

City of Mississauga Department Comments

Date Finalized: 2023-02-15	File(s): A527.22
To: Committee of Adjustment	Ward: 9
From: Committee of Adjustment Coordinator	Meeting date:2023-02-23 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve an existing driveway width of 7.62m (approx. 25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) in this instance.

Background

Property Address: 2530 Brasilia Circle

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-Residential

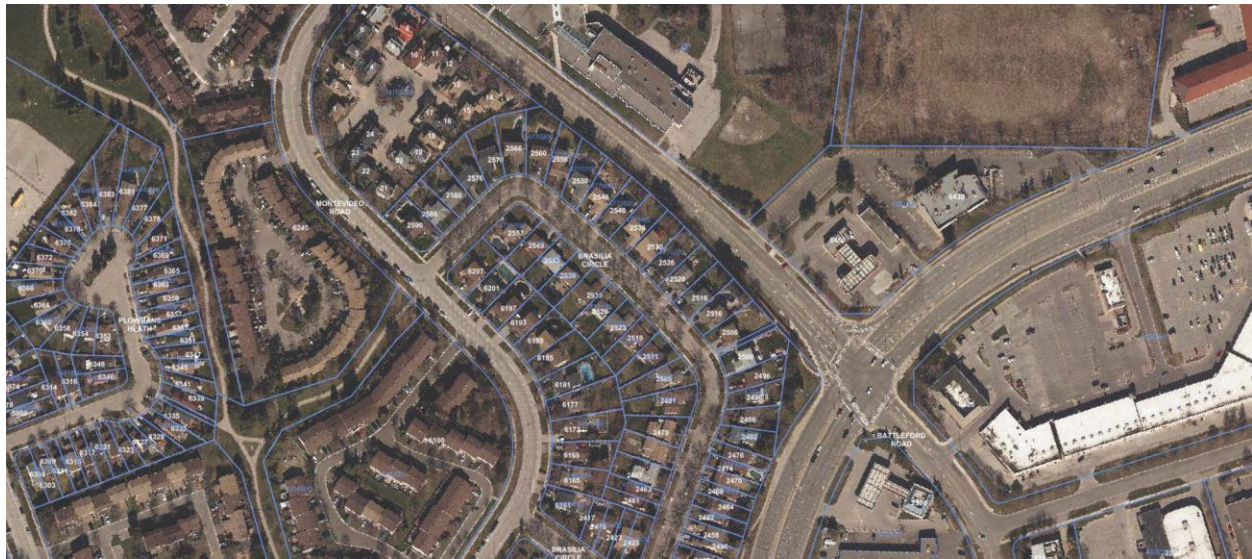
Other Applications: None

Site and Area Context

The subject property is located south-west of the Erin Mills Parkway and Battleford Road intersection in the Meadowvale neighbourhood. It is an interior lot containing a detached dwelling with an attached garage. Some landscaping/vegetative elements are present in the front yard. The property has an approximate lot frontage of 15.2m (49.9ft), which is

characteristic of lots containing detached dwellings in the area. The surrounding context is predominantly residential, consisting of a mix of detached, semi-detached and townhouse dwellings on lots of varying sizes.

The applicant is proposing a widened 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 in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development 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 subject application was previously before the Committee at the November 10, 2022 hearing. While staff have had conversations with the applicant, the application remains unchanged from the original submission. Staff comments from the previous hearing therefore remain unchanged.

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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.

From the enclosed photos we note that the driveway width in the area of the municipal curb reflects a driveway width which is compatible with the existing curb cut. We do however note that there is an existing streetlight pole in very close proximity to the existing driveway width and are uncertain as to why the streetlight was initially installed at its current location, perhaps a smaller garage width was planned for this lot. In view of the above, and only in this unique instance we are not advising the applicant that a minimum of 1.5M setback is required to the streetlight pole is required.

We have also re-attached photos from our initial site inspection as at time of our re-inspection there was a considerable amount of snow cover.







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: Brooke Herczeg, Zoning Examiner