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**Council April 5, 2023
and
General Committee March 29, 2023**

NOTICE OF MOTION

Moved by: Councillor Carolyn Parrish

Whereas a building permit is not required to widen a driveway;

Whereas there are regulations that have to be followed based on a variety of zonings for properties which dictate the width of the driveway and minimum soft landscape area required for each zone;

Whereas when widening a driveway at the boulevard a new curb cut must be requested from the City;

Whereas the relevant by-law has general provisions that apply to all properties for walkways and setbacks to property lines (subsection 4.1.9 Zoning By-law);

Whereas adding to the complexity, it is suggested: “if something in the general provisions conflicts with the zoning regulations, follow the zoning regulations”;

Whereas information on surface treatments of the driveway is in another zoning by-law (article 3.1.1.7);

Whereas the following disclaimer is included in the printed materials: “The information presented on this web page is provided for information purposes only. It should not be solely relied on when making decisions related to real estate transactions, development proposals or building permits. We strongly advise you review the text in the official zoning by-law and or speak with City staff before making important decisions.”;

Whereas the Committee of Adjustment deals with at least five cases of driveway widening every week;

Whereas thousands of “illegally” widened driveways exist in Mississauga, safe from prosecution, usually investigated on a complaints basis only (see attached for samples);

Whereas driveways can be widened in an environmentally approved form and should be encouraged as part of the City’s Climate Action Plan (see attached samples);

THEREFORE BE IT RESOLVED:

Staff prepare a report for a future General Committee with a review of the driveway widening bylaws, paying particular attention to the following:

1. An approximation of the number of driveways in the City that exceed the required widths and other breaches including soft surfaces, extended walkways and other related issues.
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2. Total number of complaints and enforcements of driveway by-law breaches investigated by staff over the past 12 months.
3. A compilation of the number of prosecutions over the past 12 months with an approximation of staff time involved in driveway investigations and a record of altered driveways as a result.
4. Bench marking with other GTA municipalities regarding by-laws, permits and any other regulations addressing driveway widening.
5. A scan of “green” methods of driveway widening that promote rainwater absorption and soft surfacing incorporated into widened driveways and pathways
6. A draft by-law that reflects staff’s findings and recommendations regarding possible legacy exemptions for driveways currently improperly widened, new and consistent standards for widening driveways, and “green” standards for approval of driveway widening including cost comparisons for different methods.



Carolyn Parrish
Ward 5 Councillor

Driveways and Parking

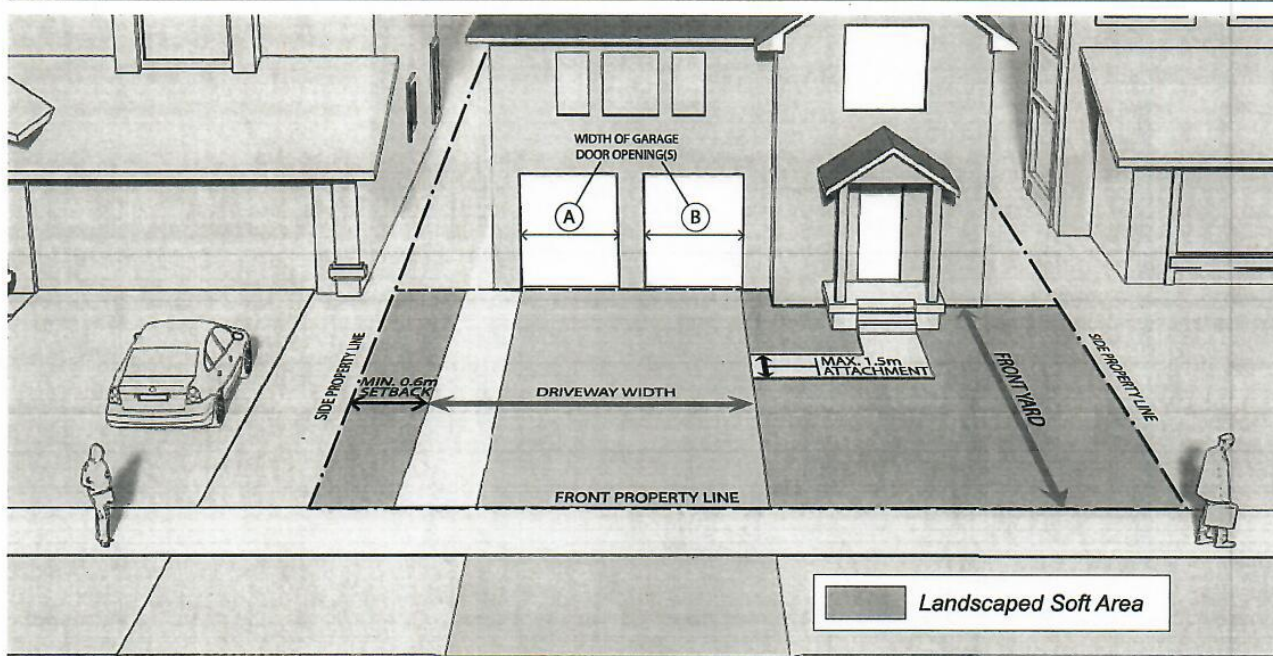
City of Mississauga Zoning by-law 225-2007

