



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: March 22, 2021

Report No: DS-020-21

Subject: Site-specific Exception for 270 Fay Court, Milton, to Interim Control By-law 082-2020.

Recommendation: THAT Report DS-020-21, dated March 22, 2021, with respect to a request for a site-specific exception to Interim Control By-law 082-2020 by the property owners of 270 Fay Court, Milton, be received;

AND FURTHER THAT Council approve the proposed amendment to Interim Control By-law 082-2020, attached as Appendix 2, to permit a site-specific exception to By-law 082-2020 for 270 Fay Court, Milton.

EXECUTIVE SUMMARY

- On October 19, 2020, Milton Council enacted Interim Control By-law 082-2020 through report DS-044-20, to restrict the level of change in the Town's mature neighbourhoods until new directions have been established through the completion of Phases 2 and 3 of the Mature Neighbourhood Character Study.
- Milton Council also approved a process for considering exceptions to Interim Control By-law 082-2020.
- The Owner of 270 Fay Court, in the Dorset Park Neighbourhood, has requested an exception to Interim Control By-law 082-2020 to facilitate the construction of a two-storey dwelling to replace a house lost to fire.
- This report recommends that Council approve a site-specific exception to Interim Control By-law 082-2020, permitting the owner of 270 Fay Court to proceed with a Minor Variance Application as the proposal makes efficient use of the land, and the proposed new dwelling is in keeping with the character of Fay Court.

REPORT

Background

The Town of Milton is currently experiencing increased pressure for large scale home rebuilds in established neighbourhoods which has raised public concern about protecting the character and integrity of the Town's mature neighbourhoods. As such, the Mature

REPORT

Background

Neighbourhoods Character Study was initiated in April 2018 in response to a Council direction to review Town policies and regulations relating to the construction of new dwellings and recommend appropriate changes to protect these neighbourhoods.

The study is phased to recognize the extent of the Town's stable low-density residential neighbourhoods. Phase 1 of the Study, addressing the Downtown Character Area is now complete. Phase 2, covering Mountainview, Mountain View Survey and Martin Meadows neighbourhoods and Phase 3, reviewing the Fallingbrook, Forrest Grove, Bronte Meadows, Valley View, Dorset Park and Timberlea neighbourhoods, are underway.

To restrict the level of change in the Town's mature neighbourhoods until new directions have been established through the completion of Phases 2 and 3, Council enacted Interim Control By-law 082-2020, through report DS-044-20, on October 19, 2020.

Interim Control By-law 082-2020 prohibits the erection of new single-detached, semi-detached, duplex, triplex or townhouse dwellings or additions to existing single-detached, semi-detached or duplex dwellings, resulting in greater than a 25 percent increase in gross floor area and/or increases the height of the structure beyond that which existed on the same lot within defined areas of the Town of Milton. It would restrict the level of change, pending the completion of Phases 2 and 3 of the Mature Neighbourhoods Character Study.

The Interim Control By-law is in effect until October 19, 2021, unless extended by Council for one additional year in accordance with Section 38 of the Planning Act, or repealed by Council at an earlier date.

Council also approved a process for considering exceptions to Interim Control By-law 082-2020. The process consists of a review of a proposed residential dwelling or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception to the Interim Control By-law to proceed with a Minor Variance Application under the *Planning Act*.

To request a site-specific exception to Interim Control By-law 082-2020, applicants must submit a written request to the Town's Development Services Department, which includes:

- Address, lot dimensions and legal survey of the subject property;
- Photos of all four sides of the existing dwelling (front, sides and rear), as well as photos of the streetscape that depict the relationship between the existing dwelling and adjacent dwellings;
- Gross floor area of the existing dwelling;
- Gross floor area and conceptual site plan of the proposed dwelling or addition, four elevations of the proposed dwelling or addition (front, sides and rear);

REPORT

Background

- Explanation of how the proposed dwelling or addition is compatible with the existing character of the neighbourhood; and
- Applicant's contact information

Upon receipt of an exemption request, the Town notifies all abutting property owners and provides 14 days to make a written submission to the Town for staff consideration.

Staff reviews and provides a recommendation to Council on all requests for exceptions to the Interim Control By-law. Requests are evaluated against the following Council endorsed criteria:

- **Physical character compatibility** of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines and built form;
- **Streetscape character compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property and relationship to adjacent dwellings; and
- **Percentage increase** of the gross floor area.

Should Council grant an exemption, the Town would notify all abutting property owners, as outlined in the *Planning Act*; any Council-approved exemption would be subject to a 60-day appeal period. The Town would only issue building permits once the appeal period has lapsed and approval of any required minor variances has been obtained.

Discussion

On February 01, 2021, the Development Services Department received a request to exempt 270 Fay Court, Milton from Interim Control By-law 082-2020. The subject property is located within the Dorset Park neighbourhood. The property is zoned RLD (Low Density Residential). The RLD zone permits single detached dwellings including attached and detached garages. The property is currently vacant. Surrounding land uses include 1, 1.5 and 2 storey single and semi-detached dwellings. A location map of the subject property is attached as Figure 1 of this Report.

The owner is seeking relief from the Interim Control By-law to facilitate the construction of a new two-storey dwelling to replace a pre-existing single detached dwelling that was demolished after it was destroyed by fire during the construction of a planned expansion approved in 2020. A minor variance application will be required to permit a proposed increase in lot coverage.

The proposal, attached as Appendix 1 of this report, has the following square metre and square footage distribution:

Discussion

- Basement (including area under garage and rear porch): 196.8 square metres (2,118.3 square feet);
- Main Floor: (including garage and front and rear porches): 203.56 square metres (2,191.1 square feet); and
- Second Floor: 174.84 square metres (1,882 square feet)

Prior to submitting the application, the proponent met with Development Services staff to discuss the design concept and variances needed and receive feedback. In response to staff's comments, the dwelling height was lowered from 10 to 9.5 metres. A subsequent review resulted in a further reduction of the dwelling height to 9.21 metres and an increase to the front yard setback.

Upon receipt of this request, Town staff notified the owners of all properties on Fay Court. Property owners were provided with 14 days to make a written submission to the Town for staff consideration. A few written submission were received, one of which indicated "no exemptions should be granted until those phases [Phases 2 and 3 of Study] are complete and the Town can fully "understand, with community input, the elements that add to neighbourhood character", and that the proposed building is larger than the neighbouring houses.

The request for 270 Fay Court has been reviewed by Town staff against the Council-approved criteria noted above, and staff offers the following comments:

Physical Character Compatibility:

- The massing, exterior finish and window layout of the proposed new dwelling are consistent with the physical character of the area.
- The Town's zoning By-law permits a height of up to 11 metres to the mean height between the eave and ridge. The height of the proposed house is 9.21 metres (to the roof peak).
- The proposed 9.21 metre height is respectful of the adjacent properties.
- The step back on the second floor, above the garage, and design elements such as the inclusion of smaller roofs above the garage and porch provide variation in the overall massing.

Streetscape Character Compatibility:

- The proposed 8.74 metre front yard setback is consistent with and respectful of the average line of the front yard setbacks of the houses on either side on the cul-de-sac.

Discussion

- The 2.16 metre and 3.37 metre side yard setbacks in the closest points to the public right-of-way respond to the existing separation pattern between houses on Fay Court.
- Proposed siding and exterior cladding finishes carry over materials of the surrounding houses.
- The introduction of enhanced landscaping will contribute to the quality of the streetscape.

Percentage increase of the gross floor area:

- In accordance with the definition of Gross Floor Area in the Interim Control By-Law, the proposal's GFA, totaling 3,940 square feet, will result in an increase of the GFA of the pre-existing dwelling, as approved in 2020, by 82%. The GFA excludes the porches, cellar, mechanical room and the garage within the building.
- The subject property has an area of 837 square metres. The proposed dwelling and attached garage have a total lot coverage of 24.32% (a difference of +4.32%), whereas a maximum lot coverage of 20% is currently permitted on lots equal or greater than 830 square metres.
- The overall increase in massing is generally distributed towards the rear of the property, as the side yard setbacks and positioning of the house with respect to the court are consistent with the existing patterns.

Staff is of the opinion that the resulting design would not compromise the character of the neighbourhood. However, a variance from the Town's zoning by-law, associated to the proposed lot coverage, would be required. The proposed new dwelling complies with all other regulations of the Zoning By-law including building height, setbacks, and landscaped open space.

As such, Town staff recommends that Council approve a site-specific exception to Interim Control By-law 082-2020 permitting the owner to proceed with a Minor Variance Application as the proposal makes efficient use of the land, and the proposed addition is in keeping with the character of the neighbourhood. In order to grant this site-specific exception to Interim Control By-law 082-2020, Council must amend the by-law by adding a new Section (Appendix 2). As required under Section 38 of the *Planning Act*, any amendment to an Interim Control By-law is subject to a 60-day appeal period.

Any Minor Variance Application submitted for the subject lands would go through the standard review process, which involves a further evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act*, and a decision of the Committee of Adjustment.



The Corporation of the Town of Milton

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Financial Impact

There is no financial impact with respect to this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

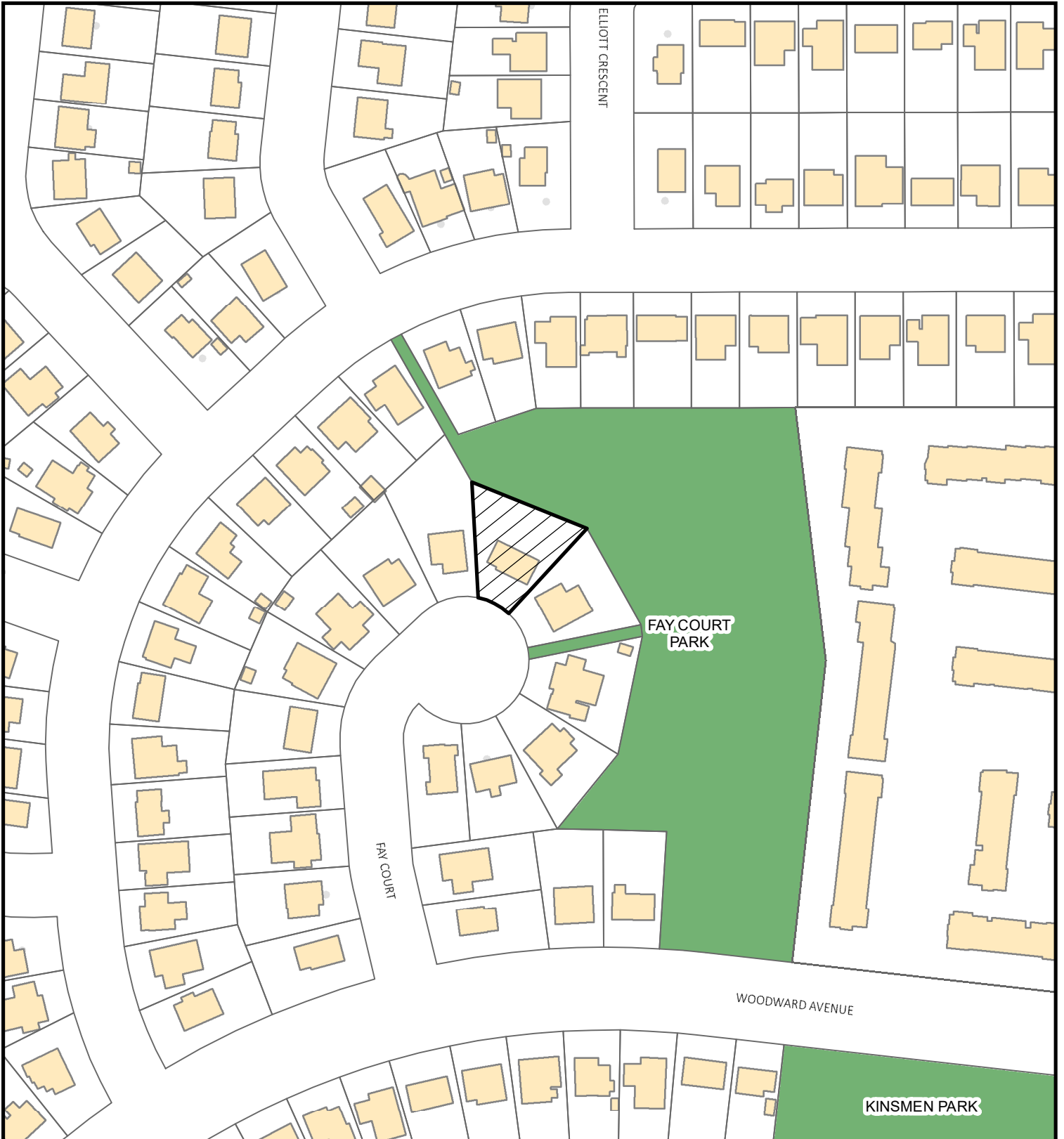
For questions, please contact: Hugo Rincon, Policy Planner Phone: Ext. 2307

Attachments

Figure 1. Location Map
Appendix 1: Applicant's Information Package
Appendix 2: Proposed Interim Control By-law Amendment
Appendix 3: Public Comments

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date:
March 22, 2021

Scale: 1: 1,700

Files: ICBL-01/21

Development Services Department



Subject Property



FEB 01 2021

P.N. 2020-089

Attention: **Hugo Rincon**
Planner, Policy
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 x2307

Reference: **Mature Neighbourhoods Interim Control By-law**
270 Fay Ct. Milton, ON L9T 3H1 - New Single Family Dwelling

We are writing this to request for an Interim Control By-law exemption for the construction of a new 2 storey single family dwelling on the property address noted above. In 2020 a permit was issued for an addition/renovation that totaled approx. 2800 sq ft. Unfortunately, as the project was under construction it caught fire and was subsequently torn down. The approved renovation and addition were discussed and concluded to be considered as the "existing structure". We are seeking to construct a new dwelling with a total GFA of 3200 sq ft. This would be a rough increase of about 17% over the "existing structure".

