

City of Mississauga Department Comments

Date Finalized: 2022-05-11	File(s): A569.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-05-19 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

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 6.75m (approx. 22.15ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (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:

Planning staff have reviewed the revised application and note that the applicant is proposing to reduce the proposed driveway widening from the original 7.5m (approx. 24.6ft) to 6.75m (approx. 22.15ft). This represents a reduction of 0.75m (approx. 2.46ft). While the revised proposal reduces the proposed hardscaping when compared to the original proposal, staff continue to object to the application due to the amount of continuous hardscaping proposed and the proposed driveway representing over 55% of the overall lot frontage. 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

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