

# City of Mississauga Department Comments

Date Finalized: 2023-09-13 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A325.23 Ward: 2
	Meeting date:2023-09-21 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

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

1. A driveway width (measured from northwest to southeast) of 14.02m (approx. 46.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A walkway attachment width of 2.33m (approx. 7.64ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
3. A driveway width within six meters of the garage face of 13.50m (approx. 44.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within six meters of the garage face of 10.50m (approx. 34.45ft) in this instance;
4. Two walkways whereas By-law 0225-2007, as amended, permits a maximum of one walkway in this instance; and,
5. A driveway width (measured from south to north) of 15.80m (approx. 51.84ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

## Background

**Property Address:** 1618 Birchwood Drive

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood

Designation: Residential Low Density I

### Zoning By-law 0225-2007

Zoning: R2-5- Residential

**Other Applications: The Building Department is currently processing an application under file 22-4063.**

### Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, southeast of Lorne Park Road. The immediate area consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation throughout the properties. The subject property contains an existing 1storey dwelling with vegetation in the front yard.

The applicant is proposing a driveway requiring variances for driveway and walkway widths and number of walkways.



## 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 within the Clarkson-Lorne Park Neighbourhood, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

Planning staff note that the application is for an existing driveway. Planning and Transportation and Works staff have reviewed the drawings submitted and note that these do not match existing on-site conditions.

As such, Planning staff are unable to evaluate the applicant's request and recommend that the application be deferred to allow the applicant an opportunity to submit updated drawings.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing driveway and walkway. We note that the drawing submitted does not accurately depict the existing driveway on site.

We have no drainage related concerns.









Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing an application under file 22-4063. Based on review of the information currently available in this application, the variances, as requested are correct.

Please note that comments reflect those provided through the above 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. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process 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: Ayooluwa Ayoola, Junior Planner