

City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A267.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to permit a driveway proposing a driveway width of 14.49m (approx. 47.54ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

Background

Property Address: 1384 Haig Blvd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75- Residential

Other Applications:

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, south of the Haig Boulevard and South Service Road intersection. The immediate area consists entirely of

one and two storey detached dwellings with mature vegetation in the front yard. The subject property contains an existing one-storey dwelling with minimal vegetation in the front yard.

The applicant is requesting to legalize an 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 are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Staff note that this application was before the Committee of Adjustment on October 12th, 2023, wherein staff recommended refusal for a proposed driveway width of 19.2m (+/-62.99ft). The Committee deferred the file to allow the applicant an opportunity to work with staff to redesign the proposed driveway. The applicant did not discuss the revised proposal with Planning staff prior to resubmission. The current proposal is for a driveway width of 14.49m (47.54ft). Staff note the resubmitted driveway width has been reduced by 4.71m (15.45ft).

The resubmitted proposal now proposes an additional attached garage in the front yard. While Planning staff are not in a position to interpret the by-law, staff note that additional variances for

number of garages, garage projection and dwelling depth may be required. Staff are unable to accurately assess these additional variances without additional information and dimensions.

Although the applicant has reduced the driveway width, Staff maintain the position that the driveway width is excessive and does not meet the intent and purpose of the by-law as it can accommodate more vehicles across than the maximum permitted 3 vehicles. Furthermore, the revised proposal does not address drainage concerns previously raised by Transportation and Works staff. As such, staff maintain the position that the application be refused.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

We have supplied pictures with our previous comments. This Department cannot support the amount of hard surface existing on site.

As you will see from the previous pictures, most of the lot frontage is either asphalt or concrete. There is a substantial low area along the south side of the lot adjacent to 1378 Haig Boulevard next to a tree where some sort of drain has been installed. We have no records or knowledge of any drain in this area. The surface drainage will collect in this location and not have a proper outlet. Should the applicant achieve approval for the Minor Variances, we feel that our Development Construction Section will have drainage issues at the time of Building Permit application for the newly proposed double car garage.

Comments Prepared by: John Salvino, 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: Minan Song, Planner in Training

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner