

City of Mississauga Department Comments

Date Finalized: 2022-06-08	File(s): A118.22
To: Committee of Adjustment	Ward: 10
From: Committee of Adjustment Coordinator	Meeting date:2022-06-16 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 a driveway with a width of 5.2m (approx. 17.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.7m (approx. 15.4ft) in this instance.

Background

Property Address: 5256 Palmetto Pl

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM1-14 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Erin Centre Boulevard and Oscar Peterson Boulevard intersection in the Churchill Meadows neighbourhood. It is a corner lot and currently contains a semi-detached dwelling with an attached garage and lot frontage of +/- 12m (39.4ft).

Limited landscaping and vegetation elements are present in both the front and exterior side yards. The surrounding area context is exclusively residential, consisting predominantly of a mix of semi-detached and townhouse dwellings.

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 in the Churchill Meadows Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping.

Staff note that widened driveways are present in the surrounding context, with widths generally large enough to facilitate the parking of two vehicles side by side. The proposed driveway is an appropriate width to accommodate two vehicles across while maintaining a soft landscaped area within the front yard. Furthermore staff note that the zone does not include a minimum soft landscaped area provision.

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Planning staff are satisfied that the proposed driveway width variance is minor in nature, represents appropriate development of the subject property, and maintains the intent of both the official plan and zoning by-law.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We have no objections to the amended 5.2M driveway width as shown on the sketch plan indicating that 1.6M of the hard surface area is to be cut and re-instated with sod (as per the discussions with the Planning Department).





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: Tage Crooks, Zoning Examiner