The proposed dwelling carries over the materials of the surrounding houses by using mostly siding as the exterior cladding. There is some stone incorporated in the design as well but it should tie in well with the existing brick homes in the area. The structure is 2 storeys with a low slope roof incorporated in the roof framing to ensure the roof does not exceed 9.5m in height. We have taken great care to design the second floor of the proposed dwelling to step in above the garage to carry through the theme of the neighborhood which includes a front covered porch as well.

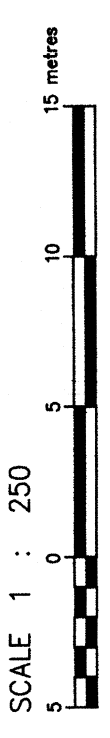
If you require any additional information please feel free to contact us.

Sincerely,

Kurtis Van Keulen
T: 647 206 9655
E: kurtis@huisdesigns.ca

Huis Design Studio
www.huisdesigns.ca

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
LOT 10
REGISTERED PLAN M-98
TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON



J.D. BARNES LIMITED
 © COPYRIGHT

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
- LOT 10, REGISTERED PLAN M-98
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
- NONE REGISTERED.
- ZONING COMPLIANCE
- COMPLIANCE WITH ONTARIO BUILDING CODE SET BACK REQUIREMENTS ARE VERIFIED BY THIS SURVEY.
- ADDITIONAL REMARKS
- PLAN PREPARED FOR MATTHEW & SAMANTHA BENDER.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999670.
 FOR BEARING COMPARISONS, A ROTATION OF 0°45'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN M-98.
 ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

INTEGRATION DATA	
POINT ID	EASTING
ORP (A)	590 398.90
ORP (B)	590 382.17
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.	

LEGEND

- ▲ CONTROL MONUMENT FOUND
- SURVEY MONUMENT SET
- SURVEY MONUMENT SET
- ▣ RIGHT SANDHARD IRON BAR
- ▤ RIGHT SANDHARD IRON BAR
- ▥ IRON BAR
- ▧ IRON BAR
- ▨ WITNESS
- ▩ MEASUREMENT
- J.D. BARNES LIMITED
- REGISTERED PLAN M-98
- ▬ PLAN OF SURVEY BY C. E. DOTTERILL LTD.
- ▭ DATED JANUARY 31st, 1974 REFERENCE F-23 98-M-4 MILTON
- ▮ PLAN OF SURVEY BY C. E. DOTTERILL LTD.
- ▯ DATED JANUARY 31st, 1974 REFERENCE F-24 98-M-5 MILTON
- ▰ SURVEYOR'S REAL PROPERTY REPORT BY J.D.BARNES LTD.,
- ▱ DATED DECEMBER 12, 2017 (REF. 17-30-185-00)
- ▲ C.E. DOTTERILL, O.L.S.
- △ DWELLING UNDER CONSTRUCTION

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 3rd OF MARCH, 2020.

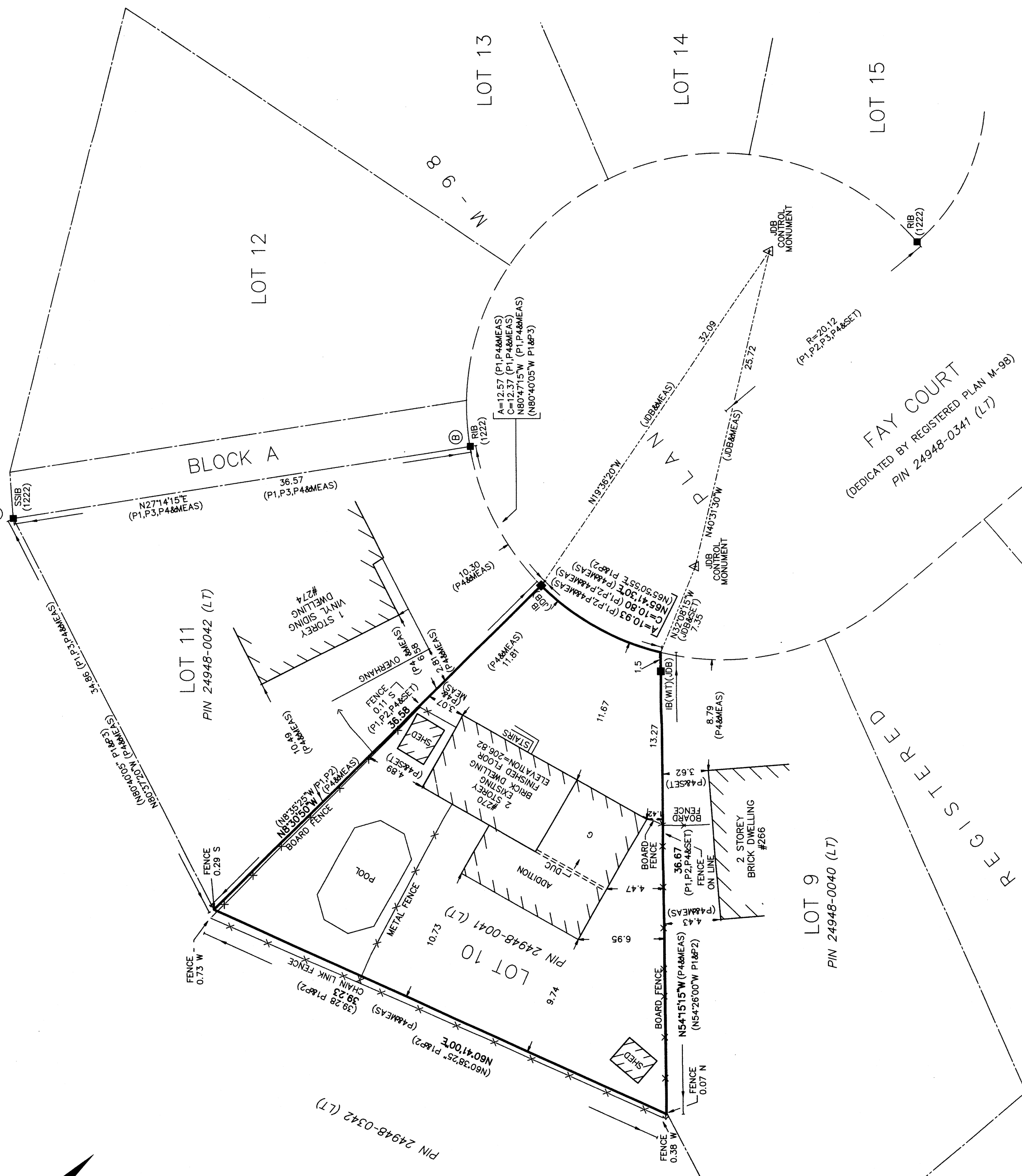
APRIL 2, 2020
 DATE

ARAVINDA M. BASNAYAKA
 ONTARIO LAND SURVEYOR

J.D. BARNES
 SURVEYING
 MAPPING
 GIS
 LIMITED
 LAND INFORMATION SPECIALISTS
 401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
 T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: AD CHECKED BY: AB
 REFERENCE NO.: 17-30-185-00
 DATED: MARCH 11th, 2020

BLOCK K, REGISTERED PLAN M-77

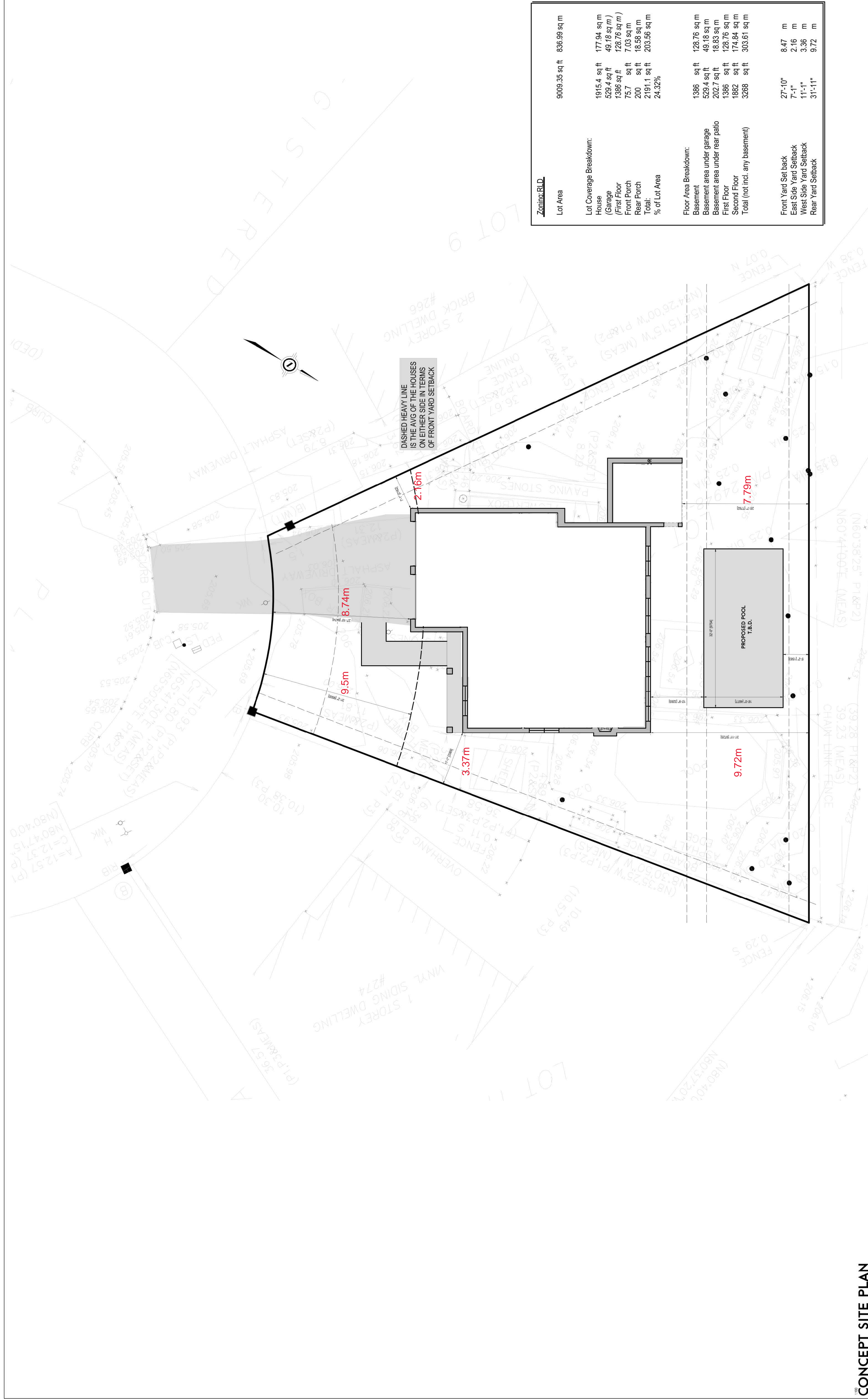


ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2114865

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ISSUED BY THE SURVEYOR
 in accordance with
 Regulation 1023, Section 29(3).

NOTE
 THIS IS A CONSTRUCTION SRPR BASED ON A FOUND SURVEY EVIDENCE AND A CONTROL NETWORK SET FROM A BOUNDARY RETRACEMENT OF THE PARTIAL SUBDIVISION, COMPLETED BY J.D. BARNES LTD. ON DECEMBER 11th, 2017.

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION BENCHMARK NO. 00819628159 ELEVATION=206.569



Zoning: RLD

Lot Area	9009.35 sq ft	836.99 sq m
Lot Coverage Breakdown:		
House	1915.4 sq ft	177.94 sq m
Garage	529.4 sq ft	49.18 sq m
(First Floor)	1386 sq ft	128.76 sq m
Front Porch	75.7 sq ft	7.03 sq m
Rear Porch	200 sq ft	18.58 sq m
Total:	2191.1 sq ft	203.56 sq m
% of Lot Area		24.32%
Floor Area Breakdown:		
Basement	1386 sq ft	128.76 sq m
Basement area under garage	529.4 sq ft	49.18 sq m
Basement area under rear patio	202.7 sq ft	18.83 sq m
First Floor	1386 sq ft	128.76 sq m
Second Floor	1882 sq ft	174.84 sq m
Total (not incl. any basement)	3268 sq ft	303.61 sq m
Front Yard Set back	27'-10"	8.47 m
East Side Yard Setback	7'-1"	2.16 m
West Side Yard Setback	11'-1"	3.36 m
Rear Yard Setback	31'-11"	9.72 m

CONCEPT SITE PLAN

I·HUIS DESIGN STUDIO

1400 SHEPPARD AVENUE EAST, SUITE 100, BRAMPTON, ON L6Y 4R9
TEL: 905.874.8888 | WWW.IHUISDESIGN.COM

GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

QUALIFICATION INFORMATION
THE DESIGNER HAS THE SOLE RESPONSIBILITY FOR THE DESIGN AS WELL AS THE WELL-BEING OF THE CLIENT. THE DESIGNER HAS THE SOLE RESPONSIBILITY FOR THE DESIGN AS WELL AS THE WELL-BEING OF THE CLIENT. THE DESIGNER HAS THE SOLE RESPONSIBILITY FOR THE DESIGN AS WELL AS THE WELL-BEING OF THE CLIENT.

