

# City of Mississauga Department Comments

Date Finalized: 2024-10-03	File(s): A435.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-10-10 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

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

1. 2 walkways attached to side of driveway whereas By-law 0225-2007, as amended, permits a maximum of 1 walkways attached to side of driveway in this instance;
2. A driveway walkway attachment width of 1.89m (approx. 6.20ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
3. A driveway walkway attachment width of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
4. A driveway walkway attachment width of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
5. A driveway hammerhead length of 3.66m (approx. 12.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance;
6. A driveway hammerhead width of 3.45m (approx. 11.32ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead width of 2.60m (approx. 8.53ft) in this instance;
7. A combined circular driveway width at the streetline of 12.43m (approx. 40.78ft) whereas By-law 0225-2007, as amended, permits a maximum combined circular driveway width at the streetline of 8.50m (approx. 27.89ft) in this instance;
8. A combined circular driveway width on private side of 9.91m (approx. 32.51ft) whereas By-law 0225-2007, as amended, permits a maximum combined circular driveway width on private side of 8.50m (approx. 27.89ft) in this instance.

## Amendments

The Building Department processed a Building Preliminary Zoning Review application 24-2391. Based on review of the information available in this application, Zoning staff advise that following amendments are required:

1. Three walkway attachments to a driveway whereas By-law 0225-2007, as amended, permits for one walkway attached to a driveway on each side of a driveway;
2. A driveway walkway attachment width of 1.89m (approx. 6.20ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
3. A driveway walkway attachment width of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
4. A driveway walkway attachment width of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
5. A driveway hammerhead length of 3.66m (approx. 12.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance; and,
6. A driveway hammerhead width of 3.45m (approx. 11.32ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead width of 2.60m (approx. 8.53ft) in this instance.

## Background

**Property Address:** 300 Indian Valley Trail

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

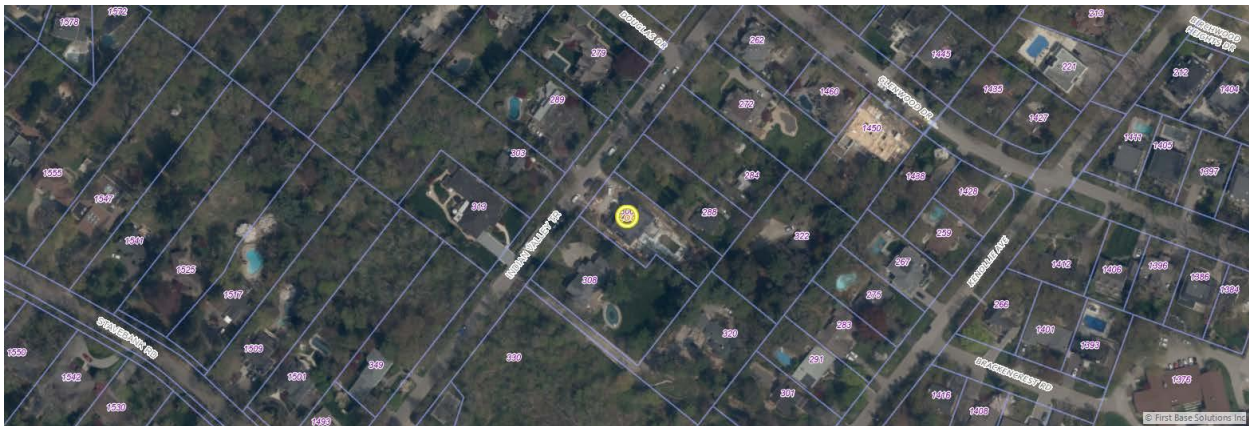
**Zoning:** R2-5 - Residential

**Other Applications:** Building Preliminary Zoning Review application 24-2391

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, west of the Hurontario Street and Indian Valley Trail intersection. The immediate neighbourhood is entirely residential, consisting of one and two-storey detached dwellings with significant mature vegetation in the front yard. The subject property contains a two-storey detached dwelling with little vegetation in the front yard.

The applicant is proposing a driveway requiring variances for walkway attachments and hammerhead dimensions.



## 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 Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings only in this instance. Section 9 of MOP promotes development 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.

Variances #1- #4, as amended, request an increase in both the width and number of walkway attachments. The intent of this regulation is to limit excessive hard surfaces within the yard and to provide a convenient and dedicated pathway to accommodate pedestrians as well as define an entryway to the dwelling and that the walkways cannot be utilized for parking purposes. Staff are of the opinion that the proposed walkways are appropriately sized for the subject property.

Given the nature of the walkway design, staff are satisfied that the walkways will not accommodate vehicular access and parking. Planning Staff are of the opinion that the proposed walkway generally maintains the intent of the by-law.

Variations #5 and #6, as amended, pertain to hammerhead dimensions. The intent of the hammerhead provisions is to permit a hammerhead large enough to allow for vehicles to turn around on the subject property, but not accommodate vehicular parking on the hammerhead. Staff note the existing hammerhead size is smaller than the by-law minimum parking space dimensions (2.6m x 5.2m). Staff are satisfied that the hammerhead will not facilitate additional parking and does not compromise the front yard soft landscaping requirements.

Given the above Planning staff are satisfied that the proposal maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed you will find pictures of the two existing driveway access points.

We advise that the applicant had previously applied for an Access Modification Permit (AMP # 65449) and Site Plan (SPI 21-23 W1) which was approved by The City. The existing on-site conditions do not reflect the previously approved plans through the access permit and site plan.

Our Traffic Planning Section does not support permitting a combined driveway access width exceeding 8.5m.

Through Traffic Engineering best practices, driveway widths on the municipal road network are generally minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces and clearly identify which property each driveway serves, etc.

We advise the applicant that all costs incurred in providing any modifications/reinstatement required (including the existing driveway), would be at the cost of the owner. We are also noting that should any utilities/trees need to be relocated, all costs incurred will also be at the expense of the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities. Setbacks from any trees shall be confirmed with the City's Community Services Department.

Comments Prepared by: John Salvino, Development Engineering Technologist





## Appendix 2 – Zoning Comments

The Building Department processed a Building Preliminary Zoning Review application 24-2391. Based on review of the information available in this application, we advise that following amendments are required:

1. Three walkway attachments to a driveway whereas By-law 0225-2007, as amended, permits for one walkway attached to a driveway on each side of a driveway;
2. A driveway walkway attachment width of 1.89m (approx. 6.20ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway attachment width of 1.50m (approx. 4.92ft) in this instance;
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as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance; and,

6. A driveway hammerhead width of 3.45m (approx. 11.32ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead width of 2.60m (approx. 8.53ft) in this instance.

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: Andrea Patsalides, Planner

### **Appendix 3 – Parks, Forestry & Environment**

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email [jamie.meston@mississauga.ca](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

### **Appendix 4 – Region of Peel**

**Minor Variance Application: A-24-435M / 300 Indian Valley Trial Development Engineering:**  
**Brian Melnyk (905) 791-7800 x3602 Comments:**



- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, “all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway”.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner