



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Acting Commissioner, Development Services

Date: April 11, 2022

Report No: DS-020-22

Subject: Authorization for Submission of a Minor Variance Application on lands municipally known as 270 Sydney Street, Milton

Recommendation: **THAT Report DS-020-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 270 Sydney Street.”, dated April 11, 2022 be received;**

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13*, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the day on which the by-law was approved by Council.

EXECUTIVE SUMMARY

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.
- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.
- This report recommends that the owner of 270 Sydney Street be permitted to apply to the Committee of Adjustment, as the proposed relief is considered minor in nature and maintains the intent of the Mature Neighbourhood Character Area amendments.

REPORT

Background

On December 3, 2015, the Province of Ontario enacted Bill 73 “Smart Growth for Our Communities Act, 2015” which amended the *Planning Act* and *Development Charges Act, 1997*. Several changes to the *Planning Act* came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or “freeze”) on three types of amendments, subject to Council’s discretion to provide relief from the prohibition:

1. Amendments of a new Official Plan;
2. Amendments of a new comprehensive Zoning By-law; and
3. Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning Act* allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

Discussion

The Owner of 270 Sydney Street has indicated their desire to submit a Minor Variance Application to seek the following relief from provisions of the Residential Low Density I (RLD1) Zone:

1. To allow a 1.2 m interior side yard setback, whereas 1.8 m is required.
2. To allow 34.8% lot coverage, whereas 30% is permitted.



Discussion

3. To allow a 3.5 m garage setback from the building front wall, whereas 5.5 m is required.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020 for the following reasons:

- The proposal does not alter the existing front yard and rear yard setbacks, nor exceeds maximum height provisions. Further, the selection of materials and garage design are sympathetic to the neighbourhood character.
- The proposed dwelling introduces increased lot coverage, but is compensated with a respectful design that is sympathetic to the surrounding neighbourhood built form.
- The proposed reduction of the side yard setback (to accommodate the garage width) is compensated by the second storey of the dwelling being further setback than that of the garage. This variation in setbacks contributes to mitigating the impact of the garage's reduced setback in way of design and façade. It balances the massing of the dwelling and is sympathetic to surrounding neighbourhood attributes.

Any Minor Variance Application submitted for the subject lands would continue to be subject to the standard review process, which involves an 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.

Financial Impact

There are no financial implications associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP
Acting Commissioner, Development Services

For questions, please contact: Rachel Suffern, MSc, MPA Phone: Ext. 2263
Planner



The Corporation of the Town of Milton

Report #:
DS-020-22
Page 4 of 4

Attachments

Figure 1 Location Map
Figure 2 Proposed Drawings, Elevations and Site Plans

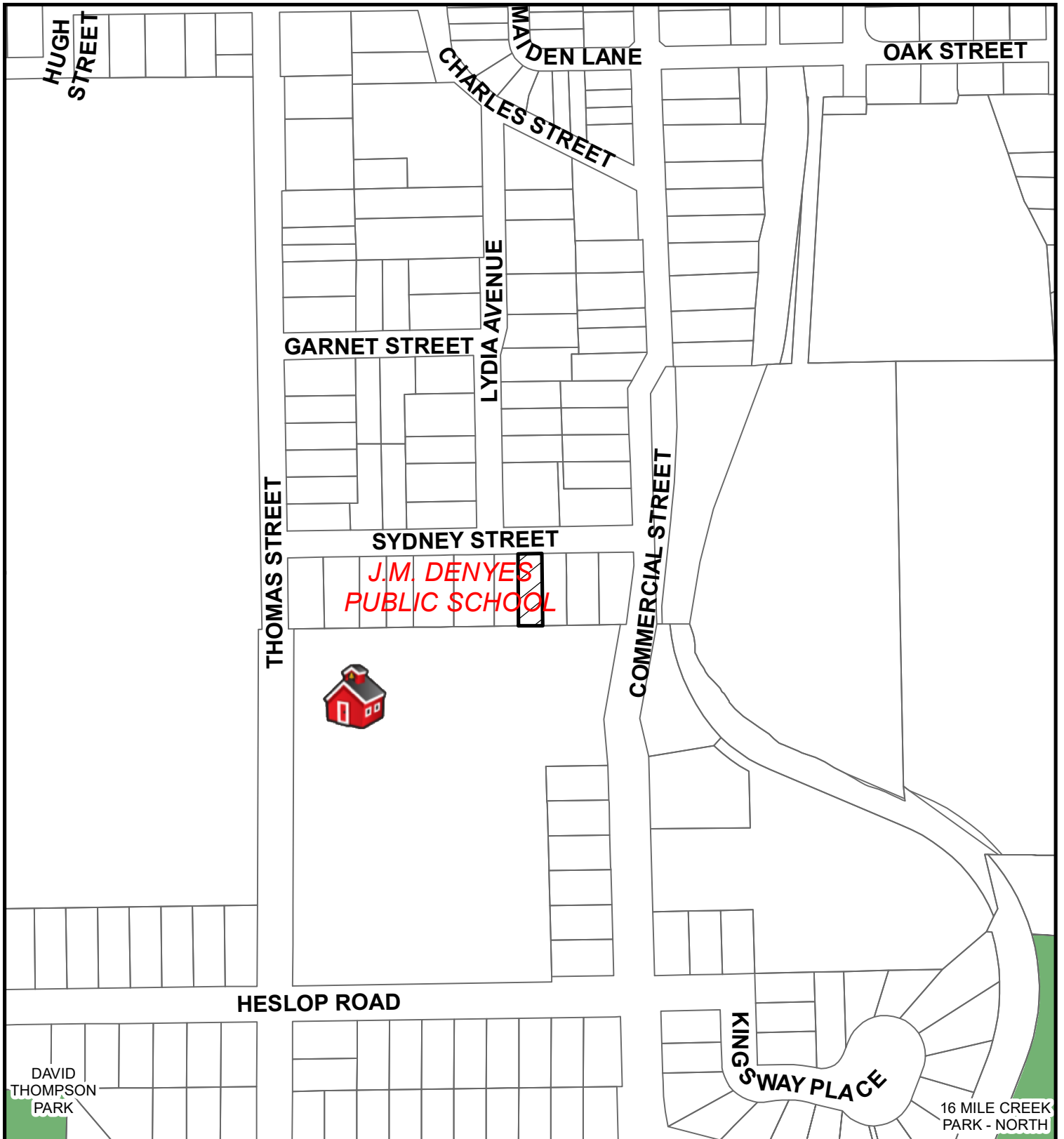
CAO Approval
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands


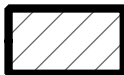
The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand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



