



# The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Acting-Commissioner, Development Services
Date:	March 21, 2022
Report No:	DS-014-22
Subject:	Public Meeting and Initial Report: Proposed Plan of Subdivision by James Maraschiello for lands known as Block 151, 20M-1058, at the southeast side of Cahoun Terrace and southwest side of Lott Crescent (Town File: 24T-21010/M)

**Recommendation:** THAT Report DS-014-22 BE RECEIVED FOR INFORMATION.

## EXECUTIVE SUMMARY

The purpose of the proposed application is to facilitate the development of an infill subdivision development at the corner of Lott Crescent and Cahoun Drive. The proposed development consists of the creation of 4 residential lots for the purposes of constructing a single-detached dwelling (with two-car garage) on each lot. Each lot will have access fronting onto Cahoun Terrace. The lands are proposed to be developed in accordance with existing permissions and no changes are proposed from an Official Plan or Zoning By-law perspective.

The application is complete pursuant to the requirements of the Planning Act and is being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be prepared and brought forward for consideration by Council. The Technical Report will address any issues raised through the consultation and review process, including any comments received at the Public Meeting.

## REPORT

### Background

**Owner:** James Maraschiello, 570 Lott Crescent, Milton ON L9T 7P9

**Applicant:** MTE Consultants Inc. c/o Ward Wilson, 1016 Sutton Drive, Unit A, Burlington ON L7L 6B8

**Location/Site Description:** The subject property is approximately 0.396 hectares (0.97 acres) in size. The subject property contains a single-detached residence to the easterly

## Background

portion of the property and a union-gas pipeline easement runs through the southeast side of the property. Further, there is an existing walkway along the southwest side of the property.

The immediate lands to the north and east consist of residential uses, primarily single-detached dwellings. The lands to the south are residential uses as well and primarily single-detached dwellings. To the east of the property is Regional Road 25.

**Proposal:** The application seeks to facilitate the development of a plan of subdivision to create 4 new residential lots for the purposes of the development of a single-detached dwelling on each lot. The future single-detached dwellings will be similar in built-form to the surrounding neighbourhood and will each include a 2-car garage. Figure 2 shows the concept plan for the infill development.

The plans and documents, which have been submitted in support of the applications are listed below:

- Draft Plan of Subdivision prepared by MTE Consultants Inc., dated Oct 8, 2021;
- Planning Justification Report by MTE Consultants Inc., dated Nov 19, 2021;
- Functional Servicing & SWM Report by MTE Consultants Inc., dated Nov 23, 2021;
- Geotechnical Investigation by Candec Consultants Ltd., dated Apr 2, 2004;
- Environmental Noise Assessment by MTE Consultants Inc., dated Nov 2, 2021;
- Public Consultation Strategy by MTE Consultants Inc., dated Nov 19, 2021
- Phase 1 Environmental Site Assessment by Candec Consultants Ltd., dated Jan 15, 2008;
- Survey by MTE Consultants Inc., dated Dec 6, 2021;
- Preliminary Grading & Erosion Plan by MTE Consultants Inc., dated Nov 20, 2021; and
- Preliminary Servicing Plan by MTE Consultants Inc., dated Oct 22, 2021.

## Planning Policy

The subject lands are within the Urban Area of the Town of Milton. Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan, which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area.

On Schedule B, Urban Area Land Use Plan, of OPA #31, the lands are designated as Residential Area. Further, the subject lands are located within Bristol Survey Secondary Plan Area. On Schedule C.6.D of the Bristol Survey Secondary Plan Land Use Plan, the

## Background

lands are designated as Residential Area. The permitted uses within the Residential Area designation include single-detached dwellings.

It is staff's opinion that the proposed development conforms to the policies of the Town's Official Plan and the Bristol Survey Secondary Plan Area.

### **Zoning By-law 016-2014, as amended**

The subject lands are currently zoned as Residential Medium Density 1 (RMD1). The RMD1 Zone permits single-detached dwellings. A concept plan for the proposed single-detached dwellings was reviewed by Town staff and the RMD1 zoning provisions are met.

It is staff's opinion that the proposed development does not require a Zoning By-law Amendment as it meets the RMD1 zone.

### **Site Plan Control**

Site Plan Approval is not required for the proposed development as single-detached dwellings are exempt from the Town's Site Plan Control By-law. The applicant will be required to obtain Building Permits to facilitate the construction of the proposed development.

## Discussion

Notice of a complete application was provided on December 14, 2021. Notice for the public meeting has been provided pursuant to the requirements of the Planning Act on December 21, 2021, through written notice to all properties within 200 metres of the subject lands, as well as an ad in the Milton Canadian Champion.

The applications were circulated to the internal departments and external agencies on December 21, 2021. Town staff are currently in the process of completing a review of the first submission. The Town will provide detailed comments to the applicant to review and address. A resubmission will be required to address outstanding comments.

Staff have identified the following issues to be reviewed:

- Traffic impacts;
- Stormwater Management and Grading; and
- Urban Design.

The owner and consultant held a Public Information Centre (PIC), virtually, on February 7, 2022. This PIC consisted of a presentation on the proposed development and a question and answer period. Town staff were in attendance to take note of questions and comments provided. At the PIC, residents raised concerns around construction management and



### Discussion

ensuring that children in the area are still safely able to walk to and from school while these homes are under construction.

A technical report with recommendations will be brought forward for Council consideration upon completion of the evaluation of the application. Planning staff have already started to receive written public comments. These comments will be addressed and include in the future technical report to Council.

### Financial Impact

None arising from this Report.

Respectfully submitted,

Jill Hogan, MCIP, RPP  
Acting-Commissioner, Development Services

For questions, please contact: Taylor Wellings, MSc (PI), MCIP, RPP Ext. 2311  
Planner, Development Review

### Attachments

Figure 1 - Location Map  
Figure 2 - Concept Plan

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

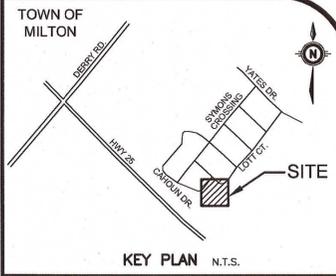
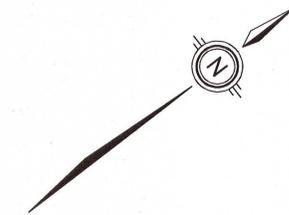
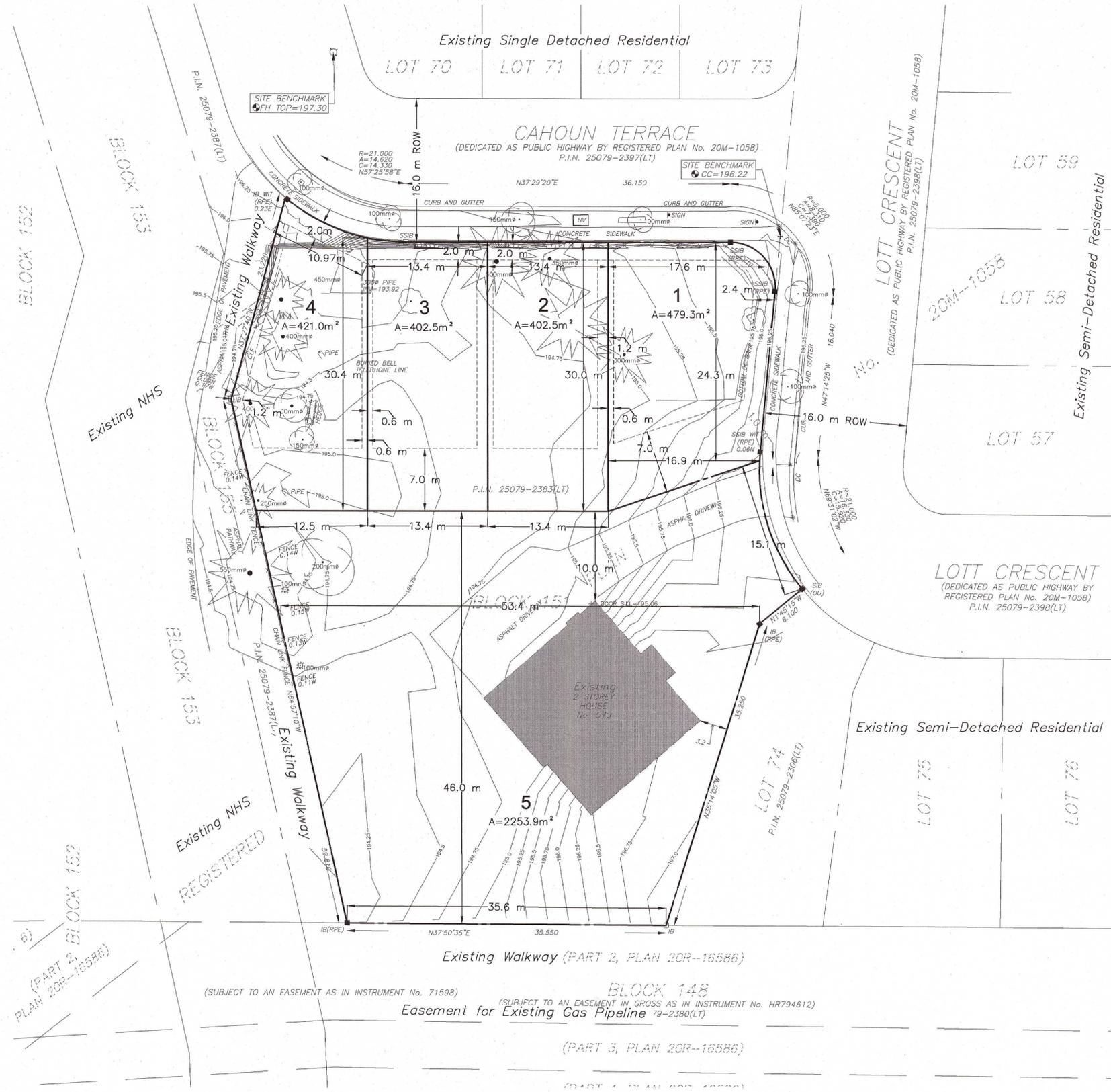
### Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the HuronWendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

# FIGURE 1 LOCATION MAP



Council Meeting Date: February 28, 2022	Scale: 1: 3,000	Files: 24T-21010	Development Services Department
--	-----------------	------------------	---------------------------------



**DRAFT PLAN OF SUBDIVISION**

BLOCK 151  
REGISTERED PLAN No. 20M-1058  
TOWN OF MILTON  
REGIONAL MUNICIPALITY OF HALTON

**LAND USE SCHEDULE**

	LOTS/BLKS	UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL	1-5	5	0.396
<b>TOTAL</b>		<b>5</b>	<b>0.396</b>

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j & l ARE AS SHOWN ON THE DRAFT PLAN.  
h) Municipal water supply  
i) Sandy silt/silt fill  
k) All sanitary and storm sewers as required

**OWNER'S CERTIFICATE**  
I AUTHORIZE MTE CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON

*J. Marasciello* *Oct 22/21*  
J. MARASCHELLO DATE  
Greenworld Enterprises Ltd.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

*Patrick Woolley* *Oct 22, 2021*  
PATRICK WOOLLEY DATE  
Ontario Land Surveyor

8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.			
No.	REVISION	BY	YYYY-MM-DD



CLIENT  
**GREENWORLD ENTERPRISES LTD.**  
570 LOTT CRESCENT MILTON

PROJECT  
**CAHOUN DRIVE SUBDIVISION**  
CAHOUN DRIVE & LOTT CRESCENT MILTON

Project Manager W. WILSON	Project No. <b>38372-100</b>
Design By WAW	Checked By
Drawn By AXG	Checked By WAW
Surveyed By OTHERS	Drawing No.
Date Oct.08/21	<b>MS1.1</b>
Scale 1:250	Sheet 1 of 1

**LEGEND**

---	LOT LINE
----	BUILDING ENVELOPE
-----	LIMIT OF CH REGULATED AREA