

City of Mississauga Department Comments

Date Finalized: 2023-02-15	File(s): A730.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-02-23 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a driveway proposing:

1. An interior side yard setback of 0.56m (approx. 1.84ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.60m (approx. 1.97ft) in this instance and,
2. A driveway width of 12.82m (approx. 42.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.92m (approx. 29.27ft) in this instance.

Background

Property Address: 2391 Erin Centre Blvd

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

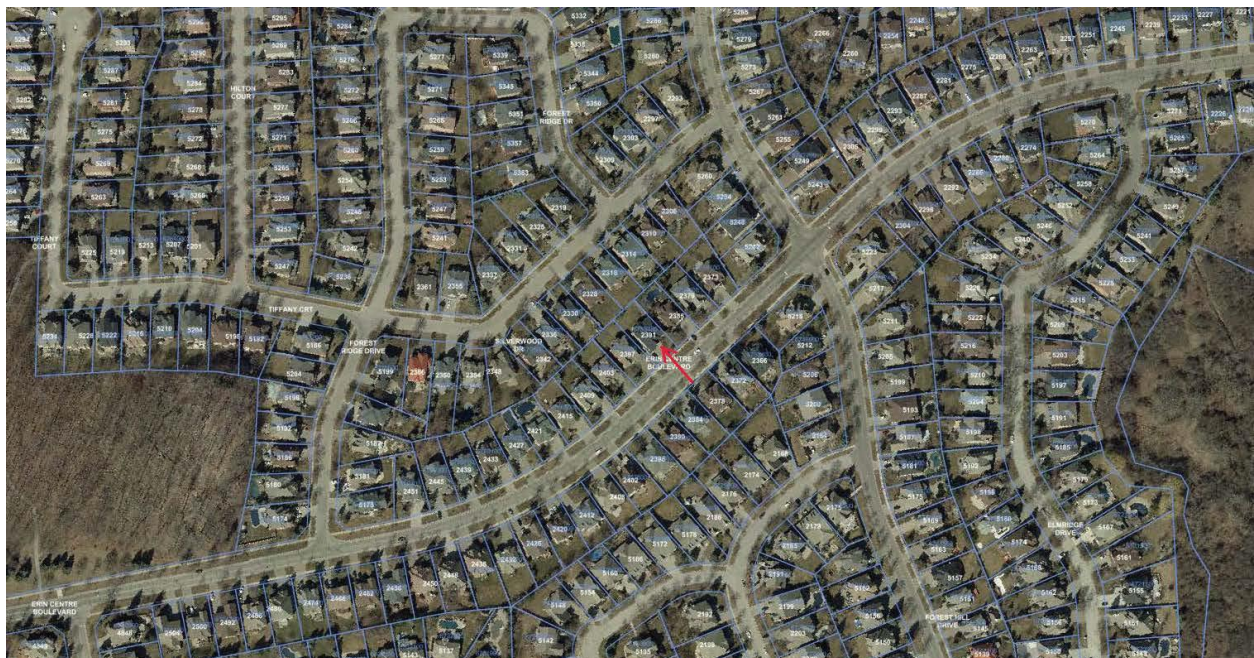
Zoning: R2-9 - Residential

Other Applications: None

Site and Area Context

The subject property is located on the north side of Erin Centre Boulevard, east of the Erin Mills Parkway intersection. It is an interior lot containing a two-storey detached dwelling with an attached three car garage. Limited landscaping/vegetative elements are present in the front yard. The property has an approximate lot frontage of 19.79m (64.93ft), which is characteristic of other lots in the area. The surrounding context is exclusively residential, consisting of detached dwellings on similarly sized lots.

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



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 Central Erin Mills Neighbourhood Character Area and is designated Residential Low Density I 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 proposed driveway would facilitate the parking of at least four vehicles across and, in the opinion of Planning staff, represents excessive hardscaping on the subject property. Planning staff have been working with the applicant to discuss alternative options that staff could support, however at the time of this report staff are unable to support the formally submitted proposal. Staff therefore recommend that the application be deferred in order to allow the applicant to continue working with staff.

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.





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: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

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