

City of Mississauga Department Comments

Its cooDate Finalized: 2022-05-11 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A216.22 Ward 9
	Meeting date:2022-05-19 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing driveway with a width of 6.5m (approx. 21.3ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.7ft) 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

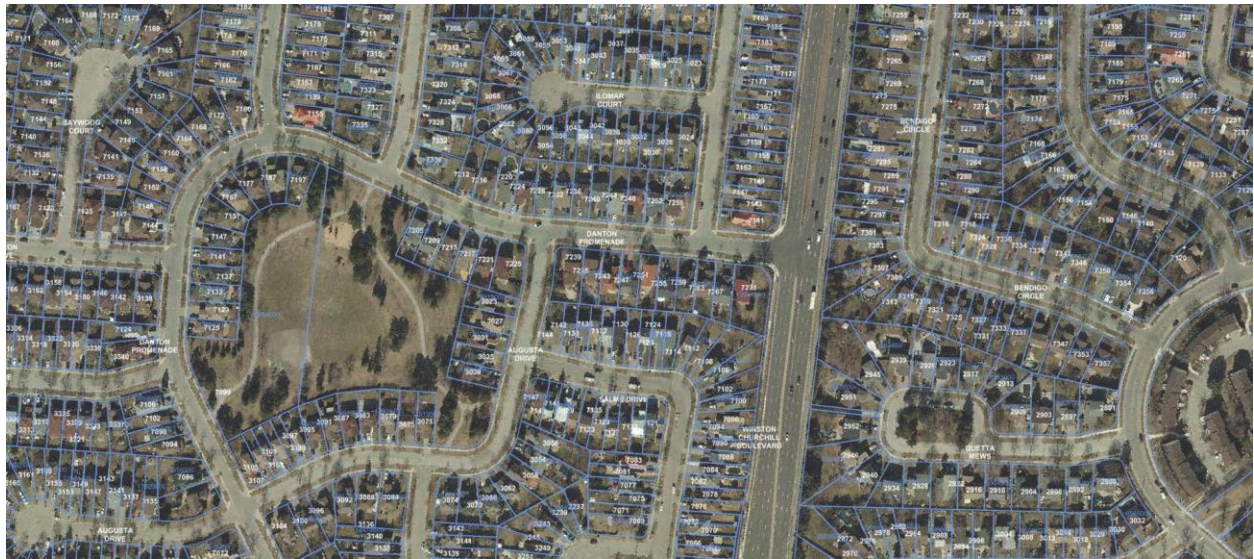
Zoning: R4-49 - Residential

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. It currently contains a two storey detached dwelling with an attached two car garage. The lot has a frontage of +/- 12.5m (41.01ft)

The applicant is seeking to alter the existing driveway requiring a variance for driveway width.



The proposed variance is to permit a widened driveway on the subject property. The intent of the by-law, with regard to driveway widths, is to permit a driveway large enough to suitably accommodate two vehicles side by side with the remainder of the front yard being soft landscaping. Staff are satisfied that the proposed driveway will not accommodate the parking of three vehicles across and does not represent excessive hardscaping. Staff note the presence of

a separate walkway on the subject property, and while a widened driveway generally includes ample space for a walkway adjacent to the parked vehicles staff are satisfied that the front yard overall contains an appropriate amount of soft landscaping. Furthermore no variance is required for soft landscaped area.

Given the above, Planning staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection (April 25, 2022) we note that the applicant is in the process of modifying the driveway. We have no concerns with the proposal depicted on the Site Plan submitted (Sheet A 3 dated 02/24/2022) as the widened portion of the driveway within the municipal right of way is proposed to be reinstated.





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