




NON-RESIDENTIAL
REDEVELOPMENT/CHANGE OF USE
DECLARATION

RETURN COMPLETED
FORM TO:

ZZG-DCs@peelregion.ca

Region of Peel
Finance Department, 2nd Floor ,Suite A,
10 Peel Centre Drive,
Brampton, ON L6T 4B9
Tel: (905) 791-7800 - ext: 8612
Fax: (905) 791-2497
Email: ZZG-DCs@peelregion.ca

A. Project Information					
Building Permit Application No.		Project Address			
BP 3ALT 20-331		2270 Speakman Dr., Mississauga, ON, L5K 1B4			
Legal Description (Lot / Block Number and Plan / Concession)					
PLAN 718 BLK E					
B. Property Owner Information					
Contact Name		Company Name		Email Address	
Sharaf Sharafeldin		Muslim Association of Canada (MAC)		mac@macnet.ca	
C. Architect/Engineer/Designer Information					
Contact Name		Company Name		Email Address	
Raed Al-Rawi		Professional Floor Plans Inc.		raed@profloorplans.ca	
Phone #		289-937-6442			
D. Scope of Construction (see definitions on page 2)					
<input checked="" type="checkbox"/> Redevelopment <input checked="" type="checkbox"/> Other					
E. Building Use (see definitions on page 2)					
Proposed Use(s): – Check the box that applies					Total Floor Area (m ²) Being Redeveloped
Industrial	<input type="checkbox"/>	Description of Use			
Non-Industrial	<input checked="" type="checkbox"/>	Description of Use Olive School Middle and High School (Private school) (Rezoning approved 2017)			3,930.36
Existing Use(s): - Check the box that applies					Total Demolished/ Converted Floor Area (m ²)
Residential	<input type="checkbox"/>	Description of Use			
Industrial	<input checked="" type="checkbox"/>	Description of Use Research Lab			3,930.36
Non-Industrial	<input type="checkbox"/>	Description of Use			
Vacant / N/A	<input type="checkbox"/>	Description of Use			
Pre-existing Use(s): - If there were other uses of the building in the past, please check all boxes that apply					
Residential	<input type="checkbox"/>	Description of Use			
Industrial	<input type="checkbox"/>	Description of Use			
Non-Industrial	<input type="checkbox"/>	Description of Use			
N/A	<input checked="" type="checkbox"/>				
F. Other Required Information					
Please provide any available evidence (including reviewing City of Mississauga’s website at https://www.mississauga.ca/portal/services/property) in support of Section E above if an existing or pre-existing non-industrial use is being declared.					
G. Declaration of Architect, Engineer or Designer					
I, Raed Al-Rawi (print name) solemnly declare that					
1. I have read and understood the definition of Redevelopment as per Region of Peel By-law 46-2015					
2. The information contained in this declaration and other attached documentation are true and accurate to the best of my knowledge.					
3. I have the authority to bind the corporation or partnership (if applicable)					
Apr. 27th, 2021					
Signature  Date					
H. Office Use Only					
Reviewed By:		Date			

Appendix I
Development Charges - MAC Olive Grove Private School Redevelopment

<input type="checkbox"/>	Development Charges Applicable	<input type="checkbox"/>	Development Charges Not Applicable
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REDEVELOPMENT
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Defined Terms	
Total Floor Area (as defined in Region of Peel By-law 46-2015)	Means the total of the areas of the floors in a building or structure, whether at, above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls and partitions; (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking of vehicles; (c) where a building or structure does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building or structure and the total areas of the floors in the building or structure; and (d) excludes the area of any self-contained structural shelf and rack storage facility permitted by the <i>Building Code Act</i> .
Industrial (as defined in Region of Peel By-law 46-2015)	Means land, buildings or structures used or designed or intended for use for or in connection with manufacturing, producing or processing of raw goods, warehousing or bulk storage of goods, distribution centre, truck terminal, research or development in connection with manufacturing, producing or processing of raw goods, storage, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include a building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above; and does not include a retail warehouse.
Non-Industrial (as defined in Region of Peel By-law 46-2015)	Means any use, whether actual or intended, of land, buildings or structures or parts thereof, other than residential or industrial use, and includes a retail warehouse and a facility for the storage of goods by members of the public for a fee.
Redevelopment (as defined in Region of Peel By-law 46-2015)	Means the construction, erection or placing of one or more buildings or structures on land where all or part of the building or structure has previously been demolished on such land, or the circumstance where one or more existing buildings or structures undergo a change of use.
Residential (as defined in Region of Peel By-law 46-2015)	Means in relation to a use or development, that which is designed, intended to be used or is used as living accommodation for one or more individuals.