Parking In Residential Zones - Driveways

Definitions

“Driveway” means an internal roadway, that is not a street, private road, CEC-private road, internal road or lane, which provides vehicular access from a street, private road, CEC-private road, to parking or loading spaces..

“Landscaped Soft Area” means any outdoor area on a lot, located at grade, that is suitable for the growth and maintenance of grass, flowers, shrub trees and other vegetation, and including landscaping materials such as rocks and edging materials, but shall not include hard surfaced areas, such as driveways, aisles, parking areas, interlocking stone, and walkways.



Calculation of Maximum Driveway Width (Table 4.2.1)

$$\text{MAX. DRIVEWAY WIDTH} = \textcircled{A} + \textcircled{B} + 2.0\text{m (to a maximum indicated in line 12.3 of Table 4.2.1)}$$

(from Table 4.2.1)

Line 1.0	ZONE	R1	R2	R3	R4	R5
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY					
12.3	Maximum driveway width	Width of garage door opening(s) plus 2.0m up to a maximum of 8.5m, if no garage door then maximum width of 6.0m	Width of garage door opening(s) plus 2.0m up to a maximum of 6.0m, if no garage door then maximum width of 6.0m	Width of garage door opening(s) plus 2.0m up to a maximum of 6.0m, if no garage door then maximum width of 6.0m	Width of garage door opening(s) plus 2.0m up to a maximum of 6.0m, if no garage door then maximum width of 6.0m	Width of garage door opening(s) plus 2.0m up to a maximum of 6.0m, if no garage door then maximum width of 6.0m
12.4	Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	40% of the front yard and/or exterior side yard	30% of the front yard and/or exterior side yard

Note: The above illustrations are for clarification and convenience only and do not form part of Zoning By-law 225-2007. The Definitions and General Provisions of this By-law must be referenced.



Porous Driveway Pavement | L...



 The Chic Ecologist
Eco Friendly Green Driveways ...



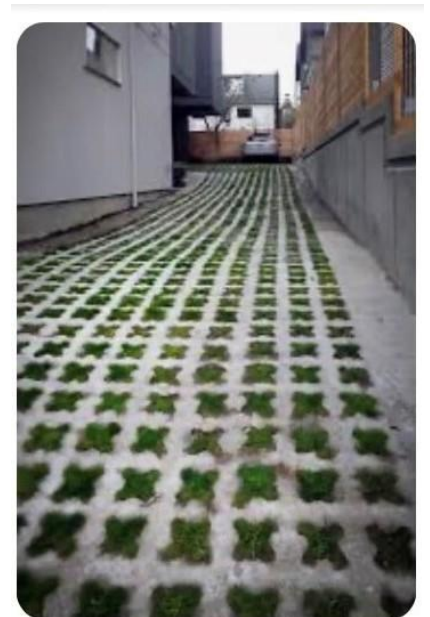
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All on the Same Street

