## City of Mississauga Department Comments

Date Finalized: 2023-09-13 File(s): A17.23 Ward: 6

To: Committee of Adjustment

From: Committee of Adjustment Coordinator

Meeting date:2023-09-21

3:30:00 PM

### **Consolidated Recommendation**

The City has no objections to the application. The applicant may wish to defer the application to ensure additional variances are not required.

## **Application Details**

The applicant requests the Committee to approve a minor variance to allow an existing driveway with a width of 7.00m (approx. 22.96ft) 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 Neighbourhood
Designation: Residential Low Density II

**Zoning By-law 0225-2007** 

Zoning: R4-20 - Residential

Other Applications:

#### **Site and Area Context**

The subject property is located south-west of the Creditview Road and Britannia Road West intersection in the East Credit Neighbourhood Character Area. It currently contains a single storey detached dwelling on a corner lot with limited landscaping and vegetative elements in the

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front yard. The property has a frontage of +/- 16.14m (52.95ft). The surrounding area context is predominantly residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing a widened driveway requiring a variance for driveway width.



### **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 of the four tests to this minor variance request are as follows:

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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.

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 allow a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. Staff note the applicant has revised their drawings to address planning staff's concerns with the original proposal. Staff are satisfied that the width will restrict the parking to no more than two vehicles across and maintains sufficient soft landscaping area to maintain the character of the surrounding area.

Planning staff are satisfied that the proposed driveway width variance is minor in nature, represents appropriate development of the subject property, and maintains the intent of both the official plan and zoning by-law.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

# **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: Joe Alava, T&W Development Engineering



### **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: Candice Williams, Zoning Examiner

#### Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner