



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 28, 2025

File No: A25-044M

Subject: 1487 Thompson Road

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

1. That prior to Building Permit issuance, the applicant shall obtain a Development Clearance Letter from Conservation Halton.
2. That the development shall be constructed generally in accordance with the site plan prepared by Cunningham McConnell Limited and dated and stamped by Town Zoning on July 28, 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 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:

- Allow a detached garage with a maximum height of 4.5 metres, whereas only 4.3 metres is permitted, representing an increase of 0.2 metres
- Allow a garage door to have a maximum height of 3.66 metres, whereas a maximum of 2.43 metres is permitted, representing an increase of 1.23 metres

The Subject Property, known municipally as 1487 Thompson Road, is located at the northeast corner of Thompson Road and Britannia Road. Currently, the Subject Property is occupied by a historic 2-storey detached dwelling and three barns of varying sizes. With an approximate area of 139 acres, the majority of the Subject Property's lands



General Description of Application

remain open and undeveloped. The applicant is requesting permission to construct a 92.9 square metre detached garage for personal storage use.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

The Subject Property is designated Urban Area by Map 1 - Regional Structure. The Urban Area designation indicates lands with existing or planned servicing, which 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, and is similarly designated Residential Area by Schedule C.10.C of the Boyne Survey Secondary Plan. The Residential Area designation is intended to be developed predominantly with a mix of low, medium and high-density residential uses.

Policy C.10.3.2.2 states that one objective of the Boyne Survey Secondary Plan is to ensure, through the establishment of urban design guidelines and other measures, a high quality and consistent level of urban design for both public and private areas of the community. Policy C.10.4.5.3(h) directs that dwellings shall be designed to reduce the impact of garages, and garages shall generally not project beyond the main wall of a unit without significant mitigating design elements.

The Subject Property is also listed on the Heritage Register, which identifies it as potentially having cultural heritage significance. As the proposed development would have no impact on the historic brick dwelling on the Subject Property, Heritage staff have confirmed that the application raises no heritage concerns.

In sum, it is Staff's opinion that the proposal is in conformity with the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Future Development (FD) under Zoning By-law 106-2014, which permits legally existing uses, additions to existing buildings or structures, and accessory buildings including detached garages.

Zoning

Variance One: Section 4.2.2.1(iv) of the Zoning By-law states that the maximum permitted height of a garage door is 2.43 metres. The applicant is requesting permission for a door height of 3.66 metres, representing an increase of 1.23 metres.

Variance Two: Section 4.2.2.2(i)(d) of the Zoning By-law establishes that the maximum permitted height of a detached garage is 4.3 metres. The applicant is requesting a height of 4.5 metres, representing an increase of 0.2 metres.

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.

The intent of the two above-noted zoning provisions is to ensure that detached garages remain secondary in height and scale to the principal dwelling, and to limit adverse impacts on neighbouring properties from oversized accessory structures. The application maintains the intent of the Zoning By-law as the proposed garage would be located behind the Subject Property's 2-storey dwelling, and would remain visually subordinate. Further, the proposed garage satisfies the other performance standards of the Zoning By-law, and significantly exceeds the minimum setback distances from all lot lines. Considering the large size of the Subject Property, and the substantial setbacks proposed, Planning staff have no concerns about visual impacts to adjacent properties.



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Consultation

The proposed location of the detached garage aligns with policies of the Boyne Survey Secondary Plan which call for a high caliber of urban design, and for the visual impacts of garages to be minimized. The height and location of the proposed garage maintains the intent of these policies by ensuring the existing dwelling remains visually prominent from Thompson Road, and by situating the proposed garage in a coordinated manner with the existing barns on the Subject Property.

Planning Staff also note that the location of the proposed garage is outside the regulated floodplain area, which is desirable, and that the proposed detached garage will complement the existing use on the Subject Property.

Respectfully submitted,

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

For questions, please contact: Olivia.Hayes@Milton.ca Phone: Ext. 2454

Attachments

Figure 1 - Site Plan