

City of Mississauga Department Comments

Date Finalized: 2023-01-18	File(s): A360.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-01-26 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 8.712m (approx. 28.58ft) 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 Pl

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

frontage of +/- 16.75m (54.95ft), which is characteristic of the surrounding neighbourhood. The property backs on to municipally owned open space known as Levi's Valley.

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 within the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II & Greenlands. Section 9 of MOP promotes development (including its features such as driveways) 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 subject application was previously before the Committee at the August 18, 2022. At that time staff recommended refusal as the driveway would be able to facilitate the parking of 3 vehicles across, which staff found to be contrary to the intent of the zoning by-law, not desirable development of the subject property, and not minor in nature. The driveway remains wide enough to fit 3 vehicles across and therefore staff continue to express the same concerns as the previous comments.

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/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: Amy Campbell, Planner-in-Training

Appendix 3 – Credit Valley Conservation

Please note the following information pertaining to A22/360:

1735 Kentchester PI - A22/360

Although the property appears to be regulated based on our mapping, CVC staff do not need to review a Minor Variance application for the front driveway.

Comments Prepared by: Beata Pakulski – Junior Planner, Planning and Development Services