

# City of Mississauga Department Comments

Date Finalized: 2023-07-05	File(s): A214.23 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-07-13 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to confirm the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A driveway setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
2. A driveway width of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and,
3. A walkway attachment width of 2.54m (approx. 8.33ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 5555 Doctor Peddle Crescent

### Mississauga Official Plan

Character Area: **Churchill Meadows NHD**  
Designation: **Residential Low Density I**

### Zoning By-law 0225-2007

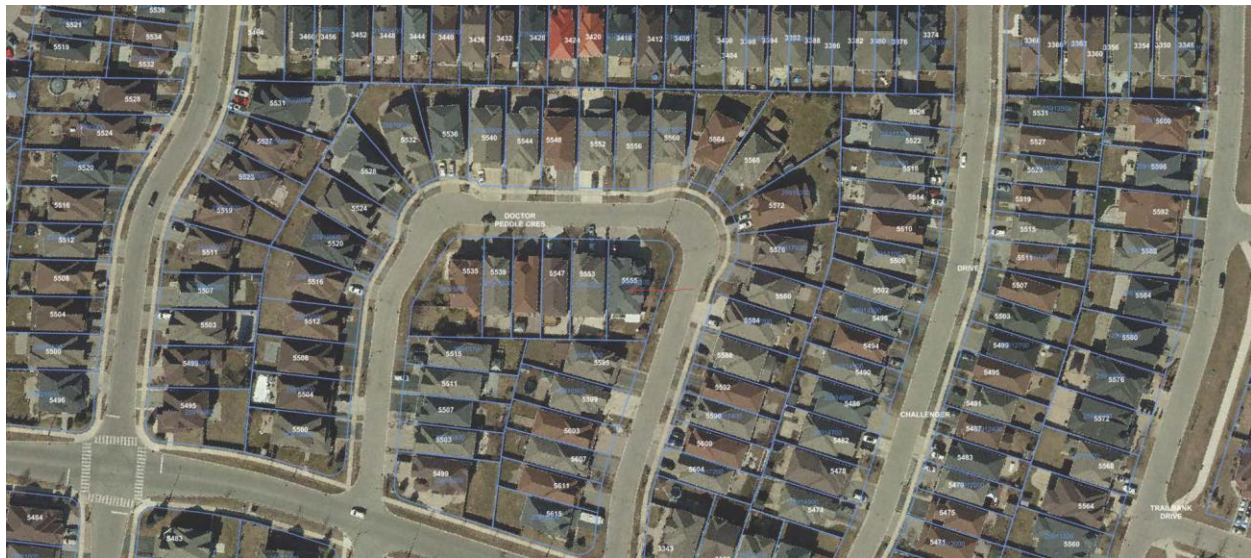
**Zoning:** R6-1- Residential

**Other Applications:** 22-4583

### Site and Area Context

The subject property is located on the interior corner of Doctor Peddle Crescent. The property has a lot area of +/- 601m<sup>2</sup> (+/- 6469.11ft<sup>2</sup>.) and a lot frontage of +/- 20.98m (+/- 68.83 ft.). Currently the property houses a two-storey, detached dwelling with an attached garage. There are limited vegetative and landscape elements on the property. Contextually, the area is comprised exclusively of two-storey detached dwellings on lots possessing considerably smaller lot frontages. The subject property is in close vicinity of the Ruth Thompson Middle school on the north side and the Mississauga Meadowvale Rotary Park on the south side.

The applicant is proposing to legalize the existing driveway, requiring variances for driveway width, walkway attachment and driveway setback.



## 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:

### Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within the Churchill Meadows Neighbourhood Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. Section 9.1 of the MOP states that driveway widths and associated

setbacks should respect the identity and character of the surrounding context. Staff are satisfied that the driveway width is appropriate for both the subject property and surrounding context, and therefore that the general intent and purpose of the Official Plan are maintained.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance 1 relates to the driveway setback to the side lot line. The intent of driveway setback regulations is to ensure a visual separation between properties, and to allow for appropriate drainage patterns. Staff are satisfied that the proposed setback will provide an adequate visual buffer between properties and note that Transportation and Works have not raised any drainage related concerns.

Variance 2 relates to the driveway width. The intent of the driveway width regulations are to ensure that the driveway can suitably accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaping. Staff are satisfied that the proposed driveway width does not create excessive hardscaping on the subject property, nor does it facilitate the parking of additional vehicles across the driveway. Furthermore, staff are of the opinion that the driveway is appropriately sized for the property and the proposed increase in the width is minor in nature.

Variance 3 requests an increased width for a walkway attachment. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling while prohibiting vehicle accommodation. The requested walkway is located in such a way that staff are satisfied that it will be unable to facilitate vehicular movements. Furthermore staff note that the applicant is reinstating part of soft landscaping adjacent to the walkway, which restricts vehicular parking on the walkway.

Given the above staff are satisfied that the application maintains the general intent and purpose of the Zoning By-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff are satisfied that the proposal maintains appropriate soft landscaping in the front yard and is compatible with the surrounding context. Staff are therefore of the opinion that this application represents the orderly development of the lands and is minor in nature.

Comments Prepared by: Shivani Chopra, Planner in Training

## 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.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Preliminary Zoning Review was completed in January 19, 2023 under file 22-4583. Based on review of the information currently available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above Preliminary Zoning Review application 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. Please note that a new Preliminary Zoning Review application is required in order to receive updated comments.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

## **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner