

# City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A468.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a circular driveway whereas By-law 0225-2007, as amended, does not permit a circular driveway in this instance.

## Background

**Property Address:** 1459 Stavebank Road

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1-2 - Residential

**Other Applications:** Site Plan Approval (Unknown no.) and Building Permit (Unknown no.)

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Stavebank Road and Indian Valley Trail. The immediate area consists of a mix of detached dwellings on large lots with mature vegetation. The subject property contains an existing two-storey dwelling with vegetation in the front yard.

The applicant requires a variance to construct a 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:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached dwellings. Planning staff note that the wording of the requested variance is unclear. Planning staff have discussed the application with Zoning staff and cannot accurately determine what zoning by-law regulation requires relief. Furthermore, Planning staff are concerned that the circular driveway presents excessive hardscaping in the front yard and that additional variances may be required. As such, staff recommends deferral of the application to allow the applicant an opportunity to review the proposal with Zoning staff.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos depicting the existing circular driveway. We advise that we have consulted with our Development Construction Section with regards to the drainage in this area and we do not have a grading concern with what has been built on site.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

We note that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future. Alternatively, the applicant may wish to apply for a pre-zoning review application and submit working drawings in order for a full zoning review to be completed. Depending on the complexity of the proposal, a minimum of 6-8 weeks will be required to process a pre-zoning review application.

Comments Prepared by: Alana Zheng, Zoning Examiner