

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2020-10-28	File(s): A344/20 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2020-11-05

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 widened driveway on the subject property, proposing:

1. A driveway width of 6.98m (approx. 22.90ft); whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft), in this instance; and,
2. A side yard setback to the driveway of 0.15m (approx. 0.49ft); whereas, By-law 0225-2007, as amended, requires a minimum side yard setback to the driveway of 0.60m (approx. 1.97ft), in this instance.

Background

Property Address: 3973 Brandon Gate Drive

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4-64 (Residential)

Other Applications:

None

Site and Area Context

The subject property is located north-east of the Goreway Drive and Morning Star Drive intersection and currently houses a two-storey, detached dwelling with an attached single-car garage. The immediate neighbourhood is exclusively residential in nature, with dwelling types ranging from single-storey detached dwellings to three-storey semi-detached structures. The properties within the immediate area possess lot frontages of approximately +/- 12.2m, with minimal vegetative elements located within their front yards.

The subject property is an interior parcel, with a lot area of approximately 450m², and a lot frontage of 12.2m.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment the authority to grant relief from the requirements stipulated by the municipal Zoning By-law, provided that such applications meet the requirements set out under Section 45(1) and/or 45(2) (a) or (b) of the *Planning Act*.

Pursuant to Section 4.1.9.4 (Driveways and Parking), the minimum distance from a driveway to any lot line is 0.6m; whereas, the applicant is proposing 0.15m, in this instance. The general intent of this portion of the Zoning By-law is to ensure that an adequate visual buffer exists between two properties and that it is large enough to mitigate any potential drainage concerns.

Historically, Planning Staff have not supported a setback of less than 0.3m; noting, this prescribed distance still provides some manner of a visual distinction between the two properties, and is large enough to accommodate a swale, should such measures be required in the future.

Further, the general intent of the Zoning By-law in regulating individual driveway widths is to establish a driveway wide enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). While the proposed 6.98m would not be wide enough to accommodate three vehicles parked side-by-side; it nevertheless results in the driveway being the prominent feature of the front yard (57% of the lot frontage).

Planning Staff note, should the Applicant redesign the proposal to incorporate the increased driveway setback, the resulting driveway would consequently be more appropriately sized in this regard.

Conclusion

Based upon the preceding information, the Planning and Building Department recommends that the application be deferred in order to allow the Applicant the opportunity to redesign a portion of the driveway.

Comments Prepared by: Roberto Vertolli, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information is a photo which depicts the existing driveway.



Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time. In the absence of any permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

Regional Planning staff have reviewed the applications listed on the November 5th, 2020 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Consent Applications: B-54/20, B-55/20

Minor Variance Applications: A-312/20, A-338/20, A-340/20, A-341/20, A-342/20, A-344/20, A-345/20, A-348/20, A-349/20, A-350/20, A-352/20

Comments Prepared by: Diana Guida, Junior Planner