

City of Mississauga Department Comments

Date Finalized: 2024-01-17	File(s): A319.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-01-25 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 west (left) side yard setback to the asphalt and interlocking driveway of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (approx. 1.97ft) in this instance; and,
2. A hard surface driveway width of 3.80m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance.

Background

Property Address: 1625 Blanefield Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

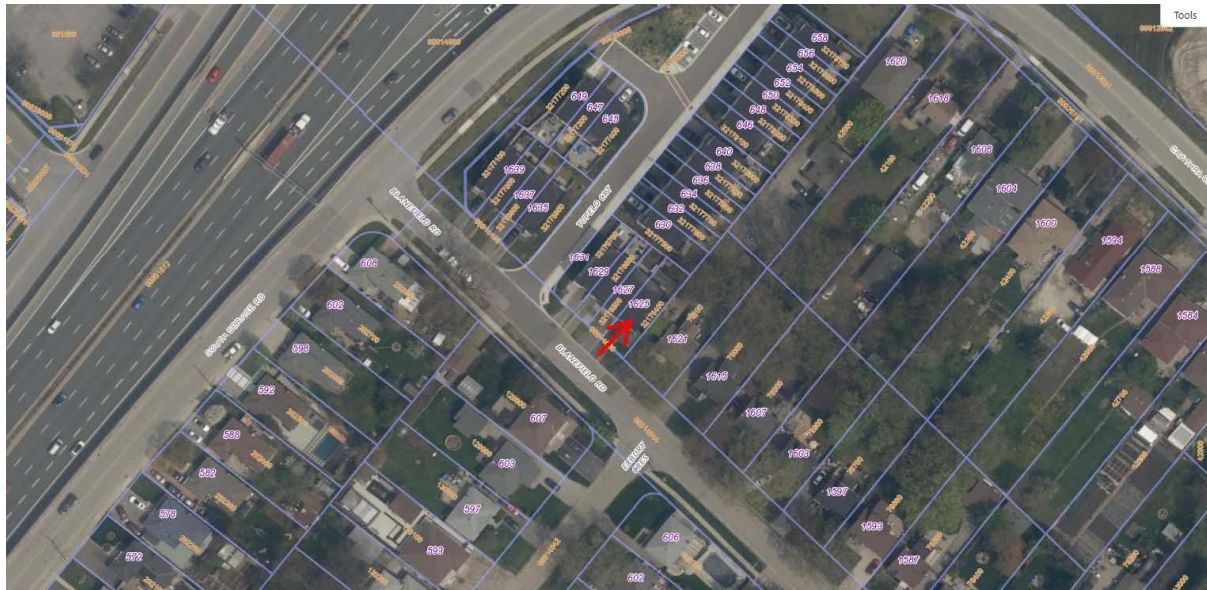
Zoning: RM6-12- Residential

Other Applications: None

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Cawthra Road and South Service Road. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing three storey townhouse dwelling with little vegetation.

The applicant is proposing to legalize an existing driveway requiring variances for driveway width and side yard setback to driveway.



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 Mineola Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context. 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.

Variance #1 requests a 00m side yard setback to the driveway and variance #2 requests a driveway width of 3.80m (12.47ft). The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping. While planning

staff are not in a position to interpret the by-law, it appears that the driveway width may be incorrectly calculated. Section 4.1.9.2 of the zoning by-law states that any hard surface area used or accessible for the purpose of parking a motor vehicle shall be included in the driveway width calculation. Staff note a hammerhead is present on the property which has not been included in the total driveway width. Through the drawings provided by the applicant and T&W staff photos, the hammerhead appears to provide additional space for parking in this instance. Staff note additional variances may be required for the existing hammerhead that may not be supported by Planning staff.

Staff therefore recommend that the application be deferred in order to allow the applicant to capture the variances correctly and work with Planning staff to address hammerhead concerns.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed you will find pictures of the existing driveway. We have reviewed and compared the surface changes that have been made on site to the original grading plan that was approved for this development. We have no drainage related concerns.





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