

City of Mississauga Department Comments

Date Finalized: 2022-01-19	File(s): A569.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-27 3:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred to allow the applicant to redesign the proposed driveway.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a widened driveway with a driveway width of 7.5m (approx. 24.6ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.7ft) in this instance.

Background

Property Address: 7262 Sandhurst Drive

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Derry Road West and Rosehurst Drive intersection in the Lisgar neighbourhood. It contains a detached dwelling with an attached garage and has a lot frontage of +/- 12.2m (40ft). There are limited landscaping and vegetation

elements in the front yard. The property backs onto the Lisgar Meadow Brook Trail. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized lots and semi-detached dwellings on smaller lots.

The applicant is proposing to modify the 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:

The subject property is located within the Lisgar Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of MOP promotes development (including its features such as driveways) with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context, and the landscape of the character area.

The applicant is proposing to modify the subject property's driveway to a width of 7.5m (24.6ft). The planned character of the area is that of residential dwellings serviced by appropriately sized

driveways that can accommodate the parking required by the Zoning By-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The subject property has a frontage of +/- 12.2m (40ft), and the proposed driveway would represent over 50% of the front yard area which is out of character for the surrounding context.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the Zoning By-law and is not minor in nature. Staff recommend that the application be deferred to allow the applicant to redesign the proposed driveway.

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