

City of Mississauga Department Comments

Date Finalized: 2023-09-13	File(s): A223.23 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-09-21 3:30:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure additional variances are not required.

Application Details

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

1. A driveway width of 5.13m (approx. 16.83 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.11ft) in this instance; and,
2. A walkway length of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, permits a walkway length of 1.5m (approx. 4.92ft) in this instance.

Background

Property Address: 3070 Cabano Cres

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

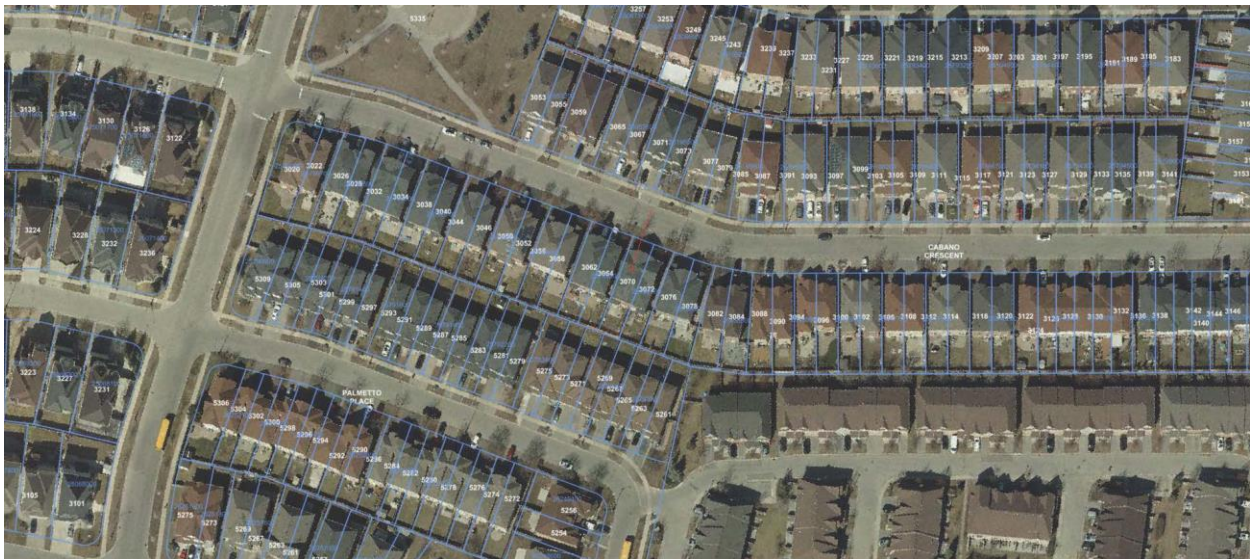
Zoning: RM2-18 - Residential

Other Applications: None

Site and Area Context

The subject property is located south-east of the Oscar Peterson Boulevard and Cabano Crescent intersection. The property is an interior parcel with a lot area of +/- 237.25m² (+/- 2553.73 ft²) and a lot frontage of +/- 7.3m (+/- 23.95ft). Currently, the property houses a two storey, semi-detached dwelling with limited vegetation and landscape elements in both the front and rear yards. Contextually, the area is predominantly comprised of two-storey, semi-detached and detached dwellings. The property is in close proximity to the Cabano Hill Park on the north side.

The applicant is proposing a variance for the 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*.

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density II 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 planned character of the area is that of residential dwellings serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway that can accommodate the required parking under the zoning by-law, with remainder of the front yard being

soft landscaped area. Staff note the applicant has revised their drawings to address planning staff's concerns with the original proposal. The proposal represents a nominal increase in width and maintains an acceptable front yard amenity area.

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: Daniel Grdasic, Committee of Adjustment Planner

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

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: Candice Williams, Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner