



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 28, 2025

File No: A25-046M

Subject: 256 Scott Boulevard

Recommendation: THAT the application for minor variance **BE DENIED**.

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 driveway width of 11.9 metres, whereas a maximum width of 8 metres is allowed, representing an increase of 3.9 metres.

The Subject Property, known municipally as 256 Scott Boulevard, is located north of Pringle Avenue and west of Scott Boulevard. Currently, the Subject Property is occupied by a two-storey detached dwelling with a double-width garage and surface parking. The applicant is seeking an after-the-fact variance to permit the existing driveway width of 11.9 metres.

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. The Urban Area consists of lands with existing or planned urban services, and is intended to accommodate the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule B - Urban Area Land Use Plan. Additionally, the Subject Property falls within the Sherwood Survey Secondary Plan and is designated Residential Area by Schedule C-8-D - Land Use Plan. The

Official Plan Designation (including any applicable Secondary Plan designations)

Secondary Plan also identifies Scott Boulevard as a Collector Road per Schedule C-8-B - Transportation Plan.

Section 2.8.2 of the Official Plan establishes urban design policies, and policy 2.8.2.2 states that one objective is to achieve a consistently high standard of design in the built environment that is complementary to, and compatible with, existing development and the Town's natural and cultural heritage in all areas including site, building and landscape design. The Sherwood Survey Secondary Plan reiterates this objective in policy C.8.3.2.2, which notes that a goal of the 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.8.4.6.2(a) directs that all development within the Sherwood Survey Planning District shall be designed to create new development that has an immediate character in part by retaining, where possible, existing vegetation and character buildings.

Lastly, Policy 5.8.3.1(c) of the Official Plan directs that in determining whether a variance is desirable, the Committee of Adjustment shall take into account the natural and cultural heritage resources which may be affected by the application (among other considerations).

It is Staff's opinion that the proposal does not maintain the intent of the Town of Milton Official Plan or the Sherwood Survey Secondary Plan.

Zoning

The Subject Property is zoned Medium Density Residential 1, Exception 77 (RMD1 *77) by Zoning By-law 016-2014. The RMD1 Zone permits a variety of residential uses, ranging from detached to townhouse dwellings. Zoning Exception 77 applies specific performance standards for various elements of the subdivision in which the Subject Property is located.

Variance One: Section 5.6.2(v)(d)(e) stipulates that no person shall permit a residential driveway exceeding a width of 8.0 metres for lots having a frontage greater than 11.5 metres. The applicant is requesting permission for a driveway width of 11.9 metres, representing an increase of 3.9 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

Development Engineering objects to the application, as the driveway extension appears to encroach into the public boulevard owned by the Town of Milton.

Development Services Comments

Planning staff object to the application, and do not believe the requested variance to be minor in nature, desirable for the use of the land, or consistent with the intent of the Official Plan or Zoning By-law. The application seeks to permit a driveway width that spans the entire facade of the house, covers the majority of the front yard, and extends into the interior side yard. Consequently, the application entails excessive hardscaping, reduces permeable landscaped space, and severely limits the opportunity for vegetation or plantings. Development Engineering also objects to the application, as the additional paving appears to extend into the public boulevard.

The intent of the above-noted zoning provision is to ensure that a driveway width remains proportional to the lot frontage and does not overwhelm a residential property, leaving sufficient space for soft landscaping in the front yard. The application seeks to permit a driveway width 3.9 metres beyond what is allowed, thereby leaving no soft landscaping in front of the dwelling façade and failing to maintain the Zoning By-law's intent. Moreover, the Zoning By-law establishes maximum driveway widths relative to lot frontage, and 8 metres is the greatest width permitted among the various lot frontages. A driveway width beyond 8 metres is not contemplated for any residential lot, regardless of its size or frontage, which further demonstrates how the application is not minor and fails to maintain the intent of the Zoning By-law.

The application equally fails to maintain the intent of the Official Plan and Sherwood Survey Secondary Plan, and is not consistent with policies requiring a high standard of urban design. Notably, policy 2.8.2.2 calls for landscape design to be complementary to existing development, whereas the application detracts from the surrounding streetscape and fails to complement the neighbourhood's front yard pattern. Policy C.8.3.2.2



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Consultation

specifies that one goal of the Secondary Plan is to ensure high-quality urban design, including for private areas of the community, which the application fails to achieve.

The proposed variance also fails to conform with policy C.8.4.6.2(a), which directs that development shall retain existing vegetation where possible. With respect to minor variance applications, policy 5.8.3.1(c) directs the Committee of Adjustment to take into account how a proposal would impact natural resources. By paving over a significant portion of the front and interior side yards, the application limits opportunities for future vegetation or plantings on the Subject Property.

In addition, the proposed driveway width is not desirable or appropriate for the use of the lands, and would detract from the maintenance of an attractive streetscape along a Collector Road. Negative visual impacts caused by the oversized driveway would be amplified by the Subject Property's prominent frontage, as the excessive hardscaping is fully visible from the public realm.

For the reasons outlined above, the application is not minor, does not maintain the intent of the Official Plan, Secondary Plan or Zoning By-law, and is not desirable or appropriate for the use of the Subject Property. Planning staff recommend refusal of the application.

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

Figure 2 - Photograph of Driveway Condition