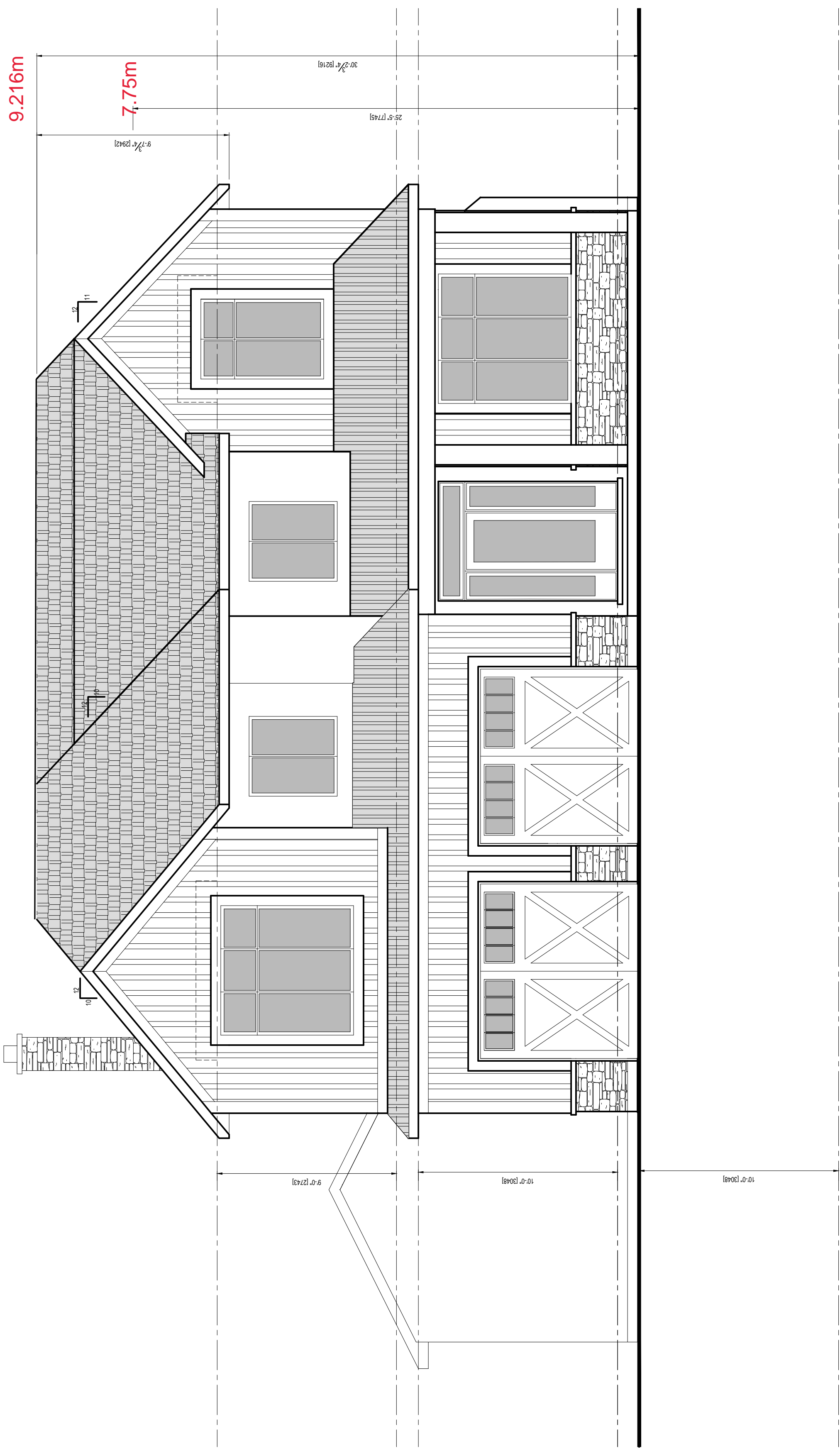
REVISION LIST

NO.	DATE	DESCRIPTION
1	11.04.2020	ISSUED AS PER CLIENT
2	15.10.2020	REVISED PER CLIENT
3	01.11.2021	REVISED PER CLIENT
4	02.28.2021	REVISED PER CLIENT
5	02.28.2021	REVISED PER CLIENT

PROJECT NORTH

PROJECT SOUTH

DRAWING TITLE: CONCEPT SITE PLAN
DRAWN BY: J.H.
CHECKED BY: K.V.K.
DATE: 11.04.2020
SCALE: 1:1000
SHEET NO.: 200/009
TOTAL SHEETS: 200/010
PROJECT NO.: ASP



1/4"=1'-0"
FRONT ELEVATION

HUIS DESIGN STUDIO
 HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 1A CONESTOGA DRIVE #401 | BRAMPTON, ON L6Z 4N5
 T: 647.206.9655 | E: INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

GENERAL NOTES
 DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR ARCHITECT SHALL BE NOTIFIED. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. NO PARTS OF THIS DRAWING OR DOCUMENT PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	B.C.I.N.

REGISTRATION INFORMATION
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.24 OF THE ONTARIO BUILDING CODE.

FIRM NAME	B.C.I.N.

REVISION LIST

NO.	REVISION	DATE
1	REVISED AS PER CLIENT/OWN	12.04.2020
2	REVISED AS PER CLIENT	12.16.2020
3	REVISED BASEMENT	01.13.2021
4	REVISED FOR ICB	02.22.2021
5		MM/DD/YYYY

