



The Corporation of the Town of Milton

Report To:	Committee of Adjustment and Consent
From:	Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP
Date:	April 24, 2025
File No:	A25-009M
Subject:	5195 25 Side Road

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

1. That Site Plan Approval be granted within two (2) years from the date of this decision.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variance to Zoning By-law 144-2003, as amended, has been requested to:

- Permit 20 parking spaces for a proposed 2,042 square metre Veterinary Hospital - Large Animal development, where as the Zoning By-law requires 62 spaces (a reduction of 42 spaces).

The subject property is known municipally as 5195 25 Side Road and legally described as Part of Lot 26 on Concession 6 (former Township of Nassagaweya). The lands are generally located west of Sixth Line Nassagaweya on the north side of 25 Side Road. Surrounding land uses include agriculture, rural residential and natural heritage systems. The subject lands currently contain an agricultural storage shed that will be removed prior to construction of this development commencing. The site is dissected by a natural heritage system linkage including woodlands and flood hazards.

The applicant has applied for Site Plan Approval (Town File SP-20/24) to facilitate the development of a Veterinary Hospital – Large Animal. Prior to receiving Site Plan Approval, zoning compliance must be achieved. Therefore, the applicant is seeking a minor variance to accommodate a reduced parking supply.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Agricultural with a Greenbelt Natural Heritage System overlay on Schedule 1 - Town Structure Plan within the Town of Milton Official Plan. This designation permits a range of uses including a range of agricultural operations, normal farm practices and agricultural related uses.

Official Plan Designation (including any applicable Secondary Plan designations)

The rear portion of the subject lands are subject to the Regional Natural Heritage System overlay where the development is not proposed. However, Staff note that Section 4.9.2 of the Official Plan permits a veterinary clinic within the RNHS overlay.

Given the proposed use is consider an agricultural related use and the development is outside of the RNHS, is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Rural (A2) within a portion of the property zoned as Greenlands A (GA) to reflect the floodplain limits. Staff note that the proposed development is entirely within the A2 Zone limits.

The Rural Zoning By-law 144-2003, as amended, permits a range of uses in the A2 Zone including a Veterinary Hospital - Large Animal. In Section 5.13.2 i) Table 5E, parking rates for different types of uses are set out. Given a specific rate is not provided for the proposed use, the general rate of 1 space per 30 square metres of gross floor area is applied to the development.

As such, based on the proposed gross floor area of approximately 2,045 square metres (minus 10%), the site would require 62 spaces, whereas the applicant is proposing 20 spaces (a reduction of 42 spaces).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 8, 2025. As of the writing of this report on April 17, 2025, staff have not received any comments from members of the public.

Agency Consultation

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

Transportation Planning

Transportation Planning Staff reviewed the proposal and Transportation Impact Study prepared by Nextrans Consulting, dated December 11, 2024, and are satisfied with the technical justification to support the reduction.

Grand River Conservation Authority

Through the detailed review of the concurrent site plan application (SP-20/24), Grand River Conservation Authority has expressed no concerns.

Development Services Comments

The applicant has requested a minor variance to facilitate the development of a Veterinary Hospital - Large Animal. Given the Zoning By-law applied a general parking rate, the applicant retained a Professional Engineer (P. Eng) to produce a Transportation Impact Study (TIS) that would



The Corporation of the Town of Milton

File #:
A25-009M
Page 3 of 3

Consultation

determine what the appropriate parking supply is for both the use and gross floor area being proposed.

The TIS reviewed the specific operations being proposed and determined that a supply of 20 spaces for the site is sufficient in terms of accommodating the parking needs. The TIS included a review of anticipated trip generation both from a staffing and user perspective. The applicant confirmed that 16 staff members (including four surgeons) are anticipated to work from the site. From a visitor parking perspective, patients are generally dropped off by their owners who only return following the animals' procedures. Therefore, the overall visitor parking demand is generally anticipated to be low. Further, the surgeons may conduct off-site procedures and therefore may not be at the site during all operating hours thereby providing additional parking spaces.

Therefore, based on the technical justification provided and detailed review of the site plan application, Staff are of the opinion that the variances being requested are minor in nature, desirable or the development of the subject lands, maintain the intent of the Zoning By-law and conform to the Official Plan. Planning Staff offer no objection to the approval of this application.

Respectfully submitted,

Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Rachel.Suffern@Milton.ca

Phone: Ext. 2263