

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-08-05	File(s): A298.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-12 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing a side yard of 0.73m (approx. 2.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

## Background

**Property Address:** 3141 Arnett Court

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1-5 - Residential

**Other Applications:** BP 9ALT 21-6676

### Site and Area Context

The subject property is located in the Meadowvale Neighbourhood Character Area, south-east of the Tenth Line West and Battleford Road intersection. The property fronts onto Arnett Court and backs onto Battleford Road. The site currently contains a detached dwelling with an



The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Section 10 of the Mississauga Official Plan (MOP).

This designation permits detached, semi-detached, and duplex dwellings. Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character area. The proposed addition is in the rear of the property, is only one storey in height and is not oversized for the lot. Staff is of the opinion that the general intent and purpose of the Official Plan is maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The intent of the side yard provisions in the by-law are to ensure that an adequate buffer exists between the massing of primary structures on abutting properties and that access to the rear yard remains unencumbered. The proposed addition is generally in line with the existing side wall of the house and therefore will maintain the same buffer between the structures. Additionally no side yard variance is requested for the opposite side yard, allowing for continued access to the rear of the dwelling and rear yard amenity area. Staff are of the opinion that the general intent and purpose of the Zoning By-law are maintained.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff is of the opinion that the proposed addition will not have any significant impacts on neighbouring properties and represents the appropriate development of the subject lands. Furthermore the single requested variance is minor in nature and in line with the character of the neighbourhood.

**Conclusion**

The Planning and Building Department has no objections to the application.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

BP RECEIVED, CORRECT VARIANCE

The Building Department is currently processing a building permit application under file BP 9ALT 21-6676. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 05/11/2021 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack