

City of Mississauga Department Comments

Date Finalized: 2022-08-10 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A360.22 Ward: 11
	Meeting date:2022-08-18 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 driveway width of 8.839m (approx. 28.999ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 1735 Kentchester PI

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II, Greenlands

Zoning By-law 0225-2007

Zoning: R4-36 - Residential; G2-1 - Greenlands

Other Applications: None

Site and Area Context

The subject property is located north-east of the Meadowvale Boulevard and Financial Drive intersection. It currently contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in the front yard. The property has a

landscaped area. The proposed width would facilitate the parking of 3 vehicles across, contrary to the intent of the zoning by-law.

Staff are of the opinion that, as requested, the driveway does not meet the general intent or purpose of the zoning by-law, is not minor in nature, and is not desirable development of the subject property. Staff therefore recommend that the application be refused.

Comments Prepared by: Alexander Davies, 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: 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/Certificate of Occupancy, 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: Gary Gagnier, Zoning Examiner

Appendix 3- Region of Peel

Development Planning: Joseph Filice (905) 791-7800 x3182

Comment: Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Area of the Greenlands System in Peel, under Policy 2.3.2. The subject property is also located within the limits of the regulated area of the Credit Valley Conservation (CVC).

Within the above-mentioned designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner