

City of Mississauga Department Comments

Date Finalized: 2024-04-17	File(s): A127.24 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-04-25 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

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

1. A walkway attachment width of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance; and,
2. A driveway width of 24.68m (approx. 80.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) in this instance.

Background

Property Address: 2222 Doulton Drive

Mississauga Official Plan

Character Area: **Sheridan Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

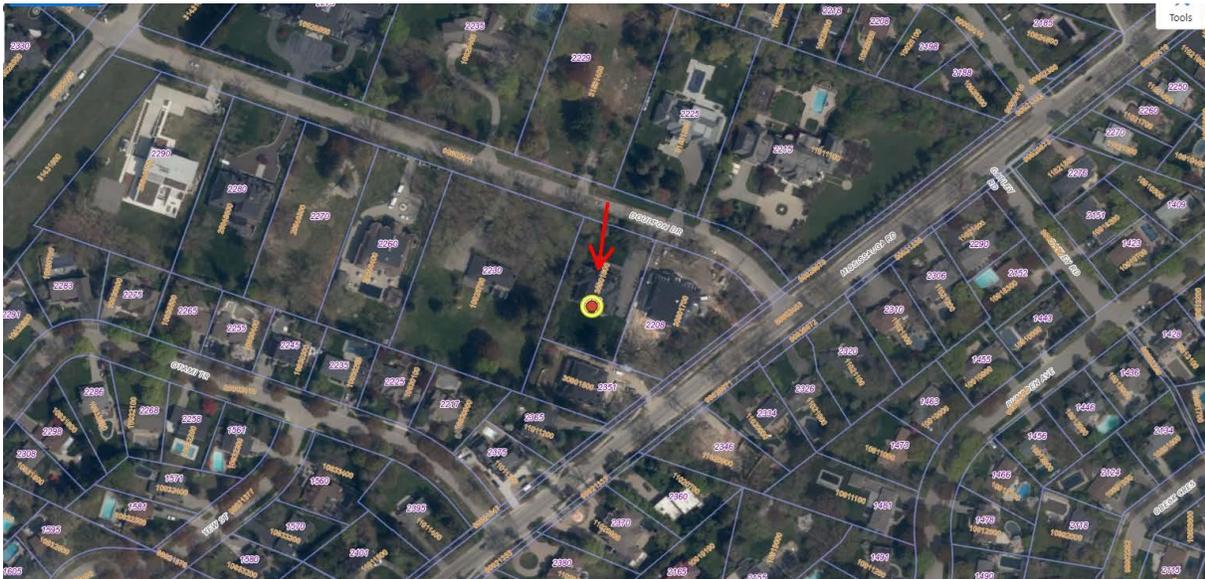
Zoning: **R1-5- Residential**

Other Applications: Preliminary Zoning Review application PREAPP 23-10344

Site and Area Context

The subject property is located within the Sheridan Neighbourhood, southeast of Dundas Street West and Mississauga Road. The neighbourhood is entirely residential consisting of large two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property is a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is requesting to legalize an existing driveway and walkway attachment, requiring variances for driveway and walkway widths.



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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Variance #1 pertains to an increase in walkway attachment width of 2.00m (6.56ft) where a maximum width of 1.5m is permitted. Planning staff have no concerns regarding this variance. The width of the walkway proposed and its location make it unable to be utilized for vehicular movements.

Variance #2 pertains to an increase in driveway width of 24.68m (80.97ft) where a maximum driveway width of 10.50m (34.45ft) is permitted. Although this variance is numerically excessive,

staff are of the opinion that this variance is technical in nature. The existing attached garage is sideloaded and driveway width is measured from the widest points of the driveway facilitating direct access to the garage. Staff note that the width seen from the front of the property is a driveway width ranging from approximately 6 to 8.5m (19.69 to 26.25ft), which is well below the 10.5m (34.45ft) width maximum. Staff also note that the frontage of the property measures 41.86m (137.36ft) and that no variances are required for reduced soft landscaping or setbacks to the driveway. Therefore, staff are of the opinion that the amount of hardscaping proposed is minor in nature.

Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing driveway. We have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist



City of Mississauga Department Comments



Appendix 2 – Zoning Comments

The Building Division is processing Preliminary Zoning Review application PREAPP 23-10344. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Planner