



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 28, 2025

File No: A25-043M

Subject: 1470 Pratt Heights

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

1. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
2. That the development shall be constructed generally in accordance with the site plan prepared by Grace Engineering and dated and stamped by Town Zoning on July 21, 2025.
3. That a Building Permit be obtained within two (2) years from the date of the decision.
4. 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 if 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 016-2014, as amended, has been requested to:

- Permit an additional dwelling unit (ADU) without the provision of a dedicated parking space, representing a decrease of one parking space

The Subject Property, known municipally as 1470 Pratt Heights, is generally located east of Bronte Street and north of Britannia Road. Currently, the Subject Property is occupied by a two-storey townhouse dwelling with two parking spaces. The applicant is seeking to construct a basement ADU without providing an additional parking space (beyond those

General Description of Application

existing for the principal dwelling), as the Subject Property has no capacity to accommodate additional parking.

Official Plan Designation (including any applicable Secondary Plan designations)*Halton Region Official Plan*

The Subject Property is designated Urban Area per Map 1 - Regional Structure. Lands within the Urban Area have existing or planned services, and are intended to accommodate the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area per Schedule B - Urban Area Land Use Plan. Additionally, the Subject Property falls within the Boyne Survey Secondary Plan and is designated Residential Area by Schedule C.10.C - Land Use Plan. A range of low-density, medium-density and high-density residential uses are permitted in the Residential Area designation, alongside local institutional uses.

Policy 2.7.3.17 permits and encourages the creation of ADUs in the Urban Area, subject to certain criteria, none of which refer to parking.

Policy C.10.4.1.1 states that within the Boyne Survey Secondary Plan, the Town will ensure that development maximizes the potential for the provision of transit service through the achievement of appropriate densities and the development of transit-supportive design criteria and standards. Similarly, policy C.10.3.2.9 establishes that one objective of the Secondary Plan is to ensure that the integrated street and path system is designed to provide maximum opportunities for active transportation including pedestrian, bicycle and other similar movement as well as access to public transit. This policy direction is echoed in the local Official Plan, as policy 2.6.3.1 states that the Town's transportation system shall promote and support traffic movement by walking, cycling and public transit.

It is Staff's opinion that the proposal conforms to the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Medium Density Residential 1, Exception 223 (RMD1 *223). Within the Medium Density Residential Zone, a variety of low-rise residential uses are permitted, including Additional Dwelling Units. Zoning Exception 223 relates to the calculation of exterior side yard setbacks, and establishes a definition of “bay and boxed window.”

As the applicant filed a Building Permit application on March 22, 2024, the application leverages the transition clause outlined in Section 1.11.3(iii) of the Zoning By-law, which permits the application to be governed by Zoning By-law 016-2014 prior to its amendment by By-law 050-2024. In brief, the application is subject to the Zoning By-law as it read prior to the adoption of By-law 050-2024.

Variance One: Section 4.10(ii) of the Zoning By-law requires that a minimum of 1 parking space per accessory dwelling unit must be provided in addition to the required parking for the main dwelling unit. The applicant is requesting permission to provide only two parking spaces (one in the existing garage and one on the existing driveway) thereby not providing an additional space for the ADU. The application represents a decrease of 1 required parking space.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on August 11, 2025. As of the writing of this report on August 18, 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

Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land. Adequate parking will be maintained, and facilitating an



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Consultation

ADU represents a desirable use of the Subject Property, particularly considering the strong provincial direction to support this form of housing.

The intent of the above-noted zoning provision is to ensure adequate off-street parking is provided when an ADU is introduced, considering the extra parking demand it may generate. The Subject Property will still include two parking spaces, allowing one for the principal dwelling unit and one for the ADU (or allowing two parking spaces for the principal dwelling unit, and supporting an ADU resident without a car). Planning staff see this as a minor reduction in line with the intent of the Zoning By-law. Moreover, as noted above, the application is proceeding under Zoning By-law 106-2014 as it read prior to the adoption of By-law 050-2024. The latter By-law amended certain ADU provisions and reduced the minimum parking requirements for ADUs. As such, the application would satisfy the current Zoning By-law standards, which only requires two parking spaces to be provided.

The application also maintains the intent of the Official Plan and Boyne Survey Secondary Plan, which both promote non-vehicular modes of transportation. The Subject Property has sufficient access to active transportation infrastructure and public transit, as it is within 150 metres of two Milton Transit bus stops, approximately 60 metres from the on-street cycling route along Bronte Street, and has direct access to sidewalks. A reduction to the required number of on-site parking spaces aligns with the policy direction to encourage alternative methods of transportation, and the Subject Property is in a suitable location to support cycling, walking, and public transit use. Moreover, the Official Plan policies relating directly to the establishment of ADUs do not speak to the provision of parking.

Respectfully submitted,

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

For questions, please contact: Olivia.Hayes@Milton.ca Phone: Ext. 2545

Attachments

Figure 1 - Site Plan