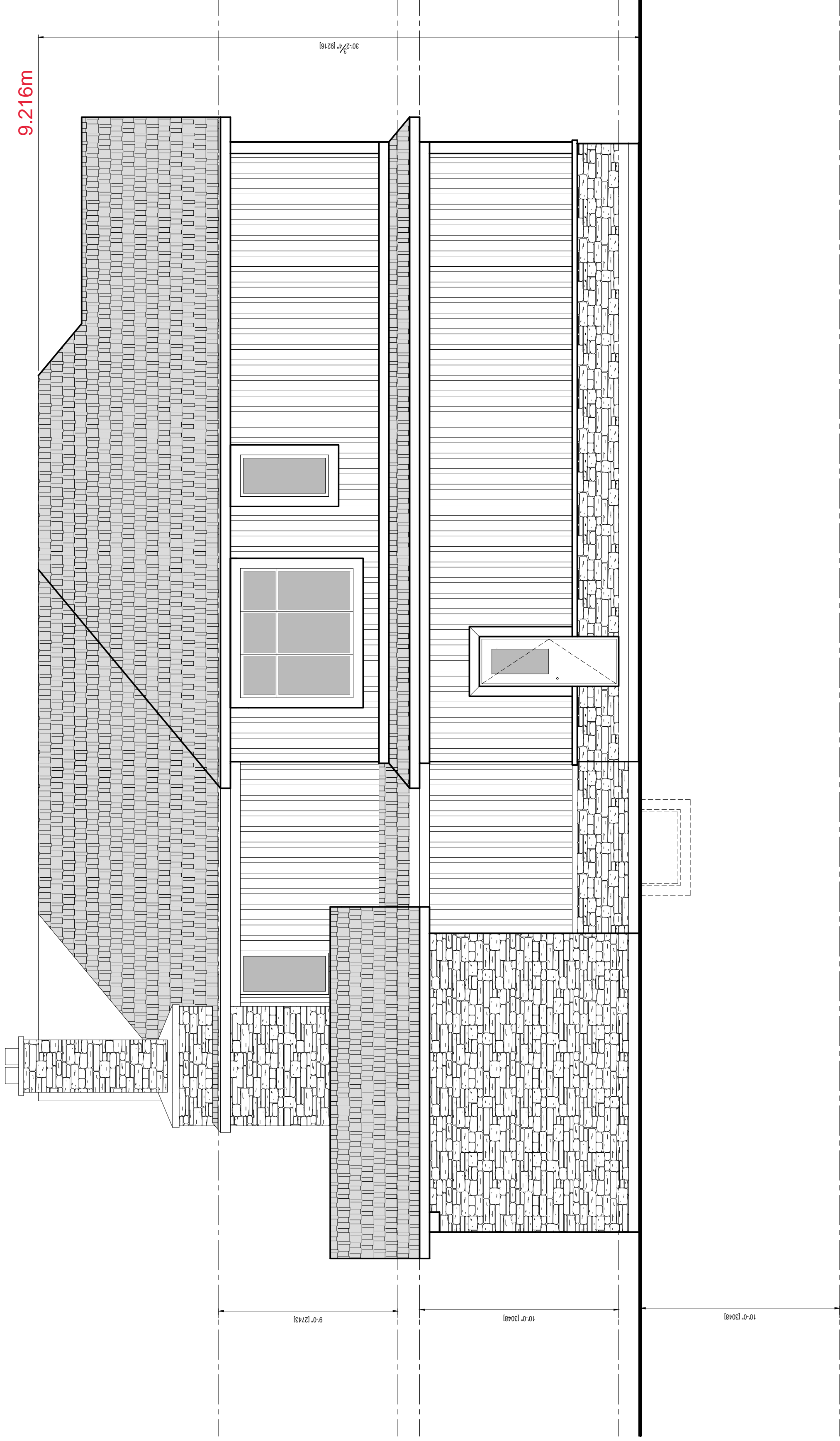
ISSUE LIST

NO.	ISSUE	DATE
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2	ISSUED FOR ICB	01.29.2021
3		MM/DD/YYYY
4		MM/DD/YYYY
5		MM/DD/YYYY

PROJECT NORTH:

PROJECT NORTH:

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** J.S.
ADDRESS: 270 FAY CT MILTON
PROJECT NO.: 2020-088 **SCALE:** 1/4" = 1'-0"
SHEET NO.: **A201**



1/4"=1'-0"
LEFT ELEVATION

HUIS
DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #401 | BRAMPTON, ON L6Z 4N5
T: 647.206.9655 | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

FIRM NAME

REVISION LIST

NO.	REVISION	DATE
1	REVISED AS PER CLIENT W/	12.04.2020
2	REVISED AS PER CLIENT	12.16.2020
3	REVISED BASEMENT	01.13.2021
4	REVISED FOR ICB	02.22.2021
5		MM/DD/YYYY

ISSUE LIST

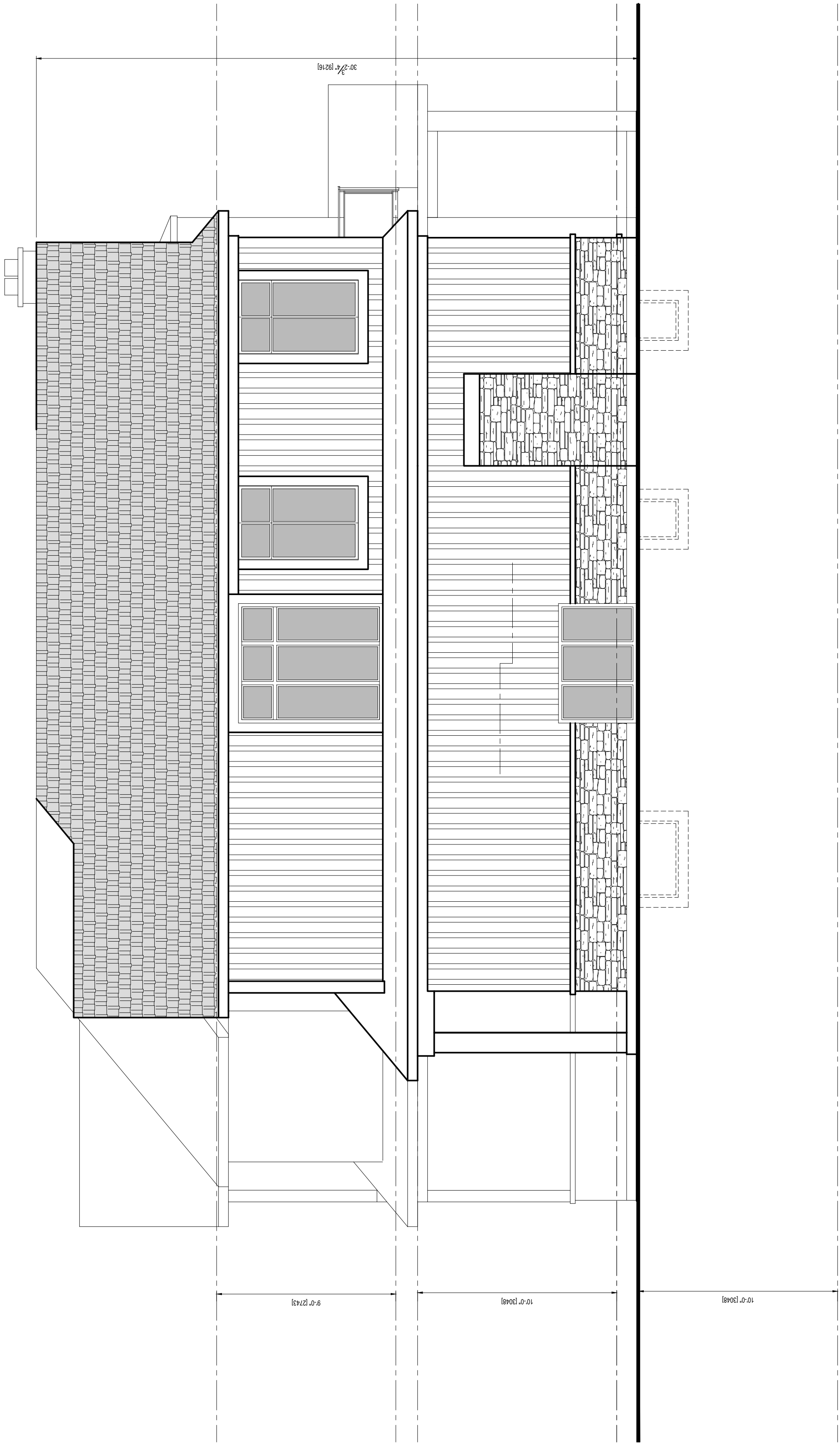
NO.	ISSUE	DATE
1	ISSUED FOR DRAFT REVIEW 01	11.23.2020
2	ISSUED FOR ICB	01.29.2021
3		MM/DD/YYYY
4		MM/DD/YYYY
5		MM/DD/YYYY

PROJECT NORTH:



PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. CHECKED BY: J.S.
ADDRESS: 270 FAY CT MILTON
PROJECT NO: 2020-088
SCALE: 1/4" = 1'-0"
SHEET NO.: A202



1/4"=1'-0"
RIGHT ELEVATION

HUIS
DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
1A CONESTOGA DRIVE #301 | BRAMPTON, ON L6Z 4N5
T: 647.206.9655 | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR ARCHITECT SHALL BE NOTIFIED. THE DESIGNER OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. NO PARTS OF THIS DRAWING OR DOCUMENT PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME: _____ B.C.I.N.: _____

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME: _____ B.C.I.N.: _____

REVISION LIST

1	REVISED AS PER CLIENT/OWN	12.04.2020
2	REVISED AS PER CLIENT	12.16.2020
3	REVISED BASEMENT	01.13.2021
4	REVISED FOR ICB	02.22.2021
5		MM.DD.YYYY

ISSUE LIST

1	ISSUED FOR DRAFT REVIEW 01	11.23.2020
2	ISSUED FOR ICB	01.29.2021
3		MM.DD.YYYY
4		MM.DD.YYYY
5		MM.DD.YYYY

PROJECT NORTH:



PROJECT NORTH: TRUE NORTH

DRAWING TITLE: ARCHITECTURAL ELEVATIONS

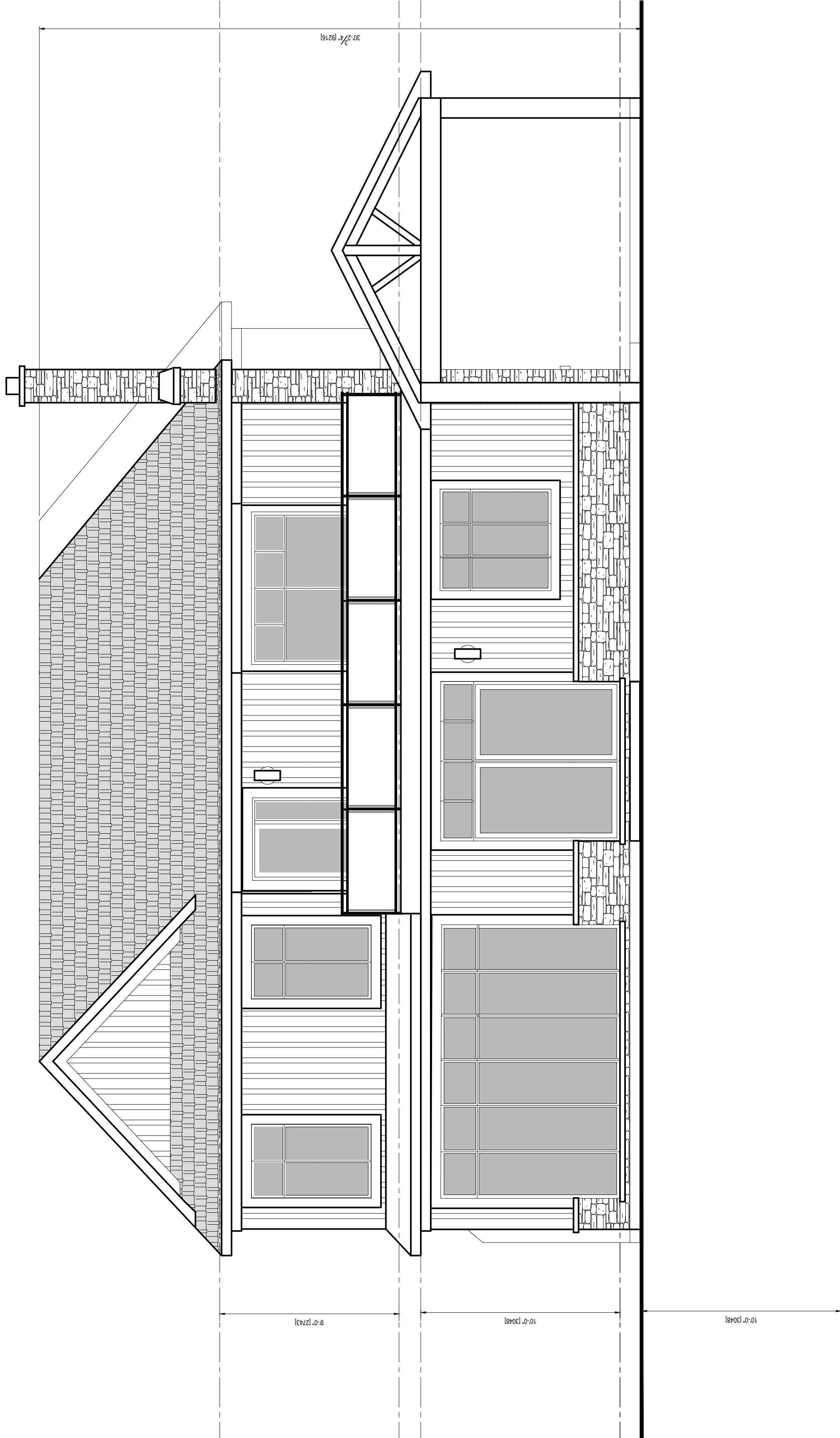
DRAWN BY: J.H. **CHECKED BY:** J.S.

ADDRESS: 270 FAY CT MILTON

PROJECT NO: 2020-088

SCALE: 1/4" = 1'-0"

SHEET NO.: A203



1/4"=1'-0"
REAR ELEVATION

HUIS DESIGN STUDIO
 HUIS DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 1A CONESTOGA DRIVE #401 | BRAMPTON, ON L6Z 4N5
 T: 647.206.9655 | E: INFO@HUISDESIGNS.CA
 HUISDESIGNS.CA

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REGISTRATION INFORMATION
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

NAME	B.C.I.N.
FIRM NAME	B.C.I.N.

REVISION LIST	DATE
1. REVISED AS PER CLIENT/OWN	12.04.2020
2. REVISED AS PER CLIENT	12.16.2020
3. REVISED BASEMENT	01.13.2021
4. REVISED FOR ICB	02.22.2021
5. .	MM/DD/YYYY

ISSUE LIST	DATE
1. ISSUED FOR DRAFT REVIEW 01	11.23.2020
2. ISSUED FOR ICB	01.29.2021
3. .	MM/DD/YYYY
4. .	MM/DD/YYYY
5. .	MM/DD/YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** J.S.
ADDRESS: 270 FAY CT MILTON
PROJECT NO: 2020-088 **SCALE:** 1/4" = 1'-0"
SHEET NO. **A203**



3D VIEWS

HUIS

DESIGN STUDIO

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QUALIFICATION INFORMATION

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NAME	B.C.I.N.
REGISTRATION INFORMATION	
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C3.2.4 OF THE ONTARIO BUILDING CODE	
FIRM NAME	B.C.I.N.

REVISION LIST

NO.	REVISION	DATE
1	REVISED AS PER CLIENT TOWN	12.04.2020
2	REVISED AS PER CLIENT	12.16.2020
3	REVISED BASEMENT	01.13.2021
4	REVISED FOR ICB	02.22.2021
5		MM.DD.YYYY

ISSUE LIST

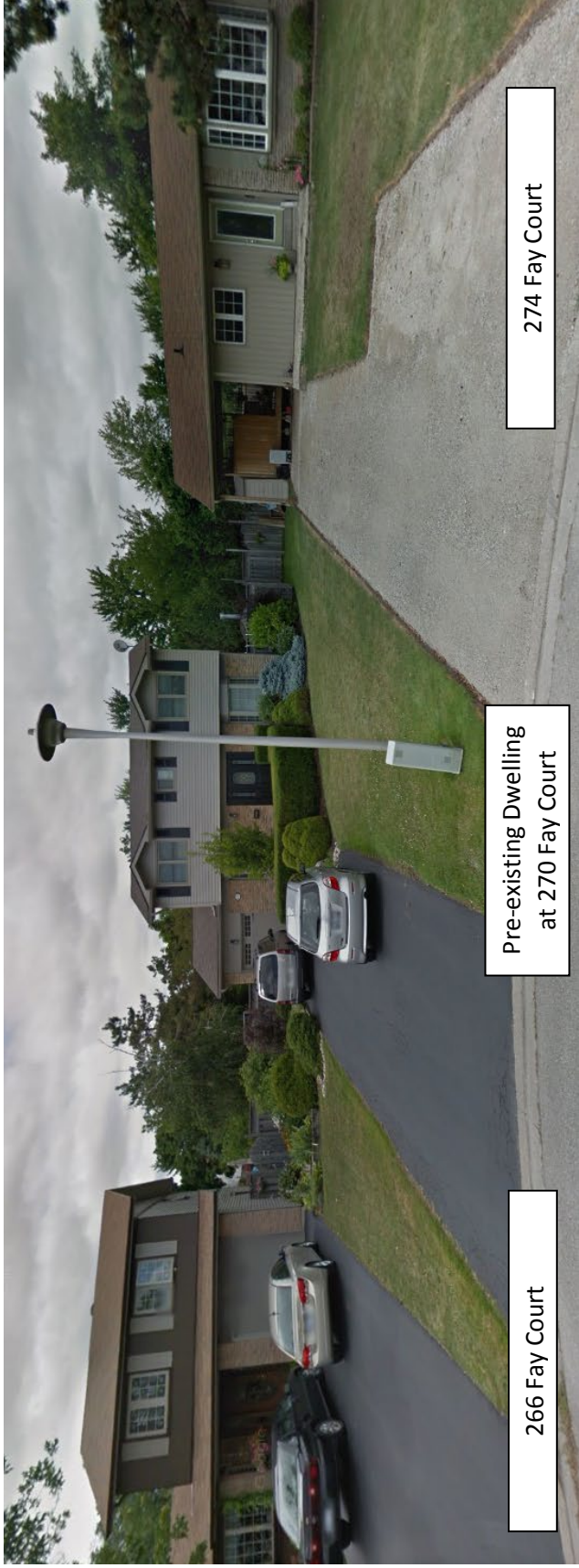
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3		MM.DD.YYYY
4		MM.DD.YYYY
5		MM.DD.YYYY

PROJECT NORTH:



DRAWING TITLE: 3D VIEWS
 DRAWN BY: J.H.
 CHECKED BY: J.H.
 ADDRESS: 270 FAY CT MILTON
 PROJECT NO: 2020-088
 SCALE: 1/4" = 1'-0"
 SHEET NO. **A301**

PRE-EXISTING CONDITIONS



266 Fay Court

Pre-existing Dwelling
at 270 Fay Court

274 Fay Court

EXISTING CONDITIONS



266 Fay Court
(under reconstruction)

270 Fay Court
(currently vacant)

274 Fay Court

THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NO. XXX-2021

BEING A BY-LAW TO AMEND THE TOWN OF MILTON INTERIM CONTROL BY-LAW NO. 082-2020 TO GRANT A SITE-SPECIFIC EXCEPTION FOR THE PROPERTY LEGALLY DESCRIBED AT LOT 10, PLAN M98, MUNICIPALLY IDENTIFIED AT 270 FAY COURT, IN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON FROM INTERIM CONTROL BY-LAW NO. 082-2020 (Town File: ICBL-01/21)

WHEREAS on October 19, 2020, the Council of the Corporation of the Town of Milton enacted Interim Control By-law No. 082-2020 to to control the development of single detached, semi-detached, duplex, triplex, quadraplex and townhouse dwellings within defined areas of the Town of Milton for a period of one year.

AND WHEREAS on October 19, 2020, the Council of the Corporation of the Town of Milton approved Report No. DS-044-20, in which recommendations were made relating to the Exemption Process for Interim Control By-law No. 082-2020.

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Interim Control By-law 082-2020;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 That Interim Control By-law 082-2020, is hereby amended by adding the following section:

"11. Notwithstanding Section 1 of this By-law, the by-law shall not apply to the property with the municipal address 270 Fay Court, Milton, and the owner shall be permitted to submit a Minor Variance Application for the consideration by the Committee of Adjustment for the construction of a new two-storey dwelling on the lot".

PASSED IN OPEN COUNCIL ON MARCH 22, 2021.

Gordon A. Krantz Mayor

Meaghen Reid Deputy Clerk

From: Sharon Pyle
Sent: Thursday, February 25, 2021 4:40 PM
To: Debbie Johnson
Cc: Allan Pyle
Subject: comments on request for exemption for 270 Fay Court

Dear Debbie:

Thank you for taking the time this morning to explain to me the February 9, 2021 letter we received and forwarding the PDF file.

We wish to submit the following comments re:

Request for Exemption to the Interim Control By-law 082-2020 Location: 270 Fay Court (Lot 81, Plan 556) Town File: ICBL-01/21.

We believe that the members of Milton Town Council made a very wise decision in initiating the Mature Neighbourhoods Character Study in 2018 and again in passing the By-law on October 2020 which temporarily prohibits applications for minor variances in these neighbourhoods. Barb Koopmans, Commissioner, Development Services said at that time, "This By-law temporarily restricts the level of change permitted in stable neighbourhoods until the necessary policies that reflect community interests and support the character of each neighbourhood are in place."

The letter states that Phases 2 and 3 of the study will not be will not be completed until October 2021. We believe that no exemptions should be granted until those phases are complete and the Town can fully "understand, with community input, the elements that add to neighbourhood character". ([Mature Neighbourhoods Character Study - Town of Milton](#))

At a square footage of 3268 for the first and second floor, the proposed building would be considerably larger than the neighbouring houses. We do not know if that is the reason for the request for the variance or if there is also a proposed increase in height. Are those issues that would be discussed in your Mature Neighbourhoods Character Study? Please consider finishing the study before granting any exemptions to By-law 082-2020.

Allan and Sharon Pyle