUTES** – Moved by Ursacki that the Minutes of the Hearing held April 2, 2025 be adopted as circulated.

**CARRIED**

**6. REQUESTS FOR DEFERRALS OR WITHDRAWALS OF APPLICATIONS –**

**File No. A06-2025** – Deferral request from Planning Division.

The Chair read aloud the deferral request from the Planning Division. Vincent Galperin, agent, said he was aware and agreed with the deferral.

All members were in favour that the file be deferred for 1 month to the May 28, 2025 Hearing.

**CARRIED**

**File Nos. A08-2025, A09-2025, A10-2025 and A11-2025** – Deferral request from Planning Division.

The Chair read aloud the deferral request from the Planning Division. Gad Bentolila, agent, said he was aware and agreed with the deferral.

All members were in favour that the files be deferred for 1 month to the May 28, 2025 Hearing.

**CARRIED**

**7. MINOR VARIANCE FILE NO. A05-2025**

Owner: Estate of Crystal Mammoliti

Location: 98 Montgomery Road

New Correspondence and Discussion

- Mississaugas of the Credit First Nation – April 10, 2025
- F. and R. Janes email – April 17, 2025
- Engineering Division memo – April 17, 2025
- K. Backler and A. Backler letter – April 20, 2025
- N. McLeod letter – April 23, 2025
- Planning Division memo – April 17, 2025

Pasquale Mammoliti, executor/trustee, said proposed 2 storey garage with a 2-bedroom apartment and bottom of the garage is for his own use.

The Chair said there is a sea container on the property, which was not shown on the sketch, and questioned if the sketch should be updated and if the container should be removed. Pasquale Mammoliti said the container had been there for a year and asked if it can remain until construction of the garage is completed. The Secretary-Treasurer said that the sea container is not permitted per the Zoning By-law and City By-law Enforcement staff act on a complaint basis.

The Chair asked the Committee members if they had considered the oral and written comments received and the members, including the Chair, concurred.

Decision A05-2025 – **APPROVES** for the following reasons:

Pursuant to Section 45(8.1)(b) of The Planning Act, as amended, the Committee of Adjustment took into consideration all written and oral presentations made to it before rendering a Decision.

1. The application is compliant with the general intent and purpose of the Official Plan the proposed uses of the building (garage and accessory dwelling unit) are consistent with the Official Plan designation.
2. The application is compliant with the general intent and purpose of the Zoning By-law as all other provisions of Zoning By-law 2017-117, as amended, are expected to be satisfied.
3. The application is desirable for the appropriate development of the site as the requested variances will permit more efficient use of the land to provide more housing opportunities.
4. The application is minor in nature as the requested variance will not negatively impact neighboring properties, the public, and is keeping with the intent of the zone.

Condition

1. That the existing sea container be removed from the property after construction of the detached garage.

Decision Signed Electronically:

“Diane Zakraysek-Bourque”  
“Mamdouh Abdelmaksoud”  
“Kristen McNutt”  
“Wayne Ursacki”

**CARRIED**

**8. MINOR VARIANCE FILE NO. A07-2025**

Owner: Nick Albano  
Location: 43 Hellems Avenue

### Correspondence and Discussion

- Engineering Division memo – April 17, 2025
- Planning Division memo – April 30, 2025
- Building Division email – April 28, 2025

Chris Venditti, agent, said 4 apartments proposed, difficult to get good commercial tenants in the downtown and easier to convert to residential.

The Chair asked how long the property has been without commercial tenants and Nick Albano, owner, said it has been vacant for 10 years.

The Chair asked the Committee members if they had considered the oral and written comments received and all members, including the Chair, concurred.

Decision A07-2025 – **APPROVES** for the following reasons:

Pursuant to Section 45(8.1)(b) of The Planning Act, as amended, the Committee of Adjustment took into consideration all written and oral presentations made to it before rendering a Decision.

1. The application is compliant with the general intent and purpose of the Official Plan as the proposed conversion welcomes intensification to the Downtown providing variation of dwelling unit sizes that is easily accessible by public transit.
2. The application is compliant with the general intent and purpose of the Zoning By-law as the proposed use is permitted in the DMC Zone and the provisions of Zoning By-law 2017-117, as amended are generally expected to be satisfied.
3. The application is desirable for the appropriate development of the site as the requested variances will permit more efficient use of the land to provide more housing opportunities.
4. The application is minor in nature as the requested variances will not negatively impact neighboring properties, the public, and is keeping with the intent of the zone.

Decision Signed Electronically:

“Diane Zakraysek-Bourque”  
“Mamdouh Abdelmaksoud”  
“Kristen McNutt”  
“Wayne Ursacki”

**CARRIED**

**9. NEXT HEARING DATE** – May 28, 2025

**10. OTHER ITEMS** –

OACA Conference – the Secretary-Treasurer said that she and the Committee Chair will attend.

**11. ADJOURNMENT** – Hearing closed at 5:53 pm.