

# City of Mississauga Department Comments

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| Date Finalized: 2023-07-05                | File(s): A17.23<br>Ward: 6            |
| To: Committee of Adjustment               |                                       |
| From: Committee of Adjustment Coordinator | Meeting date:2023-07-13<br>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 allow an existing driveway with a width of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

## Background

**Property Address:** 1546 Highbrook Ave

### Mississauga Official Plan

**Character Area:** East Credit NHD  
**Designation:** Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4-20 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located on the south-west corner of the Highbrook Avenue and Invergordon Lane intersection. It currently contains a two-storey detached dwelling with an attached garage. Some vegetative and landscaping elements are present on the property. The property has a lot frontage of +/- 16.74m (+/- 54.92 ft) and a lot area of 598.61 m<sup>2</sup> (+/- 6443.38

The applicant is proposing a driveway width of 8.5m (27.89ft). 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. The intent of the driveway width regulations in the by-law is to permit a driveway width that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. While staff are

satisfied that an appropriate soft landscaped area is maintained on the subject property, the proposed driveway would be able to facilitate the parking of three vehicles across which is contrary to the intent of the zoning by-law.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law. Staff therefore recommend that the application be refused.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.





Comments Prepared by: Tony Iacobucci, 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: Brooke Herczeg, Zoning Examiner

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by:      Patrycia Menko, Junior Planner