

# City of Mississauga Department Comments

Date Finalized: 2021-11-02	File(s): A312.20 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-11-11 1:00:00 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 8.54m (approx. 28.02ft) on the subject property whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

## Background

**Property Address:** 4118 Dunmow Crescent

### Mississauga Official Plan

Character Area: Rathwood Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** RM1 - Residential

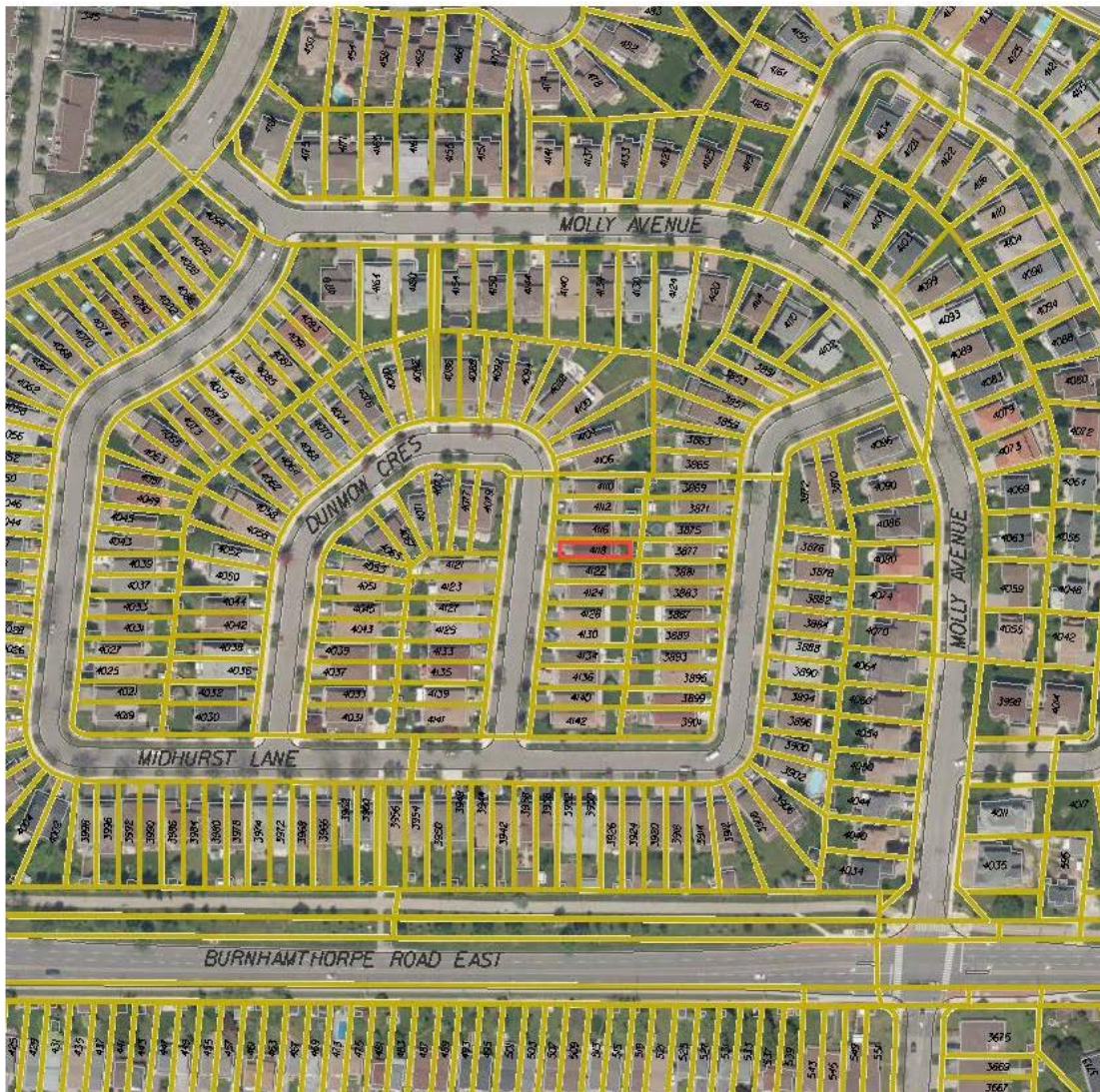
**Other Applications:** None

### Site and Area Context

The subject property is located north-west of the Burnhamthorpe Road East and Cawthra Road intersection and currently houses a two-storey, semi-detached dwelling with an attached single-car garage. The immediate neighbourhood is exclusively residential in nature, with dwelling types ranging from single detached to townhome units. The properties within the immediate area

possess lot frontages of approximately +/- 9.1m (29.9ft), with minimal vegetative elements located within their front yards.

The subject property is an interior parcel, with a lot area of approximately 350m<sup>2</sup> (3,767ft<sup>2</sup>), and a lot frontage of 9.1m (29.9ft).



## 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:

This application was originally heard November 5, 2020. At that time the applicant requested a driveway width of 8.23m (27.00ft) and staff recommended refusal of the application due to the significant amount of hardscaping on the property, which in staff's opinion did not meet the four tests of a minor variance. The applicant is now before the Committee requesting a driveway width of 8.54m (28.02ft), an increase of 0.31m (1.02ft) from the original application. 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



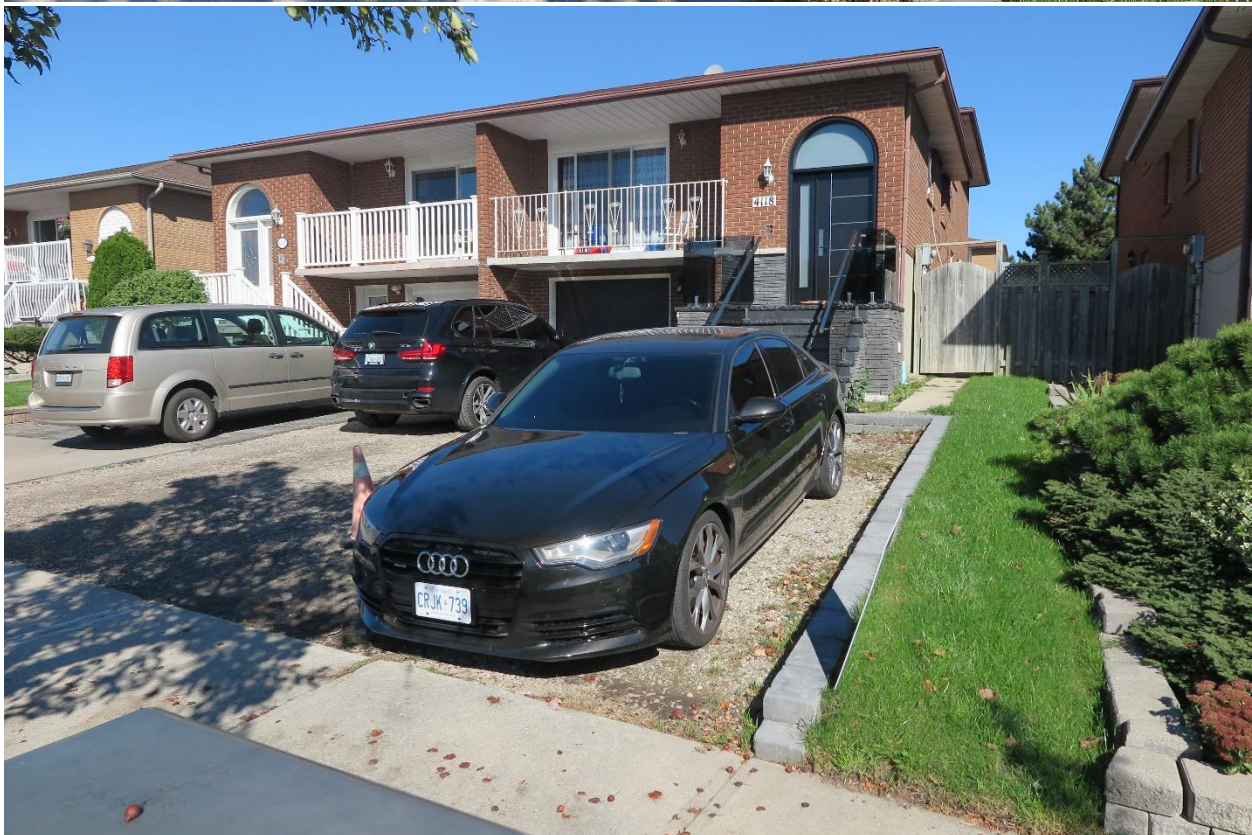
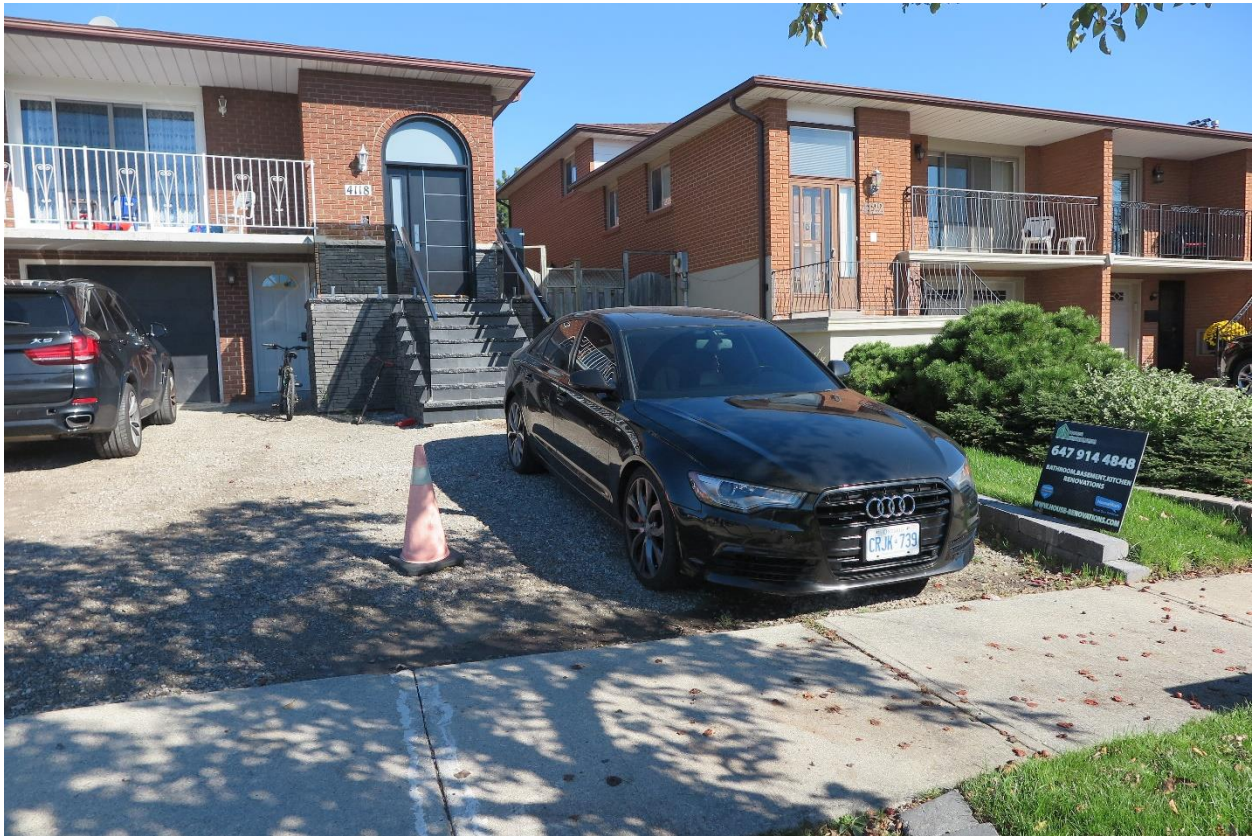
## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are some recent photos of the existing driveway. 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