

# City of Mississauga Department Comments

Date Finalized: 2023-07-12	File(s): A243.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-07-20 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure 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 a driveway width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

## Background

**Property Address:** 581 Chantenay Drive

### Mississauga Official Plan

Character Area: **Cooksville NHD (East)**  
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 south-east of the Cawthra Road and Tedwyn Drive intersection in the Cooksville neighbourhood. It currently contains a semi-detached back split dwelling with no notable vegetative elements in the front yard. The property has a lot frontage of +/- 9.37m (+/-

30.74ft), characteristic of other semi-detached lots in the area. The surrounding area context is predominantly residential, consisting of a mix of detached and semi-detached homes.

The applicant is proposing to legalize the existing 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping.

The proposed driveway is an appropriate width to accommodate two vehicles across. Driveways wide enough to accommodate the parking of two vehicles across are characteristic of the area, and the proposal does not request excessive hard surface area. The existing driveway width of 6.10m would not be wide enough to accommodate three vehicles parked side-by-side using the by-law regulations for the width of a parking space. Furthermore staff note that an appropriate soft landscaped area in the front yard is maintained.

Planning staff are satisfied that the proposed driveway width variance is minor in nature, represents appropriate development of the subject property, and maintains the intent of both the official plan and zoning by-law.

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.

From our site inspection and the enclosed photos we note that the owner has constructed a significant sized landscape area/retaining wall abutting the municipal sidewalk within the city owned Municipal Boulevard which must be modified/removed. Having such a significant obstruction abutting the municipal sidewalk creates an unsafe condition for any snow clearing equipment in the winter months. Secondly this has been constructed within the Municipal Boulevard which may also impact on any utility works which could be required in the future.







Comments Prepared by: Tony Iacobucci, 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: Ayooluwa Ayoola, Junior Planner