



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 20, 2022

Report No: DS-058-22

Subject: Authorization for Submission of a Minor Variance Application on lands municipally known as 420 Kingsleigh Court, Milton

Recommendation: THAT Report DS-058-22 entitled “Authorization for Submission of a Minor Variance Application on lands municipally known as 420 Kingsleigh Court, Milton”, dated June 20, 2022 be received;

AND THAT in accordance with the provisions of subsection 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 077-2021, 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 a 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.



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EXECUTIVE SUMMARY

- This report recommends that the owner of 420 Kingsleigh Court be permitted to apply to the Committee of Adjustment, as the proposal 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)



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Discussion

The Owner of 420 Kingsleigh Court has indicated their desire to submit a Minor Variance Application to seek relief from the following provision in the site-specific Residential Low Density (RLD*299) zone to facilitate a proposed addition:

1. To allow an interior side yard setback of 1.33 meters, whereas 1.8 meters 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 light of the Mature Neighbourhood's Study, staff works with applicants on their design to minimize any requests for a Minor Variance. In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for variances from the provisions of Zoning By-law 077-2021 for the following reasons:

- The proposed addition maintains the existing interior side yard setback and results in no impact on adjacent properties. The proposal does not affect the existing character of the neighbourhood as the addition will not impact the streetscape.
- The proposed addition uses a continuation of existing materials and introduces a new front porch which is consistent with surrounding streetscape and character.

Any Minor Variance Application submitted for the subject lands would go through 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
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc. Phone: Ext. 2263
Planner - Development Review



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Attachments

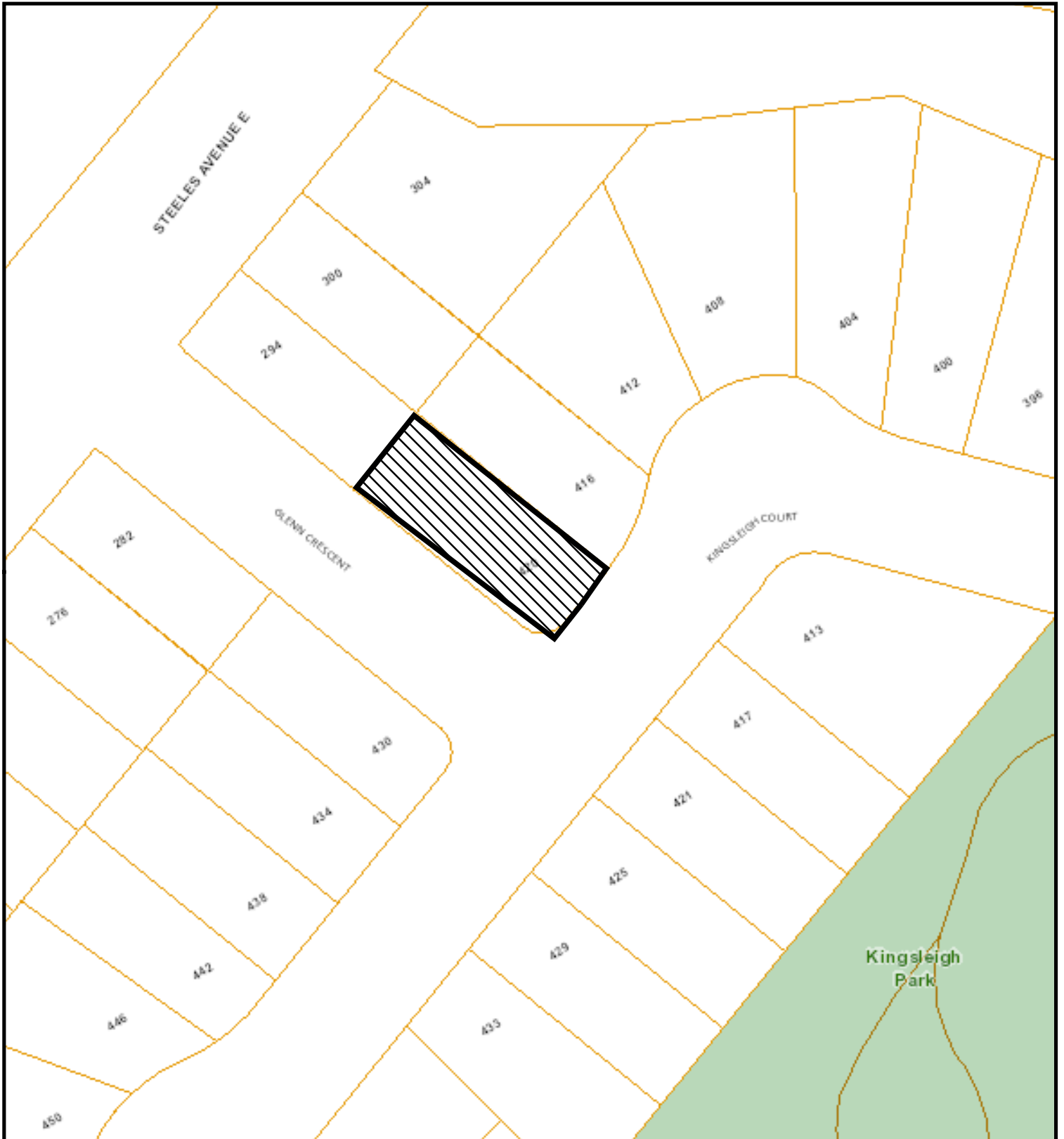
Figure 1 Location Map
Figure 2 Site Plan

Approved by CAO
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.

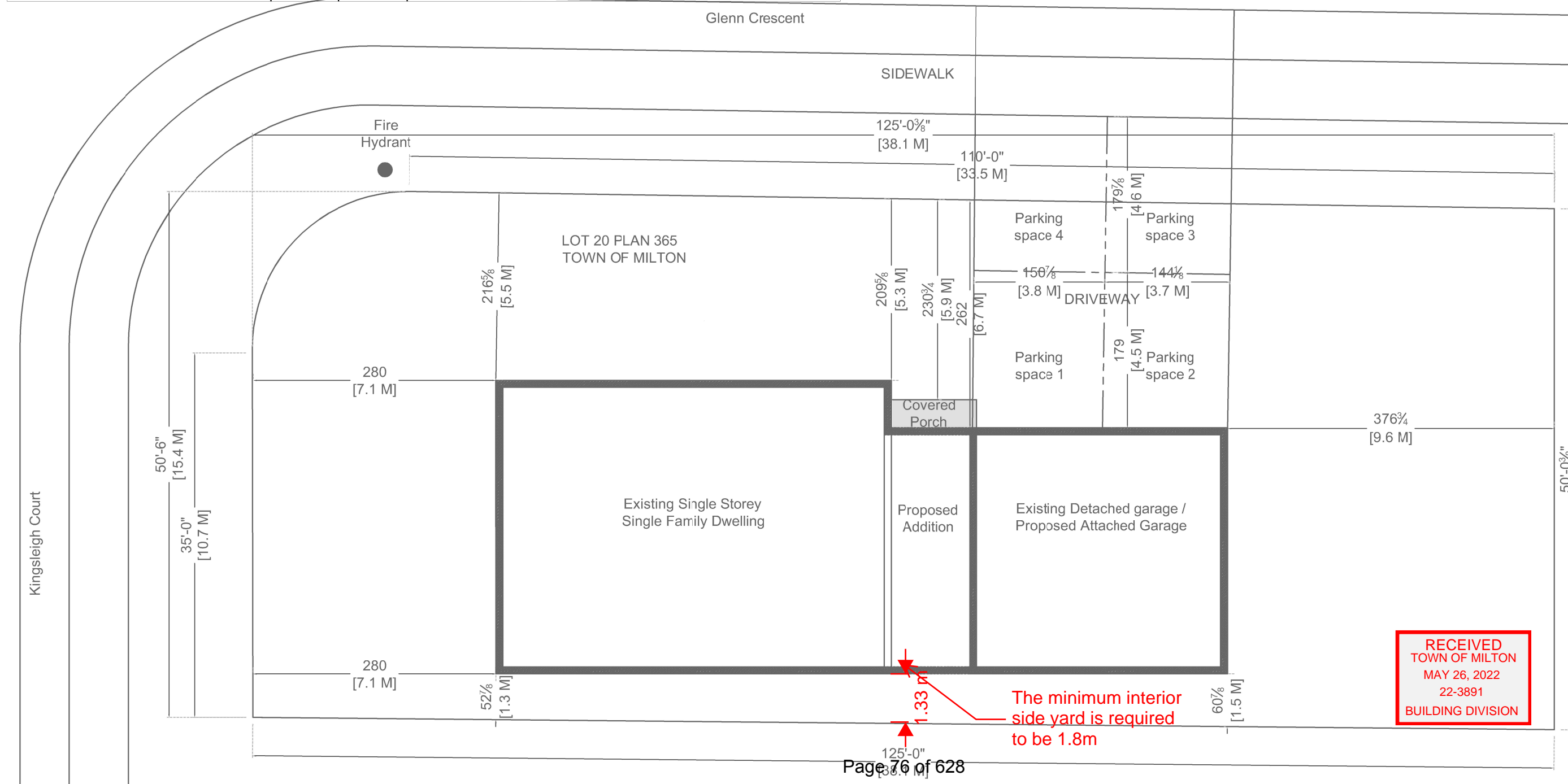
FIGURE 1 LOCATION MAP



Council Meeting Date: June 20, 2022	Scale: 1:1,128.5	File:DS-058-22	Development Services
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Lot 20 Plan 365 Statistics

Description	M ²	%	Description	M
Lot area	580.5		Lot Frontage	15.4
Original House area	97		Lot Depth	38.1
Addition area	16		Front Yard Setback	5.5
Proposed house area	113.0		Interior Side Yard Setback	1.5
Garage area	46.0		Exterior Side Yard Setback	7.1
Other hardscape	15.0		Rear Yard Setback	9.6
Total Hardscape	174.0		Proposed Building Height	8.9
Soft scape area	406.5		Proposed Number of Storeys	2
Proposed Lot Coverage (Hard/area ratio)		29.97	Zoning Regulation RLD2*299 This proposal complies will all the requirements laid out in the zoning by-law as indicated in Table 6B-1 with the exception of the 1.8M interior side setback. This house is build circa 1960's and as such look to sentence 5.0 of by-law 077-2021 which allows for a repeal to the by-law for a two year period. Given that the amendments were passed on Aug 23/21 we are within that 2 year window of appeal.	
Max Allowable Lot Coverage		30.0		
Max Coverage Allowed	174.2			
Covered Porch Area	2.60			
Max Coverage / Covered Porch		1.49		

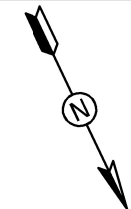


The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 Required unless design is exempt under C.3.2.5.1. of the Ontario Building Code

Richard Neilson 31294
 NAME:  BCIN
 SIGNATURE

This drawing, as an instrument of service, is provided by and is the property of NiCan Group and Beautifully Done Interiors.
 The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify NiCan Group of any variations from the supplied information. NiCan Group is not responsible for the accuracy of survey, structural, mechanical, electrical or engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.
 Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.



Paul Duncan Gosse
 Stacia Caroline Bon
 420 Kingsleigh Crt
 Milton, ON L9T 1X7

Revision #	Revision Note	Date

Page Name: **Site Plan**

Date: _____ Sheet Number: **S 1.0**

Scale: 1:125

Drawn By: rkn Project No: _____