

City of Mississauga Department Comments

Date Finalized: 2023-04-12	File(s): A258.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-04-20 3:30:00 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 circular driveway proposing:

1. A circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.5m (approx. 73.82ft) in this instance; and,
2. A walkway attachment of 2.40m (approx. 2.87ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) to a driveway in this instance.

Background

Property Address: 1151 Indian Rd

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

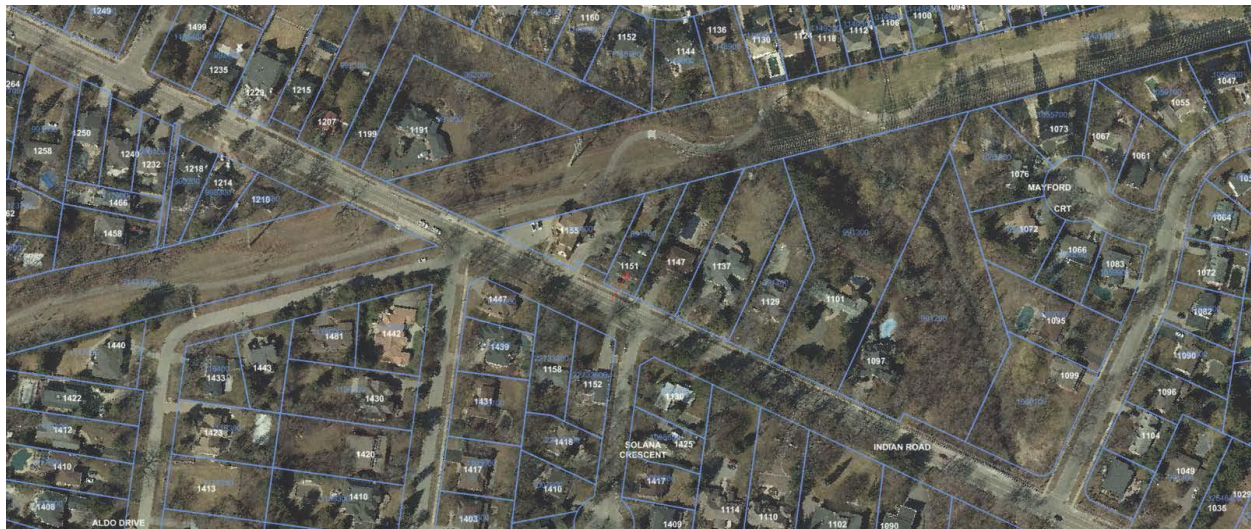
Zoning: R2-4 - Residential

Other Applications: Preliminary Zoning Review application under file PREAPP 21-9212; Site Plan Approval Express application under file SPAX 18 63

Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Indian Road and North Sheridan Way. The immediate neighbourhood is primarily residential containing older and newer one and two-storey detached dwellings with mature vegetation in the front yards. Immediately abutting the subject property to the west is a place of religious assembly (St. Mary's Church). The subject property contains a one-storey detached dwelling with landscaping in the front yard.

The applicant is seeking variances related to a circular driveway and walkway attachment.



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 are as follows:

The Committee previously deferred this application to allow the applicant an opportunity to address concerns identified by Traffic staff in the Transportation and Works Department.

Traffic staff note concerns with the proximity of the easterly access point to a 'T' intersection (Solana Crescent and Indian Road). Planning staff discussed the minor variance application with the Site Plan Technologist who reviewed Site Plan Approval Express Application SPAX 18-63. The Site Plan Technologist indicated no concerns with the applicant's proposal and informed Planning staff that the proposal is an improvement over the existing site conditions. Planning staff have no concerns of a planning nature with the applicant's proposal. The

proposal removes an existing accessory structure from the front yard and provides a new landscape buffer along the easterly property line. The current driveway contains paving with no setback to the façade of the dwelling. The proposal will provide a new landscape buffer between the dwelling's façade and circular driveway. Staff also note that the proposal will reduce the width of the existing access point and curb cut to meet the zoning by-law's requirements and ensure no encroachments into the municipal boulevard.

While Planning staff have no concerns with the application, Municipal Parking staff continue to object to the applicant's proposal without proper justification that driveway is safe. As such, Planning staff continue to recommend deferral of the application to allow the applicant an opportunity to address Traffic staff's concerns.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

In our previous comment, our Traffic Section had concerns with the proposal for the second driveway access point. The applicant was in touch with our Traffic Section and was instructed on what material/study was required in order to support the proposal. Our Traffic Section has had no further contact since. Our previous comment read as follows:

“This Department cannot support the proposed second access to Indian Road. Indian Road is a Major Collector road and the City limits the amount of access points on collector roads. The proposed access point is also in close proximity to the ‘T’ intersection of Indian Road and Solana Crescent which could cause traffic movement issues.

For further information please contact Kate Vassilyev in our Traffic Section at x8171.”

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department processed an application under file PREAPP 21-9212. Based on review of the information currently available in this application, the variances, as requested are correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 12/23/2021 and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

Should the application be approved, Community Services provides the following notes:

The lands to the rear of the property are owned by the Province of Ontario and leased by the City of Mississauga, identified as Nine Creeks Trail (P-534) and zoned U - Utility.

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

Appendix 4 – CVC Comments

Although the property appears to be regulated based on our mapping, I can confirm that the proposed development is outside of CVC's regulated area. CVC review/approval are not required. As such, CVC will not be providing comments on the application.

Comments Prepared by: Beata Pakulski, Junior Planner

Appendix 5 - Region of Peel Comments

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner