



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 31, 2025

File No: A25-040M

Subject: 8015 Lawson Road

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

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

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 parking area to be set back 1.4 metres from the proposed building, whereas a minimum setback of 2.2 metres is required, representing a decrease of 0.8 metres
- Permit a parking area to be set back 1.17 metres from the northern lot line, whereas a minimum setback of 1.5 metres is required, representing a decrease of 0.33 metres
- Permit a parking area to be set back 0.2 metres from the Street Line (fronting James Snow Parkway) whereas a minimum setback of 4.5 metres is required, representing a decrease of 4.3 metres
- Permit the storage and display of motor vehicles in a tandem manner, allowing parking spaces and display areas without direct access to an aisle

The Subject Property, known municipally as 8015 Lawson Road, is generally situated north of Steeles Avenue East and west of James Snow Parkway. Presently, the Subject Property is occupied by a surface parking lot with vehicular access from Lawson Road. The proposed minor variances would facilitate the development of the Subject Property with a two-storey motor vehicle dealership.

Note that this application is tied to an ongoing Site Plan Application (File no. SP-01-25) and the Site Planner has confirmed that the application has progressed to a stage where it would be appropriate to review the required variances. The Subject Property is also affected by Official Plan Amendment 86 and Zoning By-law Amendment 036-2025, which relate to the amended provincial definition of "Area of Employment" and are not yet in force. By-law 036-2025 would rezone the Subject Property from Employment Zone, Exception 233 (EMP-2 *233) to Employment Office Zone, Exception 233 (C8 *233). As such, this minor variance application seeks to ensure that any



General Description of Application

zoning deficiencies under the Subject Property's current zone, as well as future deficiencies should By-law 036-2025 come into force, are equally addressed to prevent the need for another Minor Variance application in the future.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

The Subject Property is within the Urban Area per Map 1 - Regional Structure, and is within the Employment Area overlay per Map 1H - Regional Urban Structure. The Urban Area consists of lands with existing or planned urban services, and is intended to accommodate the Region's residential and employment growth. The Employment Areas overlay is intended to protect lands for a wide range of current and future employment uses, and to limit incompatible uses, thereby supporting the Region's economic competitiveness. The proposed use and development is in conformity with the Halton Region Official Plan.

Town of Milton Official Plan

The Subject Property is designated Industrial Area per Schedule B - Urban Area Land Use Plan, and is further subject to an Employment Area overlay per Schedule 1 - Town Structure Plan. The Subject Property also falls within the Milton 401 Industrial/Business Park Secondary Plan and is designated Industrial Area per Schedule C.2.B - Land Use Plan.

Industrial Areas, one of the Town's Employment designations, are intended to accommodate the full range of light and general industrial uses. Related service, retail, and office uses are equally permitted. Policy C.2.4.5.8 notes that certain key roads, including James Snow Parkway, represent major access routes into the community and abutting development shall ensure a high quality of site design and use. Specifically, policy C.2.4.5.8(b) directs that parking will be at least partially screened by berms and landscaping. Planning staff is of the opinion that the proposed use and development - including circulation and landscaping - is in conformity with the Town of Milton Official Plan and 401 Industrial/Business Park Secondary Plan.

On March 17, 2025, Town Council adopted Official Plan Amendment 86 (OPA 86) to bring Official Plan policies into conformity with the new provincial definition of "Area of Employment." Among other modifications, OPA 86 amends the list of permitted uses in the Industrial designation to align with provincial changes. Note that OPA 86 is not yet in force as it has been appealed to the Ontario Land Tribunal (OLT-25-000332). Although OPA 86 removes commercial use permissions from the Industrial designation, it includes a transition clause permitting non-conforming uses to continue, so long as they were lawfully established prior to October 20, 2024. As detailed below, a motor vehicle dealership use is specifically permitted on the Subject Property by Zoning Exception 233, which was approved in 2016. The aforementioned transition clause therefore applies to the motor



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Official Plan Designation (including any applicable Secondary Plan designations)

vehicle dealership use on the Subject Property, allowing it to remain in line with Official Plan policies should OPA 86 come into effect.

Zoning

The Zoning of the Subject Property has also been affected by Provincial changes to the definition of “Area of Employment”. On March 17, 2025, Town Council adopted Zoning By-law Amendment 036-2025 (By-law 036-2025), which will update the Zoning By-law to conform with the provincial modifications. By-law 036-2025 would re-zone the Subject Property from Employment, Exception 233 (EMP-2 *233) to Employment Office, Exception 233 (C8 *233). However, By-law 036-2025 will not come into effect until OPA 86 comes into effect, and thus neither instrument is currently in force. Under By-law 036-2025, the newly created Employment Office zone would permit a range of commercial, industrial, institutional, recreational, and office uses. Note that Exception 233 would continue to apply to the Subject Property, permitting a motor vehicle dealership.

Currently, the Subject Property is zoned Employment, Exception 233 (EMP-2 *233) by Zoning By-law 016-2014. A range of employment, industrial, commercial, and institutional uses are permitted within the Employment Zone. Exception 233 permits a motor vehicle dealership and a motor vehicle rental agency (as an accessory use), and establishes site-specific standards for setbacks and landscaped buffers.

Note that to address the unique situation of the Subject Property, variances One through Three address deficiencies per the in-force Employment Zone (EMP-2 *233), while variances Four and Five address deficiencies that would arise should By-law 035-2025 come into effect (rezoning the Subject Property to C8 *233).

Variance One: Table 5L of the Zoning By-law requires a parking area to be set back a minimum of 2.2 metres from a building. The applicant is requesting a minimum setback of 1.4 metres from the proposed building, representing a decrease of 0.8 metres.

Variance Two: Table 5L of the Zoning By-law requires a parking area to be set back a minimum of 1.5 metres from an interior lot line (note that this only applies to the northern lot line, as Exception 233 allows a 0.0 metre setback from the southern lot line). The applicant is requesting a minimum setback of 1.17 metres from the northern lot line, representing a decrease of 0.33 metres.

Variance Three: Table 5L of the Zoning By-law requires a parking area to be set back a minimum of 4.5 metres from a streetline for Employment Zones. The applicant is requesting a minimum setback of 0.2 metres from James Snow Parkway, representing a decrease of 4.3 metres.

Variance Four: Table 5L of the Zoning By-law requires a parking area to be set back a minimum of 0.9 metres from a streetline for Commercial Zones (which includes the Employment Office

Zoning

Zone). The applicant is requesting a minimum setback of 0.2 metres from James Snow Parkway, representing a decrease of 0.7 metres.

Variance Five: Section 5.15 of the Zoning By-law states that where a permitted use involves the storage and/or display of operational motor vehicles, such as a motor vehicle dealership, such storage and/or display shall be subject to the same provisions that would apply to any parking area required by this by-law. The applicant is requesting permission to allow the storage and display of motor vehicles in a tandem manner, permitting parking spaces and display areas without direct access to an aisle.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 14, 2025. As of the writing of this report on July 21, 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.

Development Services Comments

The intent of the above-noted zoning provisions relating to setback distances is to maintain sufficient buffers between parking areas and abutting uses, and to ensure that circulation, safety, and adjacent areas are considered. As the Subject Property is in an industrial context with minimal pedestrian traffic, and given the proposed car dealership use, reduced parking area setbacks are appropriate and maintain the intent of the Zoning By-law.

With respect to Variance One, reducing the setback between a parking area and a building is suitable for the proposed use, as the nature of a car dealership requires substantial parking coverage. Concerning Variance Two, the Subject Property abuts a parking area to the north, so a reduced parking area setback would not cause an adverse impact on the abutting property. The proposed setback of 1.17 metres would provide a sufficient separation distance between the two properties. Regarding Variances Three and Four, the application includes landscaped areas fronting both James Snow Parkway and Lawson Road, demonstrating consistency with the Secondary Plan policies regarding parking areas.

The intent of Section 5.15 of the Zoning By-law is to confirm an appropriate site layout for a motor vehicle dealership, and to ensure proper circulation space is provided. Planning and



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Consultation

Transportation staff are satisfied with the vehicular circulation routes provided in the application, and note that the proposed tandem and display parking sections are limited. As the proposal exceeds the minimum parking requirement of the Zoning By-law, a sufficient number of parking spaces with direct access to a driveway are still provided in the proposed Site Plan. Further, the proposed tandem parking spaces will not impact overall access through the Subject Property or disrupt the fire route.

Therefore, Planning staff have no concerns with the application, and do not anticipate any negative impacts from the requested minor variances. The application is minor in nature, appropriate for the development of the Subject Property, and consistent with the intent of the Zoning By-law and Official Plan. As the proposed development is currently in the Site Plan Approval process, planning staff have been working closely with the applicant to review the proposed layout. The requested minor variances are necessary to advance the proposed car dealership, a use appropriate for the Industrial Area designation and complementary to surrounding land uses. Based on the aforementioned, Planning staff offer no objection to the approval of this application, subject to the recommended conditions.

Respectfully submitted,

Olivia Hayes, B.E.S.
Planner, Development Review

For questions, please contact: Olivia.Hayes@Milton.ca

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Attachments

Figure 1 - Site Plan