

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-06-30	File(s): A113/20 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-07-09

Consolidated Recommendation

The City recommends that the application be deferred to capture all required variances.

Application Details

The applicants request the Committee to approve a minor variance to allow a circular driveway on the subject property proposing a combined width of access points of 9.89m (approx. 32.45ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points of 8.50m (approx. 27.88ft) in this instance.

Background

Property Address: 1277 Birchview Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

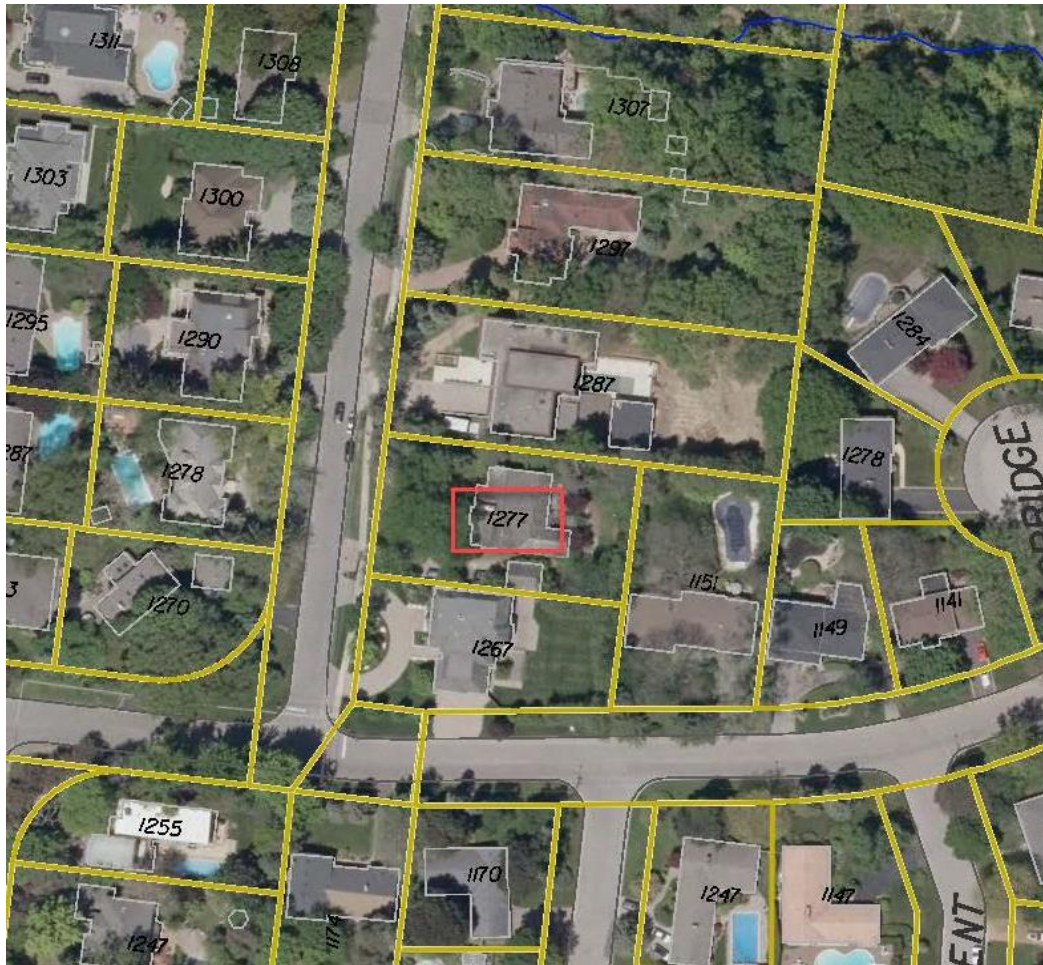
Zoning: R2-5 (Residential)

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of Indian Road and Birchview Drive. The neighbourhood is entirely residential consisting of large lots with significant mature vegetation, containing one and two storey detached

dwelling. The immediate area also contains numerous circular driveways. The subject property contains a one storey dwelling with mature vegetation within the front yard.

The application proposes a circular driveway with a combined access point of 9.89 m whereas a maximum of 8.50 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 are as follows:

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

However, through discussions with the Zoning Division, it appears additional variances are required for the number of walkway attachments and walkway attachment widths.

Conclusion

The Planning and Building Department recommends that the application be deferred to capture all required variances.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 113/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

This Division notes that a building permit is not required in this instance. The applicant is advised that a full zoning review has not been completed; however, in reviewing the variance as outlined in this application, it was apparent that the following additional variances may be required for driveway setback, number of walkway attachments, walkway widths etc.

Notwithstanding the above we are unable to confirm the accuracy of the requested variance or determine whether further additional variances may be required.

Comments Prepared by: Sandra Morrison, Zoning Examiner

Appendix 3 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the March 26th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-346/19, DEF-A-014/20, DEF-A-075/20, DEF-A-076/20

Consent Applications: B-019/20, B-020/20, B-021/20, B-022/20, B-023/20, B-024/20

Minor Variance Applications: A-099/20, A-100/20, A-101/20, A-103/20, A-104/20, A-105/20, A-107/20, A-108/20, A-109/20, A-110/20, A-111/20, A-113/20, A-117/20

Comments Prepared by: Tracy Tang, Junior Planner