

City of Mississauga Department Comments

Date Finalized: 2022-07-20	File(s): A547.21 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-07-28 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 the construction of a widened driveway proposing a driveway width of 5.2m (approx 17.1ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.3m (approx 14.1ft) in this instance.

Background

Property Address: 5035 Perennial Drive

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-18 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Tenth Line West and Eglinton Avenue West intersection in the Churchill Meadows neighbourhood. It is an interior lot that contains a semi-detached dwelling with an attached garage and lot frontage of +/- 7.28m (23.88ft). Limited

The applicant is proposing a widened driveway requiring a variance for driveway width.



Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

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.

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

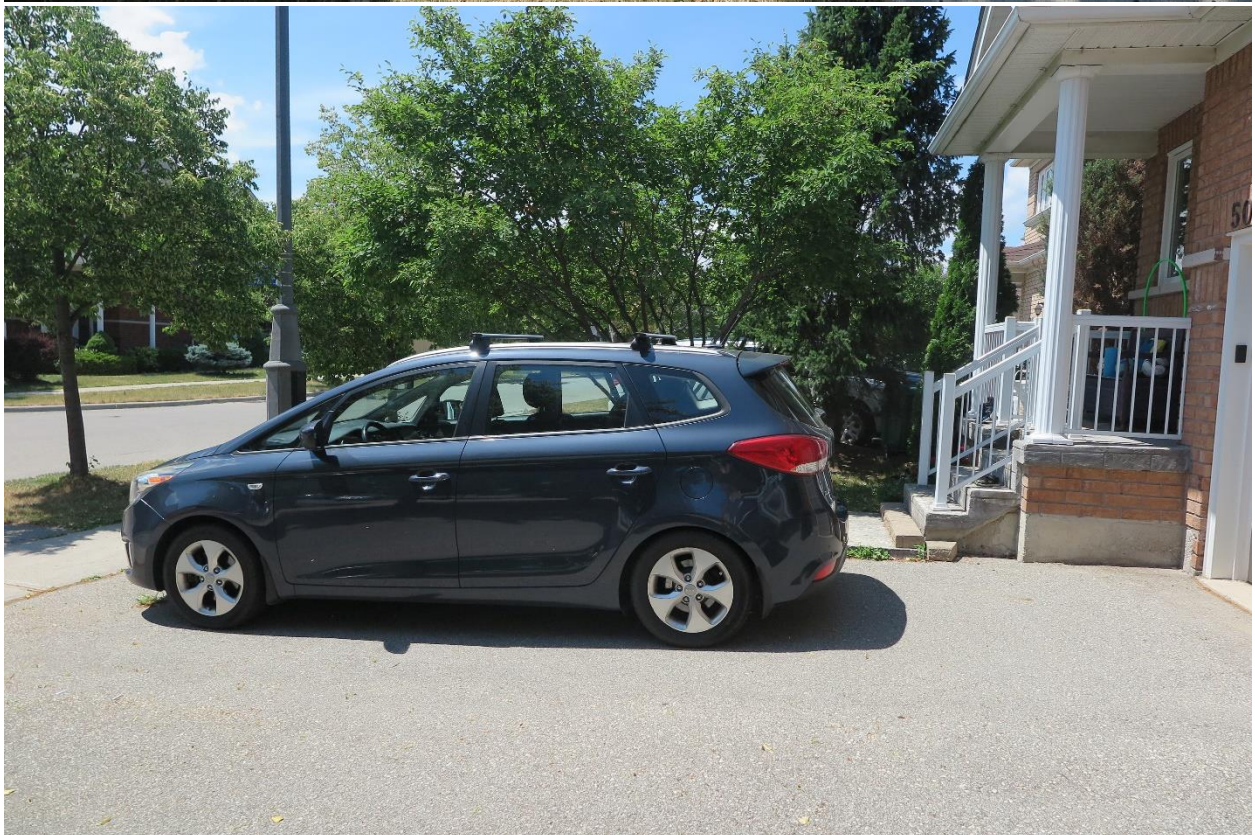
Appendix 1 – Transportation and Works Comments

In our previous comments we indicated that a variance to allow a 5.2M driveway width as opposed to the permitted 4.3M would not typically be an excessive request, however we had some manoeuvring concerns which needed to be addressed. We had concerns with the limited area which a vehicle could park on the driveway without the vehicle overlapping onto the municipal sidewalk and at the same time keeping the front steps to the dwelling accessible and functional.

Staff did have a number of discussions with the owner and we investigated various options, however, it was determined that no other options were feasible. In this regard, and should Committee see merit in the applicant's request we have no further comments with regards to this application. Should this application be approved by the Committee, and should there be any issues in the future with any vehicle overlapping onto the municipal sidewalk, then this would become a By-Law issue to be dealt with by the appropriate staff.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Andrew Wemekamp, Zoning Examiner.