

# City of Mississauga Department Comments

Date Finalized: 2023-10-04	File(s): A209.23 Ward: 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-10-12 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing a driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

### Amendments

While Planning staff are not in a position to interpret the zoning by-law, staff note the variance for driveway width should be amended to reflect 8.29m, whereas 6.00m is required.

## Background

**Property Address:** 6857 Forest Park Drive

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

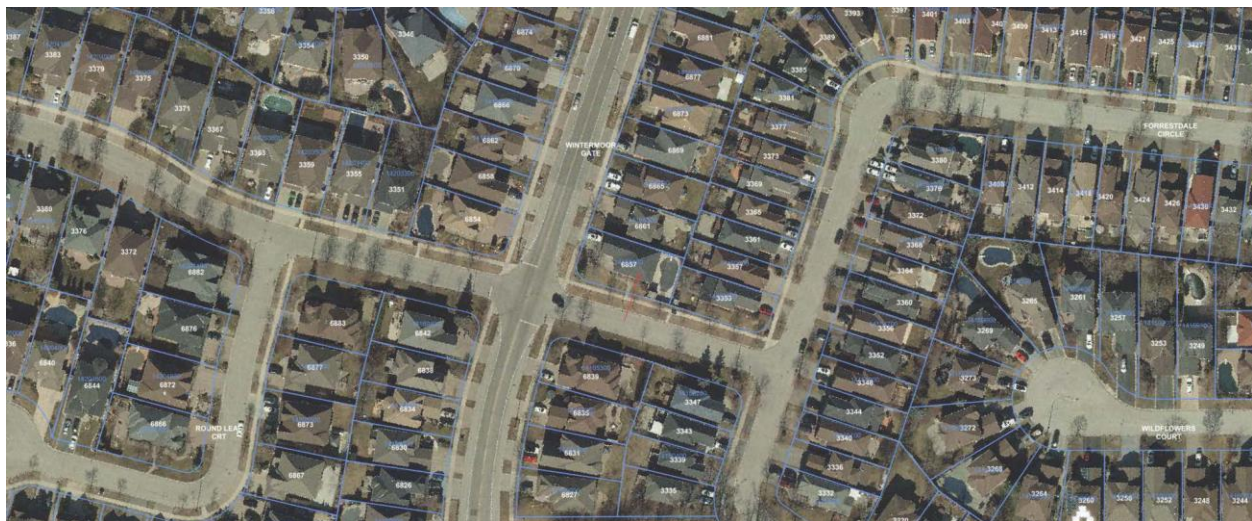
**Zoning:** R4- Residential

**Other Applications:** None

### Site and Area Context

The subject property is located on the north-east corner of the Forest Park Drive and Wintermoor Gate intersection. It currently contains a two-storey detached dwelling with an attached garage. It is a corner lot with a lot frontage of +/- 17.80m (+/- 58.4ft) and a lot area of +/- 559.23 m<sup>2</sup> (+/- 6019.50 ft<sup>2</sup>) which is slightly larger than surrounding lots. Limited landscaping and vegetative elements are present in both the front and exterior side yards. The surrounding area context is exclusively residential, consisting of detached dwellings on lots of generally similar sizes.

The applicant is proposing modifications to the 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:

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

The subject property is located within the Lisgar Neighbourhood Character Area and is designated Residential Low Density II. This designation allows detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development (including its features such as driveways) 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 applicant has revised their request since the original application, reducing the driveway width from 8.5m (27.88ft) to 8.29m (27.19ft). Through a detailed review of the application, staff note the driveway width calculation is to include the continuous hard surface

area located near the front steps of the dwelling. While staff were unable to support the driveway in its original configuration, staff are of the opinion that the revised driveway more appropriately fits the property and surrounding context, meeting the general intent and purpose of the official plan.

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

While the proposal represents a driveway width that is wider than staff would normally support, staff note that the width of 8.29m is measured to a single point near the top of the driveway where it flairs out to meet the front steps and proposed walkway. Staff also note that the extended portion cannot accommodate the parking of a motor vehicle. The driveway tapers down to a width of 7.2m past the walkway and this continues for the rest of the driveway length. The proposed driveway is in character for the surrounding context, will not create undue impacts on adjacent properties and maintains a soft landscaping area appropriate for the neighbourhood. Staff are therefore of the opinion that the request 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?**

The proposed driveway width is appropriate for the subject property and balances the permissions of the site appropriately with the planned and existing neighbourhood context. Further, the proposal is minor in nature when considering impacts to the streetscape and surrounding properties.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This department has no objections to the revised proposal, which depicts a proposed driveway width of 7.20M.





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: Patrycia Menko, Junior Planner