

# City of Mississauga Department Comments

Date Finalized: 2023-04-05	File(s): A59.23 Ward: 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-04-13 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 proposing 2 driveways on the subject property whereas By-law 0225-2007, as amended permits 1 driveway on the subject property in this instance.

## Background

**Property Address:** 582 Hyacinthe Blvd

### Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3- Residential

**Other Applications:** None

### Site and Area Context

The subject property is located on the south-east corner of the Hyacinthe Boulevard and Mississauga Valley Boulevard intersection. It currently contains a single-storey detached dwelling with no garage. The property has a lot frontage of +/- 21.34m (70ft), characteristic of other detached dwellings along this portion of Hyacinthe Boulevard. Limited landscaping and

vegetative elements are present in both the front and rear yards. The surrounding area context is predominantly residential, containing detached dwellings on lots of generally similar sizes.

The applicant is proposing to construct a detached garage and driveway, requiring a variance for two driveways.



## 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 Mississauga Valleys Neighbourhood Character Area and is designated Residential Low Density I 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 intent of limiting the number of driveways is to limit the impacts of driveways and hardscaping on the streetscape.

Staff are of the opinion that a second driveway would be out of character for the surrounding area. Planning staff note that the subject property had applied for a second driveway in 2016 under file number A119/16, and at that time staff objected to the application due to the impacts to the streetscape as well as the impacts to visitor parking on the street. Application A119/16

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was subsequently refused by the Committee and the refusal was upheld by the OMB under case number PL160530.

The current proposal is substantially similar to the previous proposal in terms of driveway widths and locations. Staff maintain their previous position and note that the proposal would provide at least 8 parking spaces on the subject property, which in staff's opinion is excessive and out of character for the area.

Given the above, Planning staff remain of the opinion that the application does not maintain the general intent or purpose of the official plan or zoning by-law, is not minor in nature, and does not represent appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This department discourages and not supportive of two access locations for a residential property and do not see the rationale for having two access points for this property. From a review of our records we note that there was an approved Access Modification Permit issued in 2021 to re-instate the existing curb on Hyacinthe Blvd and provide a new 6M curb cut at Mississauga Valley Blvd. We are not exactly sure what transpired, or why the re-instatement of the driveway on Hyacinthe Blvd did not occur, but recommend that this access be re-instated and the property only have one access location.









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: Brooke Herczeg, Zoning Examiner

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## **Appendix 3- Region of Peel**

We have no comments or objections.

Comments Prepared by:      Patrycia Menko, Junior Planner