

City of Mississauga Department Comments

Date Finalized: 2022-10-19 REVISED	File(s): A459.22 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-10-20 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing driveway proposing a 0.0m setback from the property line whereas By-law 0225-2007, as amended, requires a driveway setback of 0.6m (approx. 1.97ft) from the property line in this instance.

Background

Property Address: 2018 Ambridge Crt

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Other Applications: none

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Character Area, southeast of the Southdown Road and Truscott Drive intersection. The immediate neighbourhood is primarily residential. The north side of Ambridge Court consists of two-storey townhouse dwellings, while the south side consists of one-storey detached dwellings. Mature vegetation elements are contained within in the front yards. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is requesting to allow an existing driveway and requires a variance for setback to the existing driveway.



Comments

Planning

The subject property is located within the Erin Mills Neighbourhood Area and is designated Residential Low Density II. This designation permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings.

The intent of regulating driveway setback is to ensure that an adequate visual buffer exists between properties and that it is large enough to mitigate any potential drainage concerns. Transportation and Works staff have no concerns regarding the applicant's variance from a drainage perspective. While Planning staff typically do not support setback variances where no setback is proposed, staff note that the existing driveway is not excessive in size. Furthermore, the neighbouring property's driveway to the east is on the western portion of the front yard and the eastern portion of the abutting neighbour's front yard contains soft landscaping which provides a visual buffer between the two driveways. Staff has no concerns with respect to the variance, so long as the neighbouring property to the east has no concerns.

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It is Staff's opinion that the existing driveway is sympathetic to the surrounding area and does not impact the neighbouring properties. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos of the existing paved driveway. We have no drainage related concerns.





Comments Prepared by: John Salvino, 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.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy application, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

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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 Hydro One Corridor, leased by the City of Mississauga, identified as Nine Creeks Trail (P-534) and zoned U-Utility.

1. If future construction is required, access from the adjacent parkland is not permitted.
2. If access is required from adjacent parkland, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department, at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant