

City of Mississauga Department Comments

Date Finalized: 2023-01-25	File(s): A561.22
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2023-02-02 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 variance and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing driveway proposing:

1. A driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance and,
2. A driveway walkway attachment of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment of 1.50m (approx. 4.92ft) in this instance.

Background

Property Address: 5563 Millbrook Lane

Mississauga Official Plan

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

Zoning By-law 0225-2007

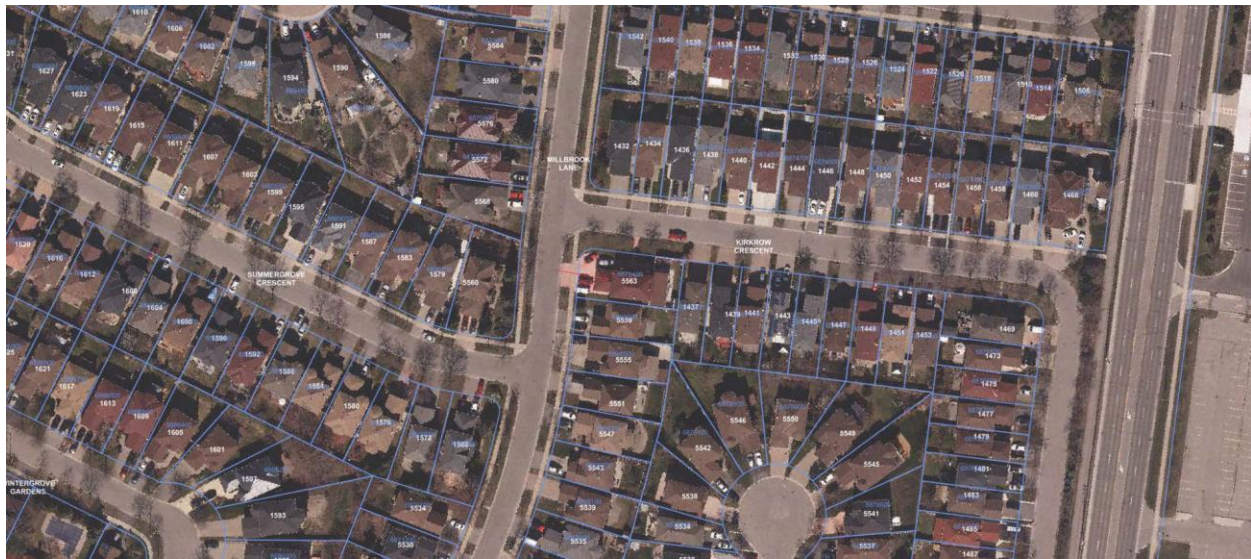
Zoning: R4-20 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Creditview Road and Bristol Road West intersection in the East Credit neighbourhood. It is a corner lot containing a two-storey detached dwelling with an attached garage. Limited landscaping/vegetative elements are present in the front and exterior side yards. The property has an approximate lot frontage of 16.9m (55.4ft), which is characteristic of corner lots in the area. The surrounding context is predominantly residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing a modified driveway requiring variances for driveway width and walkway attachments.



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 East Credit Neighbourhood Character Area and is designated Residential Low Density II 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. The intent of the walkway attachment regulations are to provide a convenient and dedicated pathway to accommodate pedestrians as well as define an entryway to the dwelling, while ensuring the walkway cannot be utilized for parking purposes.

While the proposed driveway is wider than normally supported by staff, the property has a wide frontage that is visually extended due its location as a corner lot without an adjacent sidewalk. Staff are satisfied that the width will restrict the parking of more than two vehicles across and maintains sufficient soft landscaping area to maintain the character of the surrounding area. Furthermore staff are satisfied that the proposed walkways will not facilitate the movement of vehicles and propose a minor increase from the as of right permissions of the by-law.

Planning staff are satisfied that the proposed driveway width and walkway attachment variances are minor in nature, represent appropriate development of the subject property, and maintain 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

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.





City Department and Agency Comments	File:A561.22	Enter date.	6
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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 Permit, 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: Amy Campbell, Planner-in-Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko – Junior Planner, Planning and Development Services