



Sept. 23rd 2025

**WITHOUT PREJUDICE**

Amrit Sandhu and Cameron McKeich  
Solicitors, Planning & Administrative Tribunal Law  
Metro Hall, 26<sup>th</sup> Floor  
55 John Street, Toronto ON M5V 3C6  
[Amrit.Sandhu@toronto.ca](mailto:Amrit.Sandhu@toronto.ca) and [Cameron.McKeich@toronto.ca](mailto:Cameron.McKeich@toronto.ca)

Re: TLAB File No. 25137523S4521TLAB - **1160 Birchmount Road, Unit 4**

Harper Dell & Associates Inc., c/o Nicholas H. Dell is the Authorized Agent of, and has received instructions from, Soneil Mississauga Inc. o/a Soneil Birchmount, the Registered Owner of the above noted Site with respect to appeal filed by the City of Toronto to the Toronto Local Appeal Body (the "TLAB") in respect of the Committee of Adjustment's decision on March 12, 2025, respecting Minor Variance File A0220/24SC.

This Letter offers the City of Toronto Legal Services Division a formal settlement offer respecting this appeal on the basis of the following conditions, for consideration by City Council at its meeting on October 8-10-2025:

- The submission of a Transportation Impact Study prepared by a qualified Transportation Engineer, to the satisfaction of the Executive Director, Development Review, to be provided by the applicant prior to attending at the TLAB for a settlement; and
- The inclusion of the following condition of approval on the minor variance decision: The proposed recreation use shall be permitted for a period of three years, beginning on the date of the issuance of the TLAB decision.

We trust acceptance of the foregoing is satisfactory to settle this matter before the TLAB.

Yours very truly,

Nicholas H. Dell  
Principal, Applicant  
Registered Owner's Authorized Representative

1370 Hurontario St. Miss ON. L5G 3H4  
Phone: 647-963-7375 • Website: [www.harperdell.ca](http://www.harperdell.ca) • Email: [nick@harperdell.ca](mailto:nick@harperdell.ca)