

City of Mississauga Department Comments

Date Finalized: 2022-05-25	File(s): A261.22 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-02 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition and an existing driveway proposing:

1. An interior side yard setback of 0.69m (approx. 2.27ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
2. A driveway width of 6.12m (approx. 20.08ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance; and,
3. A side yard setback (northerly) of 0.50m (approx. 1.64ft) to the driveway whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) to a driveway in this instance.

Background

Property Address: 7147 Corrine Cres

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-4 - Residential

Other Applications: BP 9ALT 21-9405

Site and Area Context

The subject property is located north-west of the Derry Road West and Winston Churchill Boulevard intersection in the Meadowvale neighbourhood. It currently contains a two storey detached dwelling with an attached single car garage. The lot has a frontage of +/- 7.7m (25.3ft) directly onto Corrine Crescent and backs onto Winston Churchill Boulevard. Limited landscaping and vegetative elements present in the front yard. The surrounding context is exclusively residential, with both detached and semi-detached built forms present.

The applicant is seeking to construct an addition and alter the driveway requiring variances for side yard setback, setback to a driveway, and 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:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development 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. Planning staff are of the opinion that the proposed construction is appropriate for the subject property and maintains the character of the surrounding context. Staff are therefore satisfied that the general intent and purpose of the official plan are maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance 1 requests a reduced side yard to a proposed addition. The intent of the side yard regulations in the by-law is to ensure that an appropriate buffer between structures on abutting properties is maintained, as well as ensuring appropriate access to the rear yard and appropriate drainage is preserved. The proposed addition is in line with the existing side wall, and staff are therefore satisfied that it will not create any adverse impacts in regards to massing, access, or drainage when compared to the existing condition.

Variance 2 and 3 relate to an increased driveway width and a decreased driveway setback from the side lot line. The intent of driveway width regulations is to permit a driveway large enough to suitably accommodate the required number of parking spaces for a dwelling, with the remainder of lands being soft landscaping. The intent of driveway setback regulations is to ensure a visual separation between properties, and to allow for appropriate drainage patterns. Planning staff have reviewed a revised site plan showing a driveway width of 5.5m (approx. 18ft) and are satisfied that the revised width is appropriate for the surrounding area and leaves an appropriate amount of soft landscaping in the front yard. Furthermore staff note that the proposed setback represents an existing condition and aligns with the existing garage. Staff are satisfied that the existing drainage and buffer are maintained.

Given the above, Planning staff are satisfied that the application maintains the general intent and purpose of the zoning by-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff are of the opinion that the impacts of the proposed variances, both individually and cumulatively, will be minor in nature on both the streetscape and abutting properties. Furthermore they represent desirable 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 of the property we note that we have no drainage related concerns with the proposed addition. We also have no objections to variance # 2 & 3 with regards to the driveway.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 21-9405. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Appendix 3 – Development Engineering Comments

Comments: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections [at siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Camilla Marczuk, Development Engineering