

City of Mississauga Department Comments

Date Finalized: 2022-10-12	File(s): A51.22
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2022-10-20 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 an existing driveway with a width of 7.8m (approx. 25.6ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.5m (approx 21.3ft) in this instance.

Background

Property Address: 4708 Apple Blossom Circle

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R7-12 - Residential

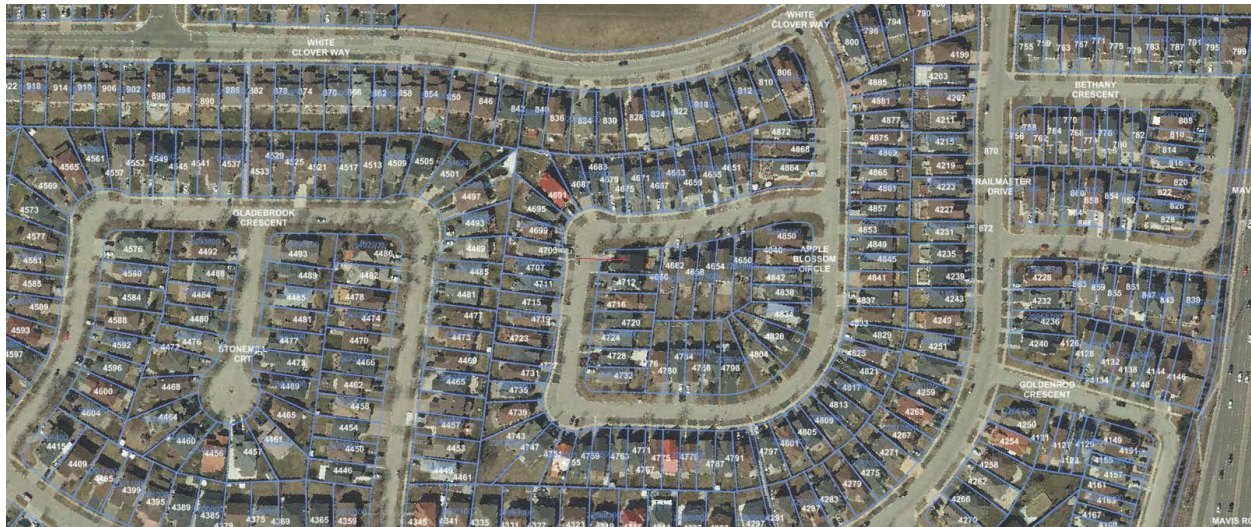
Other Applications: None

Site and Area Context

The subject property is located south-west of the Mavis Road and White Clover Way intersection in the East Credit neighbourhood. It contains a two-storey detached dwelling with an attached garage and limited landscaping/vegetation elements in the front yard. The property is a corner lot and has a frontage of +/- 13.5m (44.3ft). The surrounding context is exclusively

residential, consisting of detached dwellings on lots of varying sizes. Semi-detached dwellings are present in the larger context.

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 within the East Credit Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of MOP promotes development (including its features such as driveways and landscaping) 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. The planned character of the area are dwellings accessed by appropriately sized driveways.

The proposed variance is to permit a widened driveway on the subject property. The intent of the by-law, with regard to driveway widths, is to permit a driveway large enough to suitably accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaping. While staff note that the applicant has reduced the maximum driveway width by 1.1m (3.6ft) and further reduced the driveway width at the curb line, the proposed driveway

remains able to accommodate 3 cars parked across, which is not envisioned for this area as the properties all contain double car garages.

Given the above, Planning staff are of the opinion that the application, as requested, does not maintain the general intent and purpose of either the official plan or zoning by-law, is not desirable, and is not minor in nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are some recent photos taken which depict the existing driveway as modified. Further to our previous comments we note that the applicant has removed a portion of the driveway in the area of the existing concrete streetlight. We previously indicated concerns with the proximity of this light standard to the driveway as it was only inches away.







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.

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