

City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A284.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to allow a widened driveway on the subject property proposing a driveway width of 8.80m (approx. 28.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) in this instance.

Background

Property Address: 7247 Danton Promenade

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

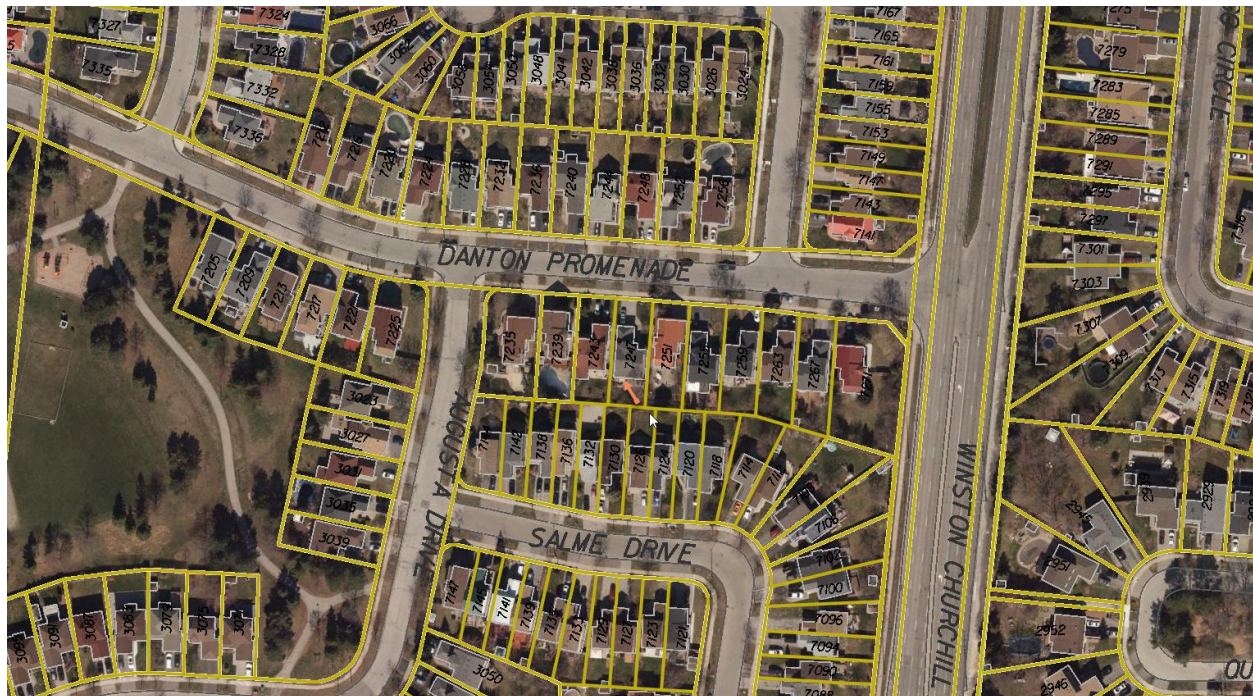
Zoning: R4-49 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Derry Road West & Winston Churchill Boulevard intersection, in the Meadowvale Neighbourhood Character Area. The surrounding context is exclusively residential, with both detached and semi-detached built forms present. The subject property contains a two storey detached dwelling with an attached two car garage. The lot has a frontage of +/- 12.5m (41.0ft) directly onto Danton Promenade. This built form and lot frontage is typical for this block of Danton Promenade.

The applicant is looking to widen their existing driveway requiring a variance for driveway width.



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:

Planning staff have reviewed the application and note the applicant's reduction in driveway width of 0.30m (0.98ft). While the revised proposal reduces the proposed hardscaping when compared to the original proposal, staff continue to object to the application due to the amount of hardscaping proposed and the potential to park three cars across on the driveway. Planning staff continue to express the concerns from the previous report and therefore recommend that the application be refused.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.





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: Brandon Eidner, Zoning Examiner