

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-02-10	File(s): A27.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-02-18 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicant request the Committee to approve a minor variance to allow a driveway proposing a combined points of access dimension of 11.04m (approx. 36.22ft) whereas By-law 0225-2007, as amended, permits a maximum combined points of access dimension of 8.50m approx. 27.89ft) in this instance.

Background

Property Address: 2494 Mississauga Road

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

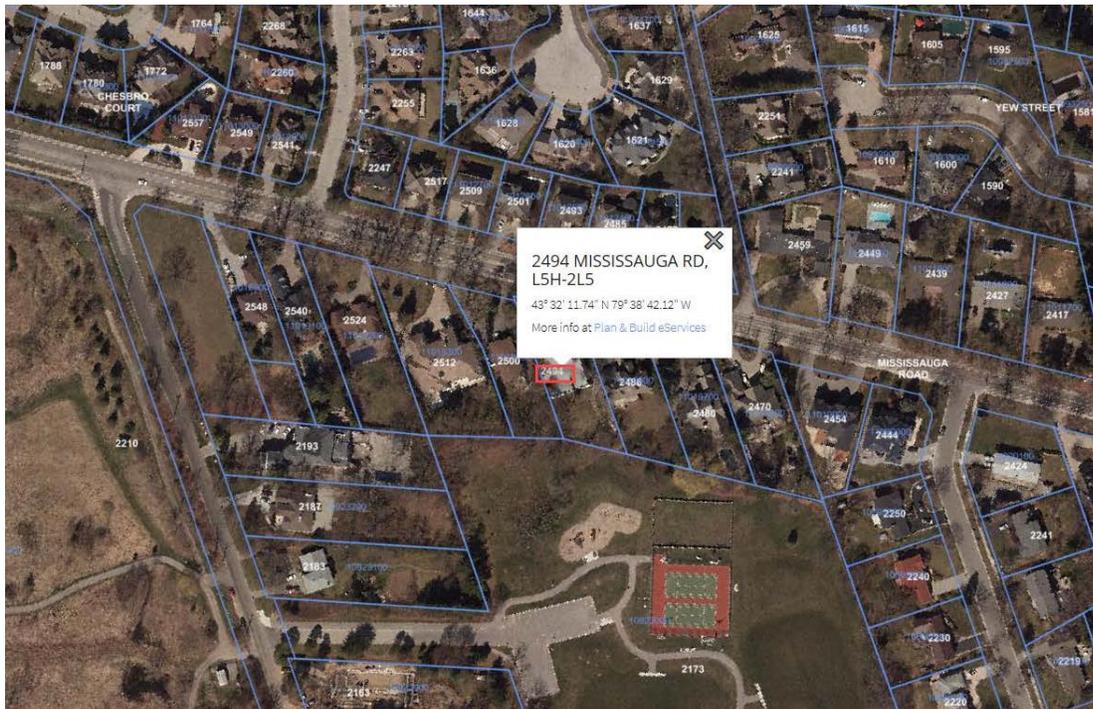
Zoning: R1 (Residential)

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, east of Mississauga Road and Springbank Road. The neighbourhood is primarily residential, consisting

of large lots that contain one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey detached dwelling, however, a two storey dwelling is planned to be developed.

The applicant is proposing a circular driveway and plans to maintain the width of the existing driveway for the westerly access point, which requires a variance for an increased combined width of access points to accommodate the proposed circular driveway.



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 are as follows:

Based on comments provided by Transportation and Works Department, there are no concerns with the additional hard surfacing at the street to accommodate the proposal. Furthermore, the increased width does not impact the required soft landscaped area within the front yard. As such, staff is of the opinion that the application is appropriate to be handled through the minor variance process.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We advise for Committee's information that this site was reviewed by this Department's Traffic Section through SP-16/031 (now approved) where the double access configured driveway off of Mississauga Road was proposed.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 4 – Heritage

The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route Cultural Landscape. There are no concerns with the subject proposal.

Comments Prepared by: P. Wubbenhorst, Heritage Planner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the February 18th, 2021 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-217/20, DEF-A-358/20, DEF-A-379/20, DEF-A-394/20

Minor Variance Applications: A-27/21, A-31/21, A-38/21, A-39/21, A-42/21, A-44/21, A-45/21

Comments Prepared by: Diana Guida, Junior Planner