

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-06-16	File(s): A258.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-24 3:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicants request the Committee to approve a minor variance to allow a driveway width of 6.8m (approx. 22.3ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.7m (approx. 15.4ft) in this instance.

Background

Property Address: 3342 Angel Pass Drive

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-18 - Residential

Site and Area Context

The subject property is located within the Churchill Meadows Neighbourhood Character Area, southwest of Eglinton Avenue West and Winston Churchill Boulevard. The neighbourhood is entirely residential consisting of two storey detached and semi-detached dwellings with vegetation mostly within the municipal boulevard. The subject property contains an existing two storey semi-detached.

The applicant is proposing an increased driveway width requiring a variance of 6.80 m whereas a maximum of 4.7 m is permitted.



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:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. As per Section 9 (Preamble), sites will be developed to respect the experience, identity and character of the surrounding context. Furthermore, the intent of the zoning by-law is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping. While the proposed driveway tapers down to approximately 4.10 m at the street, the majority of the driveway exceeds zoning by-law requirements. It should be noted that the RM2-18 (Residential) zone permits a maximum driveway width of 4.30 m for an interior lot. The proposed width of 6.80 m allows for a driveway that makes up a majority of the lot frontage and can accommodate four vehicles, two being side by side and two more behind whereas the intent

of the by-law is to only allow for two vehicles in tandem on the driveway. The proposed width was not envisioned within the by-law and it results in the driveway being the prominent feature of the front yard at the expense of soft landscaping.

Based on the preceding information, staff is of the opinion that the application does not maintain the four tests set out in Section 45(1) of the *Planning Act*.

Conclusion

The Planning and Building Department recommends that the application be refused.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject driveway.





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: Daniel Grdasic, Planning Associate

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner