



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP

Date: January 30, 2025

File No: A24-057M

Subject: 224 Scott Boulevard

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. The a Building Permit be issued from two (2) years from the date of decision; and,
2. That the decision be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if a Building Permit is not issued and/or the development does not proceed.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit a double car garage to have the minimum required dimensions of a single car garage to accommodate the installation of an elevator lift within the existing garage.

The subject property is known municipally as 224 Scott Boulevard and legally known as Lot 113 on 20M-1040. The property is generally located south of Main Street West and east of Bronte Street South. Surrounding land uses include residential and parkland. The site currently contains a two-storey detached dwelling with a double car garage and driveway.

The applicant intends to install an elevator lift within the existing double car garage which would obstruct one of two spaces being provided internally. There is no physical changes proposed to the exterior of the dwelling nor the driveway itself. Therefore, should the development proceed, one parking space would be provided within the garage and two on the driveway, resulting in three parking spaces being provided on the property (rather than the four that currently exists).

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as Residential Area on Schedule C-8-D - Sherwood Survey Secondary Plan Land Use Plan.



Official Plan Designation (including any applicable Secondary Plan designations)

Given the proposal maintains the existing built-form and residential use, it is Staff's opinion that the proposal is in conformity with both the Town of Milton Official Plan and Sherwood Survey Secondary Plan.

Zoning

The subject lands are zoned site-specific Residential Medium Density I (RMD1*77) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The applicable zone permits a range of residential dwelling types, along with accessory structures.

To accommodate the proposed elevator lift, the applicant is seeking to amend the required dimensions associated with a double car garage (5.5 metres wide by 5.75 metres long by 2.1 metres high) to that of a single car garage given the elevator lift will render one of the two spaces unusable. The dimensions of a single car garage are 2.9 metres wide by 6.0 metres long by 2.1 metres high (with one stair permitted to encroach on the basis that an unobstructed length of 5.2 metres is maintained).

With the exception of the above-noted relief being requested, the proposal complies with all other provisions within the Zoning By-law 016-2014, as amended.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on January 15, 2025. As of the writing of this report on January 22, 2025, staff have not received any comments from members of the public.

Agency Circulation

No objections were filed with respect to the variance application from Town staff or external agencies.

Development Services Comments

The applicant intends to construct an elevator lift within the existing garage to accommodate an accessible access to the second floor of the detached dwelling. The proposed accessibility feature would be located within the garage - as a result, one of two internal parking spaces would be eliminated.

While the installation of the elevator would eliminate one parking space and alter the technical dimensions of a double car garage, Planning Staff are of the opinion that it is minor in nature and will not impact the principal use of the property. Three parking spaces (one in the garage and two on the driveway) would be provided which satisfies the zone provisions related to a single detached dwelling and provides flexibility to the owner in future if they intend to pursue an accessory use that requires additional parking spaces beyond those required for the principal dwelling (i.e. home occupation or short-term rental). Further, given the property has sufficient parking for the existing use (and potential accessory uses in the future), there is no anticipated



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impact on adjacent landowners or public right-of-ways in terms of regular overflow parking (i.e. on-street parking).

Given there is no physical changes proposed to the exterior of the dwelling, Planning Staff are satisfied that there is no impact anticipated to the neighborhood character and will not cause disruption to existing built-form.

Based on the aforementioned, Planning Staff is of the opinion that the proposed minor variance does not negatively impact the function of the residential property nor impede the original intent of the zone provisions. Therefore, the minor variance is considered to be minor in nature, desirable for the development of the subject lands, in keeping with the intent of the Zoning By-law and in conformity with the Official Plan and Secondary Plan. Planning Staff offer no objection to the approval of this application, subject to the recommended conditions being fulfilled.

Respectfully submitted,

Rachel Suffern

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For questions, please contact:

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Attachments

Figure 1 - Proposed Internal Garage Configuration