

City of Mississauga Department Comments

Date Finalized: 2024-03-01	File(s): A280.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-03-07 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 a driveway proposing a driveway width of 19.30m (approx. 63.32ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) in this instance.

Background

Property Address: 153 Kenollie Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-5- Residential

Other Applications: None

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation and landscape elements in

both the front and side yards. The subject property contains a two-storey detached dwelling with mature vegetation on the property.

The applicant is proposing to legalize an existing 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 are as follows:

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

Staff note that this application was before the Committee of Adjustment on October 12th, 2023, wherein staff recommended refusal for a proposed driveway width of 19.30m (+/-63.32ft). The Committee deferred the file to allow the applicant an opportunity to work with staff to redesign the proposed driveway and identify additional variances. Staff discussed revisions with the applicant, however, the applicant was not amenable to redesigning the existing driveway configuration.

As such, staff echo comments made in their original report and maintain the position that the driveway width is excessive and does not meet the four tests. Therefore, staff maintain the position that the application be refused.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments that were forwarded to the Planning and Building Department, we have no drainage related concern.

Comments Prepared by: John Salvino, 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: Minan Song, Planner in Training

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Ayooluwa Ayoola, Planner