

City of Mississauga Department Comments

Date Finalized: 2023-08-16	File(s): A289.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-08-24 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, as amended. 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 walkway proposing a walkway attached to a driveway with a width of 2.34m (approx. 7.68ft) whereas By-law 0225-2007, as amended permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.

Amendments

While Planning staff are not in a position to interpret the zoning by-law staff note the proposed walkway attached to a driveway in this instance would be a width of 5.30m, and not 2.34m.

Background

Property Address: 2191 Parker Drive

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density I

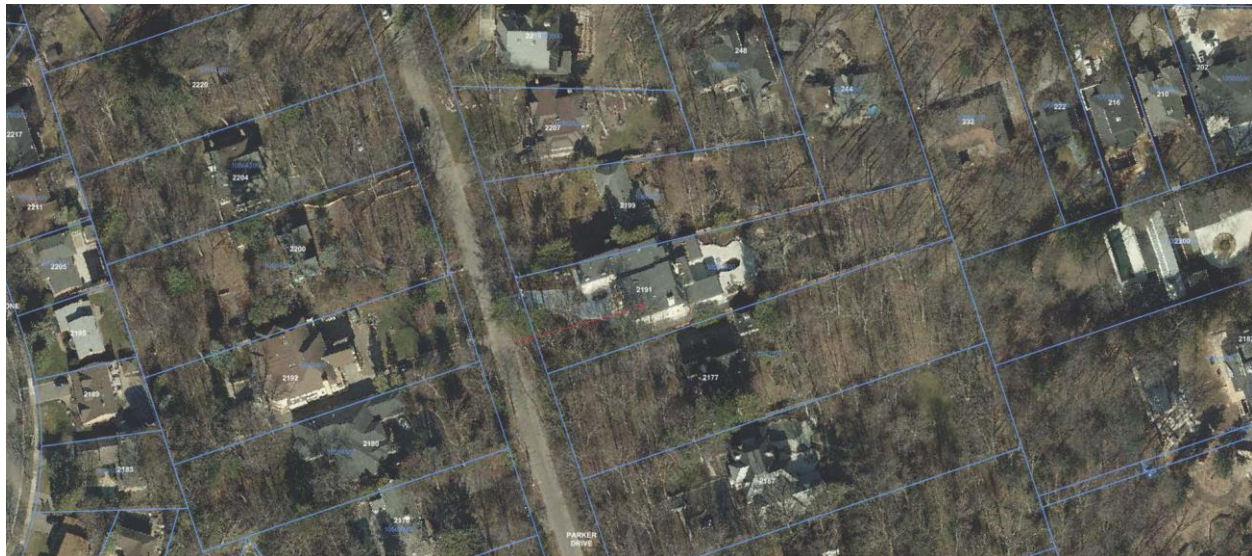
Zoning By-law 0225-2007

Zoning: R1-6- Residential

Other Applications: None**Site and Area Context**

The subject property is located south-east of the Queensway West and Stillmeadow Road intersection in the Cooksville neighbourhood, in an area known as Gordon Woods. The subject property currently contains a two-storey detached dwelling with a side loaded attached garage. The property has a lot frontage of +/- 33.24m (+/-109.05ft) and a lot area of +/- 3866.67 m² (36,453.81ft²). Significant mature vegetation is present on the subject property. The surrounding context consists of detached dwellings on lots of varying sizes.

The applicant is proposing a variance to maintain the existing walkway attachment 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 Hurontario Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating

that such development is compatible with: the existing site conditions, the surrounding context and the landscape of the character area.

The proposed variance relate to the existing walkway attachment. The intent of this portion of the bylaw is to provide a convenient and dedicated pathway to accommodate pedestrians as well as define an entryway to the dwelling, while ensuring the walkway cannot be utilized for parking purposes. While part of the enlarged walkway is of sufficient size to accommodate a vehicle, staff note that the angle of the walkway would make maneuvering a vehicle on the walkway difficult. While the proposal represents a walkway width that is wider than staff would normally support, staff are of the opinion that in this instance the proposed width is characteristic of the area and it is appropriately sized for the subject property. Further, staff note the walkway width decreases substantially towards the entrance of the side yard access gate.

Planning staff are satisfied that the 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.

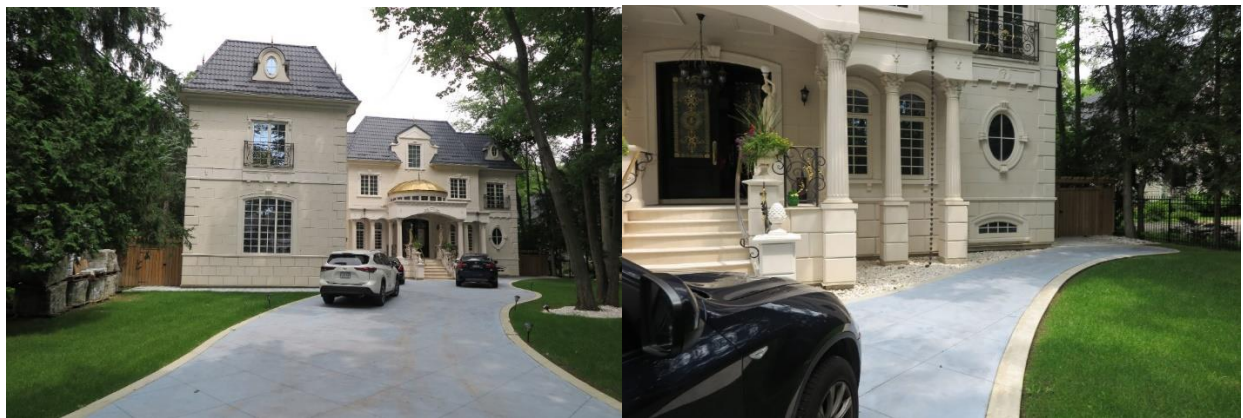
Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the walkway attached to the driveway and note that we have no concerns with the request.

Comments Prepared by: Joe Alava, T&W – Development Engineering



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