

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-03-17	File(s): A93.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-25 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to verify the variances required and to reduce the driveway width.

Application Details

The applicant request the Committee to approve a minor variance to allow a widened walkway proposing a setback measured from a walkway to a lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a walkway to a lot line of 0.61m (approx. 1.97ft) in this instance.

Background

Property Address: 1046 Hedge Drive

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R4 - Residential

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, north of North Service Road and East of Cawthra Road. The immediate neighbourhood is entirely

residential consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with vegetation in the front yard.

The applicant is proposing a walkway attachment with a setback of 0 m whereas a setback of 0.61 m is required.



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:

Through a review of the drawings and existing conditions, the walkways that the applicant has labelled should be included in the calculation of driveway width as this represents a continuous hard surface that can be used for parking. As such, it appears an additional variance for a driveway width of 7.65 m may be required as only 6 m is permitted. Furthermore, the variance for a walkway setback of 0 m should be amended to reflect a driveway setback. It is also unclear if an additional variance will be required for a walkway attachment on the right side of

the dwelling adjacent to the garage. It should be noted that a maximum walkway attachment width of 1.50 m is permitted.

Planning staff note that the requested 0 m setback and increased driveway width of 7.65 m would not be supported as this results in a majority of the lot frontage being hard surfacing at the expense of soft landscaping. Through a review of the immediate neighbourhood, the visual buffer between properties and generous soft landscaping is generally maintained resulting in a defined streetscape.

Conclusion

The Planning and Building Department recommends that the application be deferred to verify the variances required and to reduce the driveway width.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Attached for Committees information are photos showing the existing driveway and walkway.





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(s) or determine whether additional variance(s) 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 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-67/21, A-68/21, A-83/21, A-84/21, A-85/21, A-87/21, A-88/21, A-89/21, A-92/21, A-93/21, A-94/21.

Comments Prepared by: Diana Guida, Junior Planner