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Date: August 6, 2020
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: 351 Lakeview Avenue Request for Consideration
Report No.: MS 2020-35

AIM

To reinforce existing the requirements of the Town's Development Standards Manual.

BACKGROUND

Municipal Services was contacted by the owner of the new home currently under construction at 351 Lakeview Avenue.

The resident advises that the orientation of the new home does not coincide with the existing driveway approach and was inquiring what steps could be taken to construct a second supplementary driveway approach from Lakeview Avenue.

Cited directly from the current Town Development Standards Manual is the provision addresses supplemental driveways in a residential area.

4.1.5 DRIVEWAYS

Only one driveway per lot will be permitted for single unit dwellings. The only exclusion is for properties with frontage on two separate roadway. In this case they are permitted a driveway approach from each roadway.

DISCUSSION

351 Lakeview is currently being constructed as a single family dwelling. The current placement of the existing driveway approach supports a western driveway orientation on the lot which is what was requested by the previous owner during the reconstruction of Lakeview Ave a few years ago. The resident is requesting a second driveway approach which supports the current orientation of the new construction with the garage placed to the east.

The resident has been advised of the Town standard, and during that conversation inquired about process to close and restore the western driveway approach and constructing a new eastern driveway approach. As this is consistent with Town Standard, this would be permitted provided a new Entrance & Encroach Permit application for that work was filed with Municipal Services.

Further discussion led to the resident advising that his landscape plans were already complete which calls for a “U” shaped driveway with two (2) separate driveway approaches. It was relayed to the resident that administrative approval for this type of consideration is limited to the stipulations listed in the approved standard.

The resident was further advised that this would not be permitted as per the Town Development Standards Manual which is approved through Council. The Town receives many similar requests annually, and in all cases the approved Development Standards Manual is cited as the justification for denials. Should he wish to pursue the matter, he would be required to make a delegation request to Council to request consideration for the variance from the Standard, as it may set precedent for similar considerations.

The resident was also advised to submit any and all data to support his request, as this request would need to stand apart from the many received through Municipal Services for similar consideration, including concept plans, landscape plans, area notation, and reference to any other residential properties on the street with a similar driveway configuration as that requested.

The resident further inquired what the percentage of these type of requests was approved through Council, and was advised that most that are declined for a second driveway by Municipal Services based on Town standard, do not take the steps to request consideration from Council, and that it would be improper for me to advise what the likelihood of consideration would be.

LINK TO STRATEGIC PLAN

To become a leader in sustainable infrastructure renewal and development.

FINANCIAL CONSIDERATIONS

None

CONSULTATIONS

Municipal Services
Administration Management Group

RECOMMENDATION

That Council deny the request of the owner of 351 Lakeview Ave for a second driveway approach from Lakeview Avenue consistent with the requirements listed in the Town’s Development Standards Manual under Section 4.1.5 DRIVEWAYS.

G.A. Plancke
G.A. Plancke Civil Eng. Tech (Env)
Director of Municipal Services