

# City of Mississauga Department Comments

Date Finalized: 2022-09-07	File(s): A149.20 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-09-15 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 existing driveway to remain on the subject property proposing:

1. A driveway width of 8.78m (approx. 28.81ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A combined width of access points for a circular driveway of 9.33m (approx. 30.61ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points for a circular driveway of 8.50m (approx. 27.89ft) in this instance; and
3. A driveway coverage of 55% of the front yard whereas By-law 0225-2007, as amended, permits a maximum driveway coverage of 50% of the front yard in this instance.

## Background

**Property Address:** 1303 Tecumseh Park Drive

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Greenlands & Residential Low Density I

### Zoning By-law 0225-2007

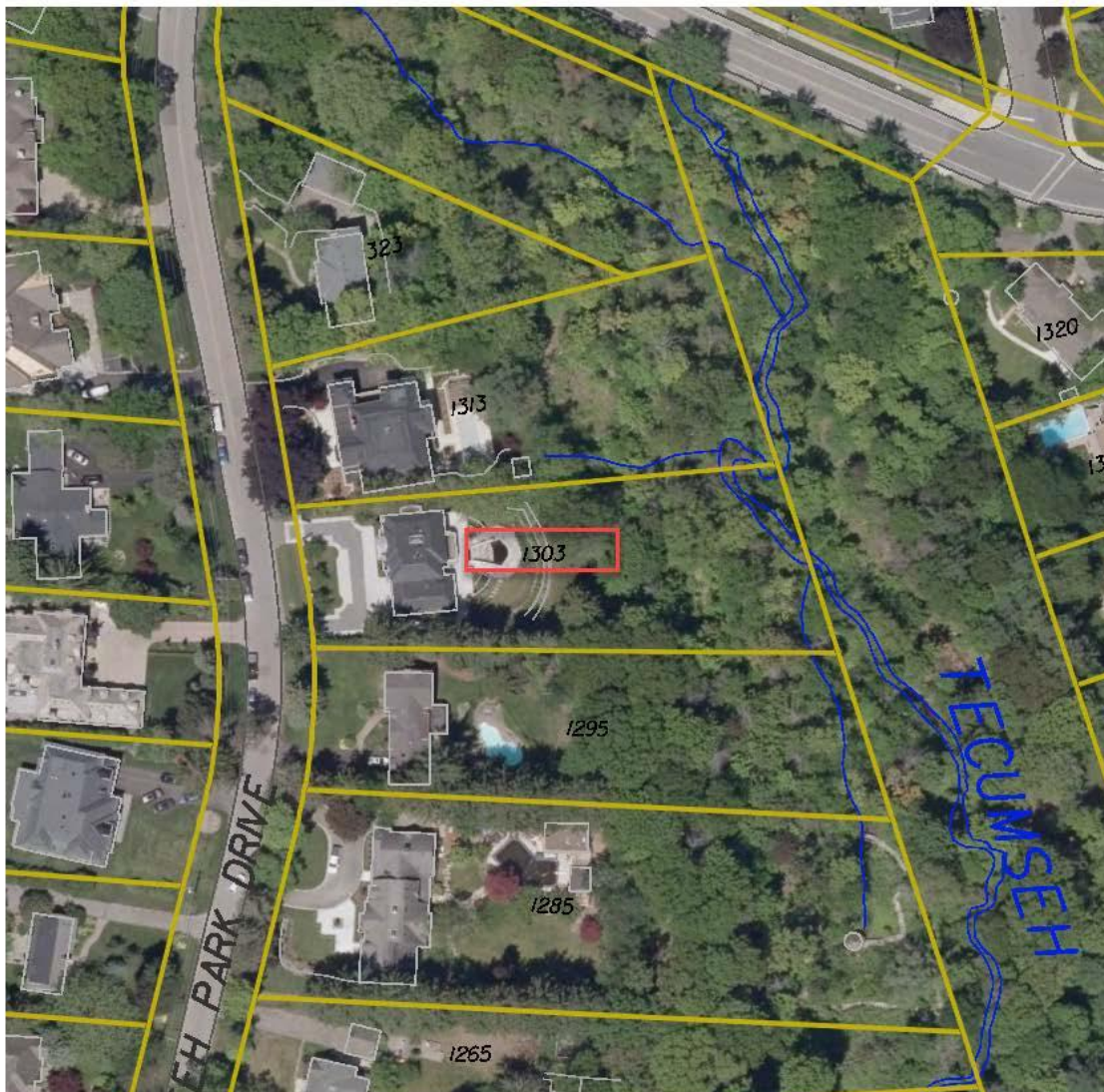
**Zoning:** R1-2 - Residential

**Other Applications:** Pre-Zoning Application: 19-627

## Site and Area Context

The subject property is located within Clarkson-Lorne Park Neighbourhood Character Area, southeast of Indian Road and the hydro corridor. The neighbourhood is entirely residential, consisting of lot large lots with one and two storey-detached dwellings. The subject property contains a two-storey detached dwelling with vegetation along the interior side yards. Adjacent to the subject property at the rear is a City owned park known as Tecumseh Park.

The applicant is proposing to permit the existing circular driveway, requiring variances related to driveway width, combined width of access points and driveway coverage.



## 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 are as follows:

The subject property is designated Greenlands and Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

The Committee of Adjustment previously deferred this application on March 11<sup>th</sup>, 2021. Staff recommended refusal of the application due to the amount of hardscaping proposed.

The applicant is proposing the same variances that were contained in their first submission. It also, appears that the driveway width requirement in Variance #1 is incorrect as the the width proposed was measured incorrectly.

Planning staff echo comments contained in the original recommendation report and continue to recommend refusal of the application.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 149/20.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 19-6277. Based on review of the information currently available for this application, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on January 9, 2020 for the above captioned pre-application zoning review file. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the pre-application zoning review process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the pre-application zoning review process in order to receive updated comments.

Comments Prepared by: Brandon Eidner, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

Given the property is subject to site plan control, should the application be approved, Community Services provides the following notes:

The lands to the rear of the property are owned by the Credit Valley Conservation Authority, leased by the City of Mississauga, identified as Tecumseh Park (P-015) and classified as Significant Natural Area within the City's Natural Heritage System and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

1. City owned lands, Tecumseh Park (P-015) abuts the rear of the applicant's property.
2. Construction access from the adjacent City owned lands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner