

# City of Mississauga Department Comments

Date Finalized: 2023-04-26	File(s): A93.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date: 2023-05-04 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 an existing driveway proposing:

1. A driveway width of 6.23m (approx. 20.43ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and,
2. A walkway width of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, permits an attached walkway width of 1.5m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 1407 Stavebank Road

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1-1-Residential

**Other Applications:** none

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northeast of Lorne Park Road. The immediate area consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation throughout the properties. The subject property contains an existing two-storey dwelling with mature vegetation in the front yard.

The applicant is requesting variances to allow for an existing driveway and walkway attachment requiring variances for driveway and walkway widths.



## 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 subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, and duplex dwellings.

The applicant is requesting variances to permit an existing driveway and walkway. Planning staff has no immediate concerns with respect to variance #1, relating to driveway width. However, Planning staff are of the opinion that variance #2, for the proposed walkway, is excessive and creates unnecessary hardscaping in the front yard. The intent of this portion of the bylaw is to provide a convenient surface for pedestrians (not vehicles) and to define an entryway to the dwelling. Staff are of the opinion that the proposed walkway can accommodate vehicular parking and is not being utilized to define an entryway to the dwelling.

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As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to address concerns identified above.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos of the existing driveway. We have no drainage related concerns.















Comments Prepared by: John Salvino, 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