



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: April 30, 2026

File No: A-26-010M

Subject: 3340 Given Lane

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 Durante Group of Companies and stamped by Town Zoning on March 6, 2026.
2. That the Owner obtains a Conservation Halton Permit or clearance for the existing covered rear porch.
3. That a Building Permit be obtained within two (2) years from the date of the decision; and
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 permit:

1. To allow for an additional (detached) garage on the subject property;
2. To allow for the additional (detached) garage to have a maximum height of 5.59 metres, a difference of 1.29 metres;
3. To recognize the existing driveway widths as follows:
 - Approaching the existing attached garage of 10.2 metres, a difference of + 2.2 metres;
 - Diameter of driveway turning circle of 20.1 metres, a difference of + 12.1 metres;
4. To recognize a rear lot line setback of 1.03 metres, a difference of - 1.97 metres.

The subject property is known municipally as 3340 Given Lane. The subject property contains a single-detached dwelling with an attached three-car garage. Surrounding uses are residential and institutional as the rear of the property backs onto the Sherwood District Park.



General Description of Application

The applicant is requesting relief from the Town's Zoning By-law to permit a second garage which will be detached on the subject property as well as seek permission to increase the height of the proposed detached garage. Further, additional variances are being requested to recognize the size of the existing driveway and located on the rear covered porch.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A of the Town's Official Plan and further identified as Residential Area on Schedule C.8.D of the Sherwood Survey Secondary Plan. The Residential Area designation permits a variety of residential uses, including single detached dwellings and accessory buildings and structures.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Residential Low Density (RLD) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD zone permits a variety of residential uses, including detached dwellings as well as accessory buildings and structures.

Variance One: Additional Garage

Section 4.2.2.1 i) of the Town's Zoning By-law states that a maximum of one garage is permitted on a lot. The applicant is proposing to allow for an additional (detached) garage to be located on the property, a difference of + 1 garage.

Variance Two: Height Increase

Section 4.2.2.2 i) d) of the Town's Zoning By-law states that the maximum permitted height of a detached garage is 4.3 metres. The applicant is proposing to allow for a detached garage height of 5.59 metres, a difference of + 1.29 metres.

Variance Three: Driveway Width Increase

Section 5.6.2 iv) d) E) of the Town's Zoning By-law states that on a lot having a frontage greater than 11.5 metres the maximum permitted residential driveway width is 8.0 metres. The applicant is requesting permission to recognize the existing driveway width as follows:

- Approaching existing attached garage 10.2 metres, a difference of + 2.2 metres; and
- Diameter of driveway turning circle 20.1 metres, a difference of + 12.1 metres.

Variance Four: Covered Porch Setback

Section 4.19.5 i) Table 4H of the Town's Zoning By-law states that the minimum setback of a covered porch from the rear lot line is 3.0 metres. The applicant is requesting permission to



Zoning

recognize the existing covered porch which is setback 1.03 metres from the rear lot line, a difference of - 1.97 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, 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. Town staff have included a condition of development approval which requires the Owner to obtain Conservation Halton permit and/or clearance at the time of Building Permit review for the rear covered porch.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of a second garage (detached) on the subject property and as well as allow for the proposed garage to have an increase in height. Further, two other variances have been requested to address current conditions related to the existing driveway and covered rear porch.

Variance One & Two: Additional Garage & Height Increase

The applicant is proposing to allow for an additional (detached) garage to be located on the property and further, the proposed garage is seeking additional permission to allow for a height of 5.59 metres. The applicant has confirmed that there are a number of personal vehicles and items which are required to be stored on the property and triggered the need for the additional garage. The applicant has also confirmed that the loft area will provide storage space. The proposed detached garage meets the minimum side yard setbacks and is setback sufficiently from surrounding properties. Planning staff do not have concerns that the proposed garage and height increase will negatively impact the surrounding properties.

Variance Three: Driveway Width

The applicant is requesting permission to recognize the existing driveway width, approaching existing attached garage 10.2 metres as well as the diameter of driveway turning circle 20.1 metres. The subject property is uniquely shaped, and the existing dwelling is setback quite substantially from the road. Planning staff do not have concerns with driveway shape as it is setback from surrounding properties and provides access to the existing and proposed garage.

Variance Four: Covered Porch Setback

The applicant is requesting permission to recognize the existing covered porch which is setback 1.03 metres from the rear lot line. The rear of the property is located adjacent to a Natural Heritage



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Consultation

Buffer which is owned by the Town and zoned for protection. The minimal setback from the covered perch will not impact on the existing properties or neighbours, Planning staff do not have any concerns and are supportive of the stairs being removed which are located closer to the rear lot line. Noted above is the requirement to ensure Conservation Halton provides permit or clearance.

Planning staff have reviewed the requested variances and offer no objection to their approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms 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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For questions, please contact:

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Attachments

Figure 1 - Site Plan