



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: June 26, 2025

File No: A-25-030M

Subject: 2221 Kean Hill Drive

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

1. That the development shall be constructed in accordance with the site plan prepared by Care Engineering & Design Services Inc. and stamped by Town Zoning on May 15, 2025.
2. That the detached garage be used for storage of personal vehicles and items only and will not be used for human habitation or business purposes.
3. That the applicant proceeds with tree planting near the interior side yard and location of the proposed detached garage.
4. That a Building Permit be obtained within two (2) years from the date of the decision; and
5. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

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:

1. Requesting permission to allow for a driveway width of 10.11 metres, + 2.11 metres;
2. Requesting permission to allow for a garage height of 6.7 metres, + 2.4 metres;
3. Requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres; and
4. Requesting permission to allow for two garages to be on the property.



The Corporation of the Town of Milton

File #:
A-25-030M
Page 2 of 5

General Description of Application

The subject property is known as 2221 Kean Hill Drive and located on the east side of Second Line and just north of 15 Side Road within the Hamlet of Moffat. The subject property contains a single-detached dwelling with an attached two-car garage. Surrounding uses are hamlet uses as well as agricultural.

The applicant is requesting relief from the Town's Zoning By-law to allow for a detached garage to be permitted on the property and to have special permissions for the driveway width as well as the garage height and its door heights.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Hamlet on Schedule A of the Town of Milton Official Plan and further designated as Hamlet Residential on Schedule C.5.A of the Moffat Secondary Plan. The Hamlet Residential designation permits residential uses as well as accessory structures.

Planning staff are of the opinion that the proposal is in conformity with both the Town of Milton Official Plan and Moffat Secondary Plan, as amended.

Zoning

The subject lands are zoned Village Residential (RV) under the Town of Milton Zoning By-law 144-2003, as amended. The RV zone permits residential uses, including detached dwellings as well as accessory buildings and structures.

Variance One: Driveway Width

Section 5.5.2 iii) e) F) of the Town's Zoning By-law states that on a lot having a frontage greater than 11.5 metres, the maximum permitted width of a residential driveway is 8.0 metres. The applicant is requesting permission to allow for a driveway width of 10.11 metres, a difference of + 2.11 metres, to facilitate the proposed development.

Variance Two: Garage Height

Section 4.1.1.2.2 of the Town's Zoning By-law states that the maximum permitted height of a detached garage is 4.3 metres. The applicant is requesting permission to allow for a garage height of 6.7 metres, a difference of + 2.4 metres, to facilitate the proposed development.

Variance Three: Garage Door Height



The Corporation of the Town of Milton

File #:
A-25-030M
Page 3 of 5

Zoning

Section 4.1.1.2 iv) of the Town's Zoning By-law states that the maximum permitted height of a garage door is 2.4 metres. The applicant is requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres, to facilitate the proposed development.

Variance Four: Additional (Detached) Garage

Section 4.1.1.2 i) of the Town's Zoning By-law states that a maximum of 1 garage is permitted on a property. The applicant is requesting permission to allow for two garages to be on the property, existing attached and proposed, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 2025, staff did receive one comment from the public which was highlighting the impact of the structure on their property. Planning staff provided this information to the applicant and they have confirmed that they will plant trees near the interior side yard and location of the proposed detached garage. This has been included as a condition of development approval.

Agency Consultation

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

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of a detached garage on the subject property with special permissions to allow for an increase in the height of the garage and the garage door height as well as for the driveway width. The applicant has confirmed that the proposed detached garage will serve as additional storage for a variety of lawn equipment tools, vehicles, snowmobiles and a car lift.

The applicant has also confirmed that the proposed detached garage is for personal use and a condition has been included below to ensure that the garage will not be used for commercial or business purposes.

Variance One: Driveway Width

Consultation

The applicant is requesting permission to allow for a driveway width of 10.11 metres, a difference of + 2.11 metres, to facilitate the proposed development. The proposed driveway will be an extension of the existing driveway and will provide access to the proposed detached garage. Planning staff are of the opinion that this location is appropriate and in close proximity to the existing dwelling on the property which is ideal.

Variance Two & Three: Garage Height & Garage Door Height

The applicant is requesting permission to allow for a garage height of 6.7 metres, a difference of + 2.4 metres, to facilitate the proposed development. Further, the applicant is also requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres, to facilitate the proposed development. The applicant did provide details which confirmed the height increase is related to the installation of a car lift within the detached garage. Planning staff do not have concerns with the proposed increase in height and garage door height as the property does include a hedgerow along the interior side yard which will assist with shielding from the neighbouring property. Further, the proposed detached garage is setback sufficiently from the interior side yard.

Variance Four: Additional (Detached) Garage

The applicant is requesting permission to allow for two garages to be on the property, existing attached and proposed, to facilitate the proposed development. Planning staff do not have concerns with the proposed detached garage as the applicant has provided reasonable explanation for the specific personal needs for additional storage on the property. Further, the proposed detached garage is not considered overdevelopment as the subject property is approximately 3 acres in size as well as our maximum lot coverage provision has not been met.

Planning staff have reviewed the requested variances and offer no objection to its approval. Planning staff are of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

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Planner, Development Review



The Corporation of the Town of Milton

File #:
A-25-030M
Page 5 of 5

For questions, please contact:

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Attachments
Figure 1 - Site Plan