

# City of Mississauga Department Comments

Date Finalized: 2024-05-01	File(s): A199.24 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-09 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 permit a below grade entrance in the exterior side yard to facilitate the entry for a second dwelling unit in the basement whereas By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard in this instance.

## Background

**Property Address:** 7100 Walworth Court

### Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4-35- Residential

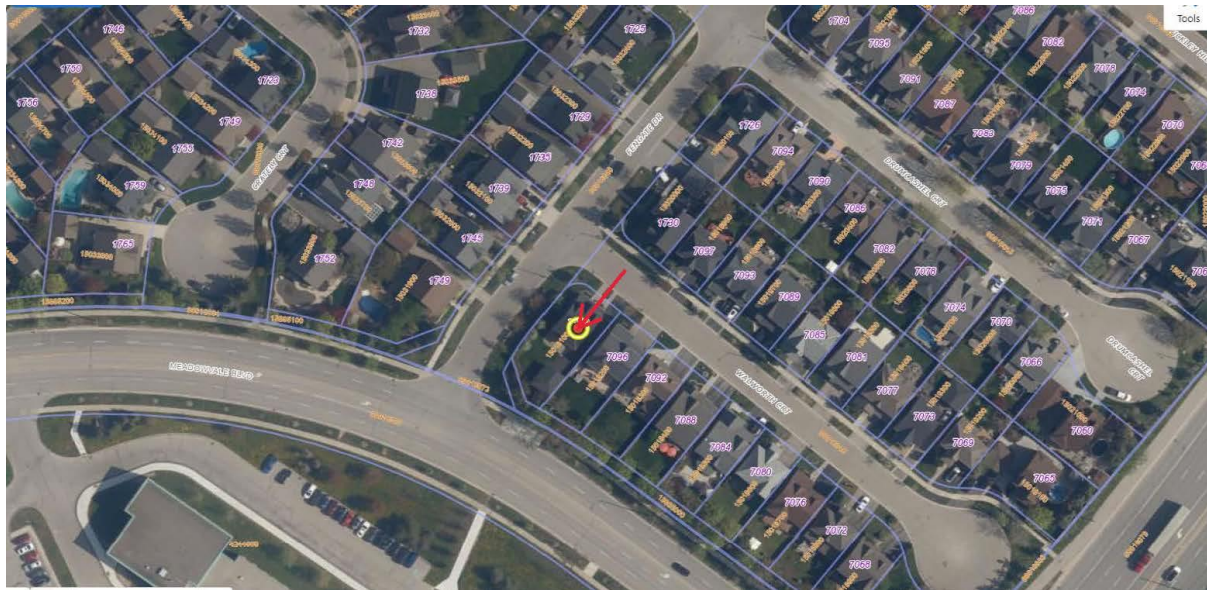
**Other Applications:** SEC UNIT 24-620

### Site and Area Context

The subject property is located north-east of the Derry Road West and Meadowvale Boulevard intersection in the Meadowvale Village Neighbourhood. It currently contains a detached dwelling with a detached garage. The property is a corner lot with limited vegetation and landscaping

elements in the front, rear and exterior side yards. The surrounding area consists mainly of detached and semi-detached dwellings and townhomes, however institutional and industrial uses are present to the west and south of the subject property.

The applicant is proposing a below grade entrance to facilitate a second unit requiring a variance for the location of the below grade entrance in the exterior side yard.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

#### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of 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. Staff note that the proposed entrance will be appropriately hidden behind a privacy fence thereby ensuring that the entrance will not significantly alter the intended form of the dwelling. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

The intent of the exterior side yard regulation surrounding a second unit entrance is to ensure that an adequate buffer exists between a structure's massing and the public realm. In this instance the applicant will locate the entrance behind a proposed privacy fence which will appropriately screen the stairwell from view. Staff are satisfied that any negative impact to the streetscape will be appropriately mitigated and that the general intent and purpose of the zoning by-law will be maintained.

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

Staff are satisfied that the application is minor in nature. The proposed entrance will be well screened by the proposed privacy fence and will not have significant impacts on the streetscape. Furthermore, the proposal represents appropriate development of the subject property at an appropriate scale and intensity of use.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed side door entrance as it will not impact or alter the existing grading and drainage pattern for this property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application SEC UNIT 24-620. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

## **Appendix 3- Region of Peel**

**Minor Variance: A-24-199M / 7900 Walworth Ct.**

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

**Comments:**

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- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
  - Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by:      Petrele Francois, Junior Planner