FIGURE 1 LOCATION MAP

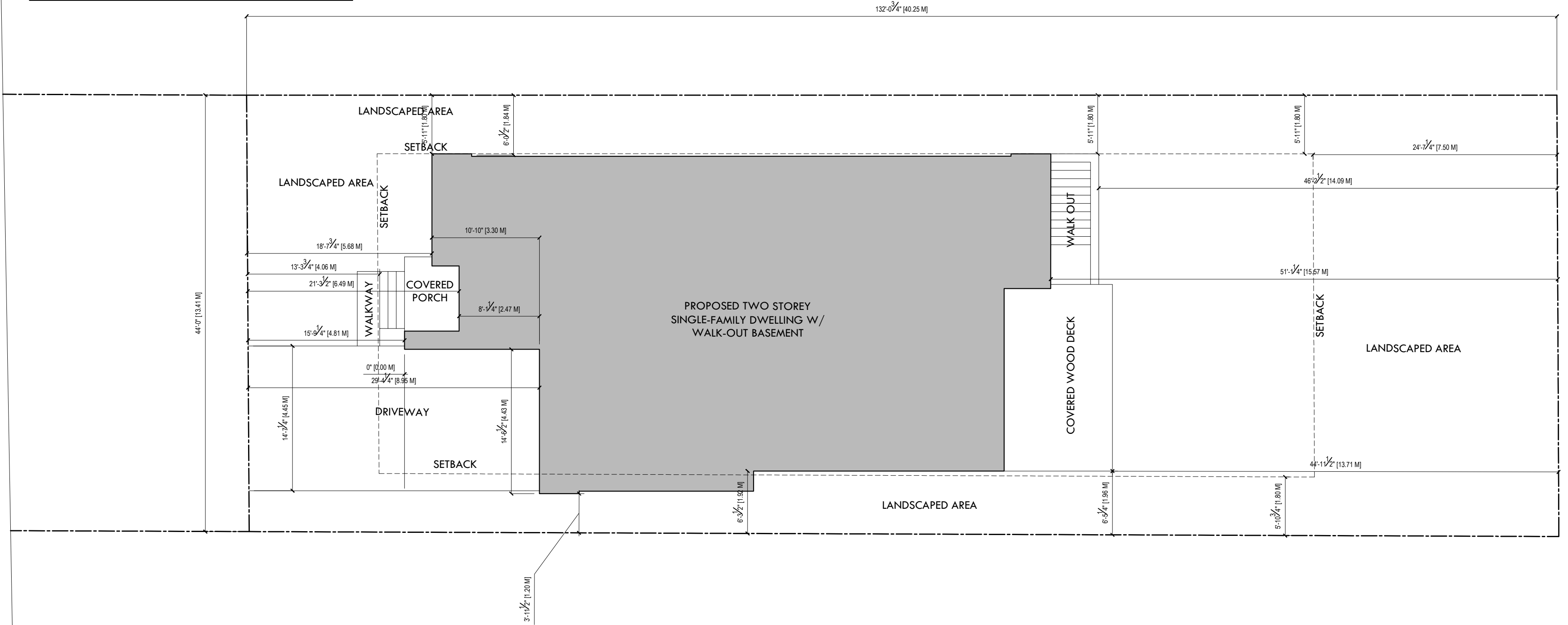


Council Meeting Date: April 11, 2022	Scale: 1: 3,000	Files: DS-XXX-2022	Development Services Department
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 Subject Property
 Copyright 2022: Town of Milton, Teranet Inc.

SYDNEY STREET

SITE STATISTICS	
ZONING:	RLD1
LOT AREA:	542.75 SQM
<u>LOT COVERAGE</u>	
PROP. DWELLING AREA:	166.27 SQM
PROP. COVERED PORCH:	3.59 SQM
PROP. COVERED DECK:	18.90 SQM
TOTAL	188.76 SQM 34.78% MAX 30%
<u>GFA CALCULATION</u>	
PROPOSED GROUND FLOOR:	135.61 SQM
PROPOSED SECOND FLOOR:	149.09 SQM
TOTAL	291.64 SQM 52.46%
<u>LANDSCAPED OPEN SPACE AREA</u>	
LANDSCAPED AREA:	305.47 SQM
ASPHALT DRIVEWAY:	39.72 SQM
PROPOSED PORCH WITH STAIRS:	4.93 SQM
WALKWAY:	16.98 SQM
TOTAL LANDSCAPED AREA:	243.84 SQM 79.82%
<u>SITE REQUIREMENTS</u>	
BUILDING HEIGHT :	8M (FLAT ROOF)
(TO HIGHEST POINT)	9.5M GABLE, HIP, GAMBREL, MANSARD ROOF
INTERIOR SIDE SETBACK	1.2 M FOR 1 STOREY DWELLINGS
	1.8M FOR 2 STOREY DWELLINGS



1:100
SITE PLAN




LUCID HOMES
LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL ROAD - UNIT D2
OAKVILLE ON - L6J 7J5
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WWW.LUCIDHOMES.CA

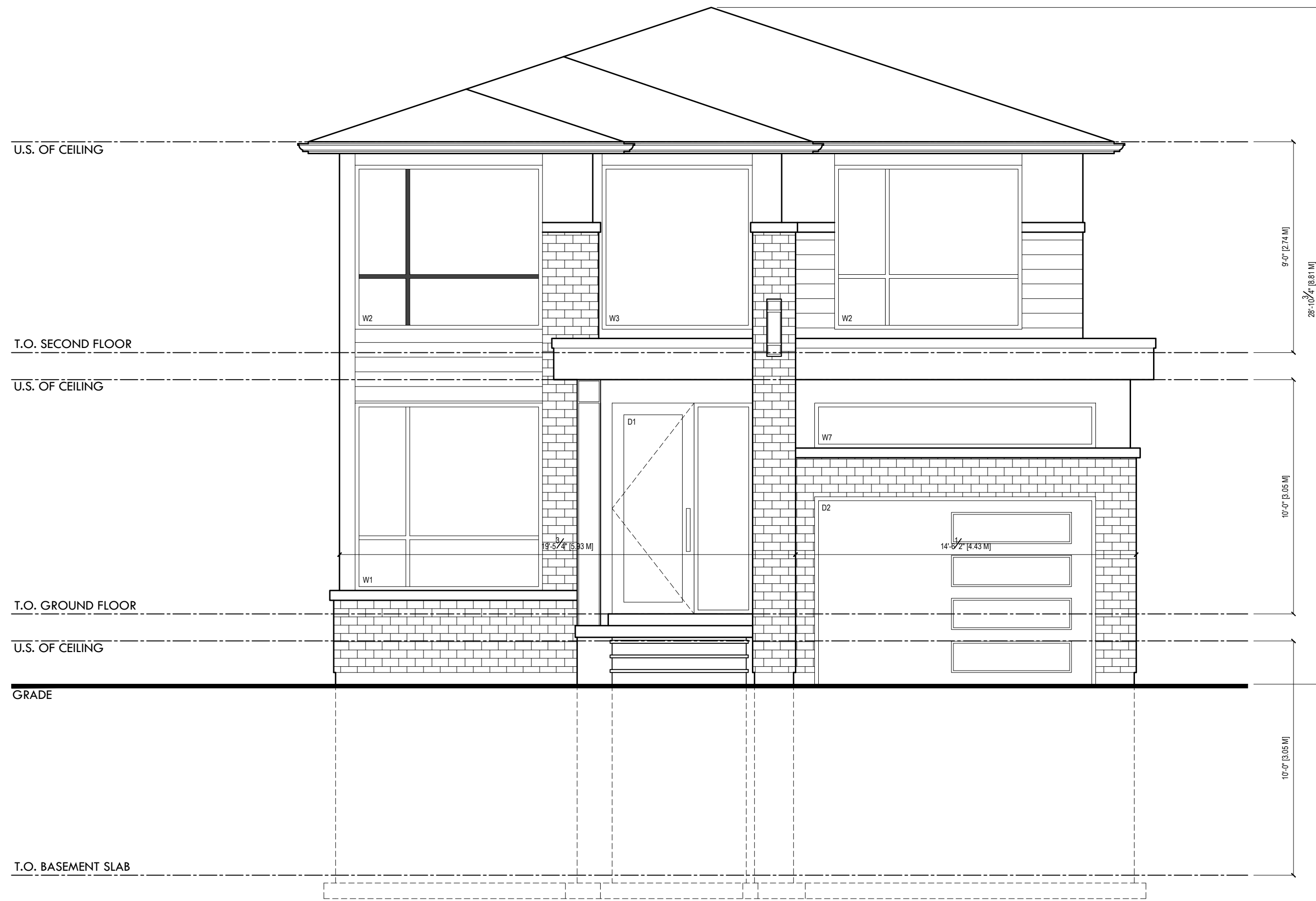
GENERAL NOTES
DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. CONTRACTOR TO SITE VERIFY DIMENSIONS AND ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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DRAWING TITLE: SITE PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 270 SYDNEY STREET, MILTON
PROJECT NO: 2021-086 SCALE: 1:100
SHEET NO. **SP**



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



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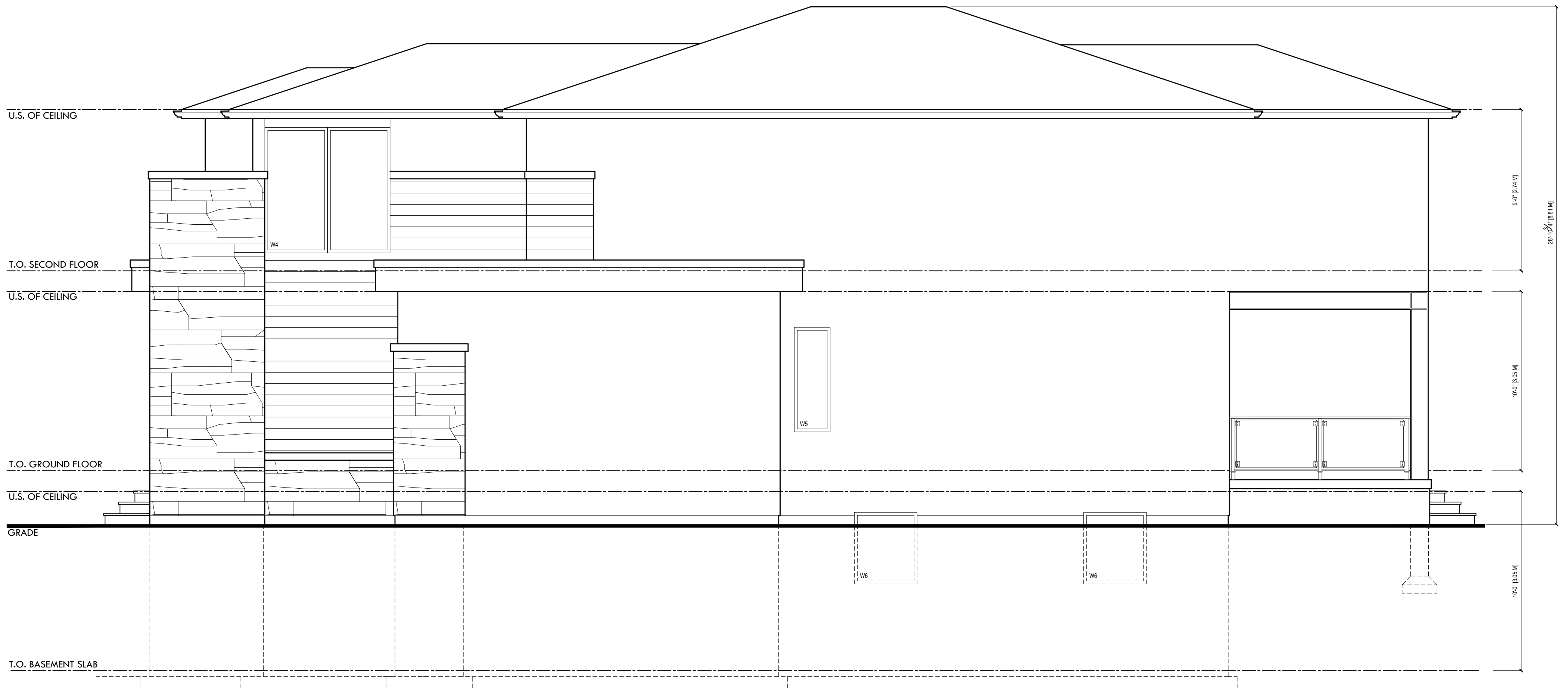
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ARCHITECTURAL ELEVATIONS
 DRAWING TITLE: ARCHITECTURAL ELEVATIONS
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 ADDRESS: 270 SYDNEY STREET, MILTON
 PROJECT NO: 2021-086 SCALE: 1/4" = 1'-0"
 SHEET NO. **A201**



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



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ARCHITECTURAL ELEVATIONS
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 SHEET NO. **A202**



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



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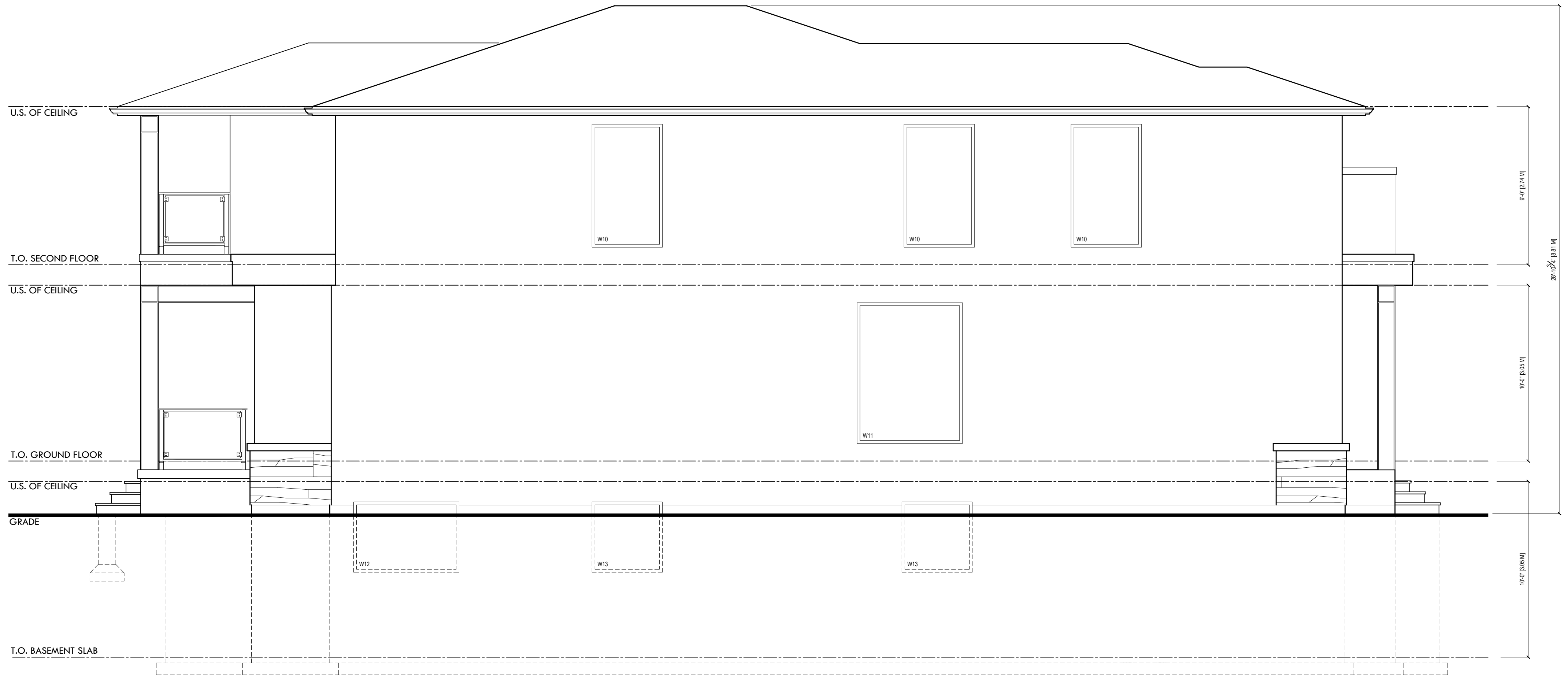
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ADDRESS: 270 SYDNEY STREET, MILTON
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SHEET NO. **A203**




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


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ARCHITECTURAL ELEVATIONS
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