

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-08-11	File(s): A326.21 Ward 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-08-19 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to verify the accuracy of the requested variances and that no additional variances are required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a widened driveway on the subject property proposing a driveway width of 7.00m (approx. 22.96ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

Background

Property Address: 569 Fairview Road West

Mississauga Official Plan

Character Area: Fairview Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-22 - Residential

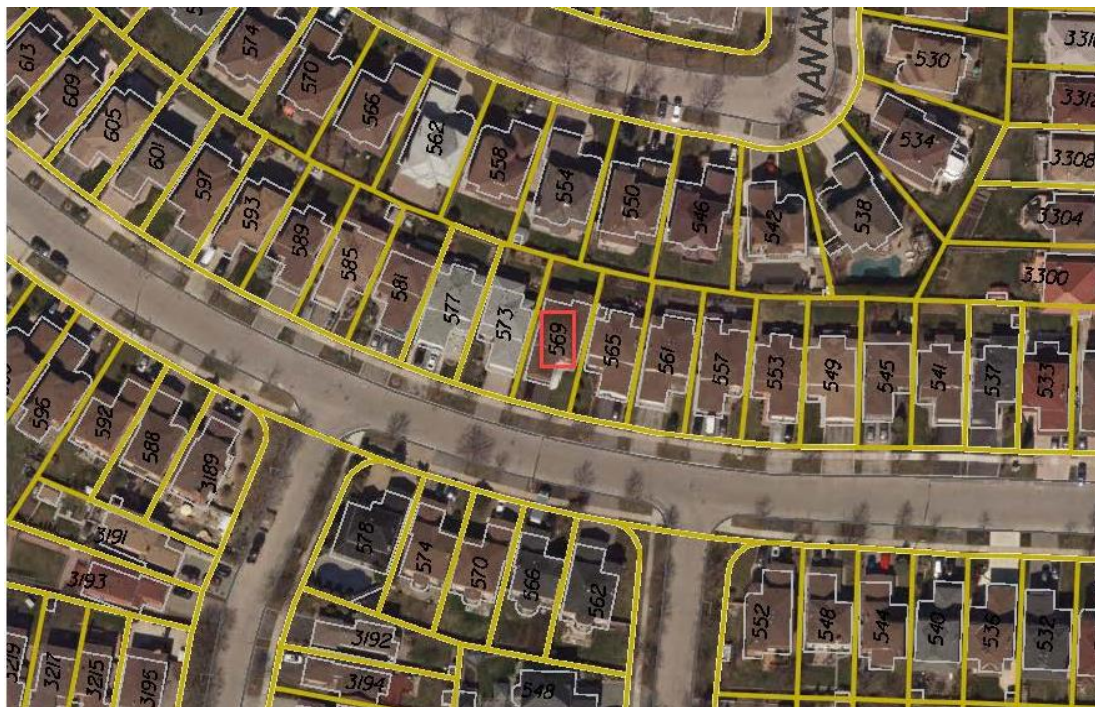
Other Applications: None

Site and Area Context

The subject property is located within the Fairview Neighbourhood Character Area, south-east of Mavis Road and Central Parkway West. The neighbourhood is entirely residential consisting

of two storey detached dwellings with vegetation mostly within the municipal boulevard. The subject property contains an existing two storey dwelling with no vegetation within the front yard.

The applicant is proposing to increase the driveway width to 7m whereas a maximum of 6 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 and duplex, triplex and other forms of low rise dwellings with individual frontages. Section 9.1 of the MOP states that a driveway

width should respect the 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.

Staff are satisfied that the requested 1 metre (3 ft.) addition will appropriately fit into the surrounding context without undue impacts on adjacent properties. Additionally the proposed driveway width can suitably accommodate the required parking for the dwelling while providing a soft landscaping area that is within the character of the neighbourhood. Staff are of the opinion that the request is both minor and appropriate.

Conclusion

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

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Acknowledging that the applicant is proposing to reduce the existing driveway width to 7.0M, we have no objections to the request.





Comments Prepared by: Tony Iacobucci, 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