

City of Mississauga Department Comments

Date Finalized: 2022-11-16	File(s): A559.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-11-24 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow an existing driveway proposing a driveway width of 6.09m (approx. 19.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

Background

Property Address: 1461 Sandgate Cres

Mississauga Official Plan

Character Area: Clarkson – Lorne Park Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood, west of the Winston Churchill Boulevard and Truscott Drive intersection. The neighbourhood is primarily residential, consisting of one storey detached and semi-detached dwellings with little mature

vegetation in the front yards. The subject property contains a one-storey semi-detached dwelling with little vegetation in the front yard.

The applicant is seeking to permit 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 are as follows:

The subject property is located in the Clarkson – Lorne Park Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex and triplex dwellings.

Transportation and Works staff have identified concerns with drainage associated with the reverse grade driveway and widened portion of the driveway. Transportation and Works staff have requested that the portion of the widened driveway within the municipal boulevard be reinstated to topsoil and sod in this location. Further, access concerns due to a grade change from the existing and new portions of the driveway have been identified. Zoning staff are unable to determine the accuracy of the requested variances, in the absence of a preliminary zoning review application. Additional variances may be required to accommodate the proposal, which may not be supposed by Planning staff. As such, Planning staff is of the opinion that the applicant's proposal is inappropriate and may be unsafe. As such, staff recommends that the application be refused.

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Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos of the existing driveway area. We have concerns with the applicant's request, in its current state. This department advises that it would be unsafe for a vehicle to attempt to access the parking spot due to the difference in elevation.

Further, the existing asphalt driveway is reverse grade. The applicant has created additional hard surface area which now also drains towards the asphalt driveway and then towards the dwelling. This could cause potential flooding problems. Also, the applicant has removed the topsoil and sod and placed hard surface within the Municipal boulevard area behind the sidewalk. We ask that this area be reinstated with topsoil and sod.

The excavation has also left an unsafe and unprotected embankment along the left side that will eventually erode.





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 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: Amy Campbell, Planner-in-Training

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:

1. The lands adjacent of the subject property are owned by the City of Mississauga, known as Clarkson Community Centre & Library Grounds (P-036).
2. If future construction is required, access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. 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- Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner