



The Committee of Adjustment and Consent for the Corporation of the Town of Milton met in regular session at 7:00 p.m. in Council Chambers with Mark Kluge in the Chair.

I. AGENDA ANNOUNCEMENTS/AMENDMENTS

None

II. DISCLOSURE OF PECUNIARY INTEREST

None

III. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS

Deferrals were requested and granted for the following:

- Application File: A1-20/002/M - 151 Steeles Avenue
- Application File: A2-20/003/M - 693 Robertson Crescent.

IV. MINUTES

COA-008-20 THAT Minutes of the Committee of Adjustment Meeting held on January 30, 2019 be approved.

V. ITEMS FOR CONSIDERATION

Minor Variance Applications:

1. **File: D13 (A2-19/047/M) - 372 Pine Street**

Requesting relief from Zoning By-law 016-2014, as amended, to allow an increase in lot coverage for a replacement addition and new porch.

Notice of a Public Hearing was provided in accordance with the Planning Act requirements. No written comments were received prior to the Hearing.

Owner/Applicant Input:

The applicant provided a brief overview of the proposed application.

- The applicant is proposing to reconstruct the rear addition and to construct a front porch.
- Design has been working with staff. Replace the front porch with a veranda.
- Looking to enhance the front façade in keeping with the neighbourhood.

Public Input: None

Committee Deliberations:

None

COA-009-20 THAT Minor Variance Application D13 (A2-19/047/M) under Section 45(1) of the *Planning Act* to the Milton Committee of Adjustment and Consent requesting permission to allow an increase in the maximum lot coverage to 33.06% WHEREAS Section 6.2 Table 6B(1) of Zoning By-law 016-2014, as amended, states

that the maximum lot coverage for lots having a lot area less than 660 square metres be 30% on Part Lot 8, Block 11, Plan 9, Teetzel Survey municipally identified as 372 Pine Street in the Town of Milton, Regional Municipality of Halton BE APPROVED with the following conditions:

Conditions:

1. That all required building permits be applied for and received prior to construction.
2. That the development proceed generally as shown on the submitted drawings titled "372 Pine Street, Milton" dated January 28, 2020.
3. That the approval be subject of 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 Site Plan Approval is not secured.

NOTE:

1. *Development Charges will be applied in accordance with Town, Region and School Board by-laws. All development charge inquiries should be forwarded to Development Finance at ext. 2402.*

Reasons for the Decision:

The Committee has considered the staff report dated February 20, 2020 and are of the opinion that the requested variances are minor in nature, conform to the general policies and intent of both the Official Plan and Zoning By-law, and are appropriate for the development and use of the land.

Consideration from the Planning Report

Planning staff have reviewed the requested variance and offer no objection to its approval as the proposal makes efficient use of the land, will not result in overbuilding of the property, will not alter the view, sightlines or personal enjoyment of the subject property or any neighbouring properties, and will not be of a detrimental impact to the subject lands or the surrounding area.

2. File: D13 (A2-20/001/M) - 62 Miles Street

Requesting relief from Zoning By-law 016-2016, as amended, to allow an increase in lot coverage for an existing garage.

Notice of a Public Hearing was provided in accordance with the Planning Act requirements. No written comments were received prior to the Hearing.

Owner/Applicant Input:

The applicant provided a brief overview of the proposed application.

- The owner is applying for lot coverage. During the building permit stage for the new build, a change was noted during the permit process, Applicant was under the

impression he was under the lot coverage by the surveyor and designer. No one was aware that the roof was counted as lot coverage.

Public Input:

None

Committee Deliberations:

None

COA-010-20 THAT Minor Variance Application D13 (A2-20/001/M) under Section 45(1) of the *Planning Act* to the Milton Committee of Adjustment and Consent requesting permission to allow an increase in the maximum lot coverage to 26.8% WHEREAS Section 6.2 Table 6B(1) of Zoning By-law 016-2014, as amended, states that the maximum lot coverage for lots having a lot area between 660 square metres and 830 square metres be 25% on Lot 22, Plan 170 municipally identified as 62 Miles Street in the Town of Milton, Regional Municipality of Halton BE APPROVED.

Reasons for the Decision:

The Committee has considered the staff report dated February 13, 2020 and are of the opinion that the requested variances are minor in nature, conform to the general policies and intent of both the Official Plan and Zoning By-law, and are appropriate for the development and use of the land.

CONSIDERATION FROM THE PLANNING REPORT:

The existing neighbourhood consists of large single detached homes on large residential lots. The majority of the lots do not include any fencing. Some lots have black metal picket fencing within the rear yard and a few lots have decorative fencing and pillars directly adjacent to the driveway entrance. Most residents have planted trees and other vegetation to create visual barriers between the lots and the street or adjacent properties.

The Planning staff offer no objection to its approval as the proposal retains an existing detached garage, makes efficient use of the land, will not result in overbuilding of the property, and incorporates features and design elements that are consistent with and protect the character of the neighbourhood.

3. File: D13 (A2-20/004/M) - 717 Childs Drive

Requesting relief from Zoning By-law 016-2014, as amended, to allow an increase in gross floor area for a shed in the rear yard.

Notice of a Public Hearing was provided in accordance with the Planning Act requirements. Written comment was received in support prior the Hearing..

Owner/Applicant Input:

The homeowner provided a brief overview of the proposed application.

- Applying for increased gross floor area for storage purposes. Family of six and need to store, personal equipment in the larger shed.
- Garage is used to park cars

Public Input:

None.

Committee Deliberations:

Member Summers asked the following

- Interlocking to the lot line. All the proper drainage was taken care of when the pool was installed? Which way the drainage flows? Member Kluge asked the following
- The letter received from your neighbour - are they beside the shed?

Staff noted:

- Engineering and had no concerns. No concerns with the drainage.
- No letters of objection were received.

COA-011-20 THAT Minor Variance Application A2-20/004/M under Section 45(1) of the *Planning Act* to the Milton Committee of Adjustment and Consent requesting permission to allow an increase in gross floor area to 18.5 square metres WHEREAS Section 4.2.1, Table 4A of Zoning By-law 016-2014, as amended, states that an accessory structure have a maximum gross floor area of 14 square metres for lots having a lot area between 660 square metres and 830 square metres on Lot 687, Plan M195 municipally identified as 717 Childs Drive in the Town of Milton, Regional Municipality of Halton BE APPROVED with the following conditions:

Conditions:

1. That a building permit be applied for and received, prior to construction of the shed.
2. That the approval be subject of an expiry of two 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.

Reasons for the Decision:

The Committee has considered the staff report dated February 12, 2020 and are of the opinion that the requested variances are minor in nature, conform to the general policies and intent of both the Official Plan and Zoning By-law, and are appropriate for the development and use of the land.

Consideration from the Planning Report

The Town staff do not anticipate that the increase in gross floor area will cause a negative impact on surrounding property owners, grading or drainage on site. The

structure, although in excess of the maximum gross floor area, meets all remaining zone provisions including height and setbacks.

4. File: D13 (A1-20/005/M) - 7211 Fifth Line

Requesting relief from Zoning By-law 016-2014, as amended, to allow variances associated with a site plan application for an industrial warehouse building.

Notice of a Public Hearing was provided in accordance with the Planning Act requirements. No written comments were received prior to the Hearing.

Owner/Applicant Input:

The applicant provided a brief overview of the proposed application.

- Second phase of a large industrial park in the area.
- These are the first buildings within the Derry Green Business Park Area
- Because of the constraints through the SIS and the large channels
- Site Plan application was submitted. Rectangular building and the shape of the lot, there are two spots on the plan that do not meet landscape and parking buffers.
- Landscaping plans remain the same as submitted and has no impact on the landscape buffer setback.
- Ensure there is sufficient pedestrian access to the building entrances
- No impacts due to the 10 metre channel and landscape buffer
- Owner is proposing 14% landscaped features where the by-law requires only 5%

Public Input:

None

Committee Deliberations:

Member Chandler asked the following

- With respect to the reduction of the 4.5 landscape buffer running the street line on the future collector road. How was it determined where the street line was?

Member Summers asked the following

- Size of building snow drift studies?
- Where will the snow be piled?

Staff noted:

- On the Derry Green Secondary Plan the streets are shown on the collector road plan. When the road is built, technically the minor variance would be required. The minor variance may not be required at the time of construction of the road.

The Applicant noted:

- No report done. Their architect stated that the large loading areas will be snow storage area. Showing areas on extra landscaped areas as a reserved area.

COA-012-20 THAT Minor Variance Application File: A1-20/005/M to under Section 45(1) of the *Planning Act* -the Milton Committee of Adjustment and Consent requesting permission to allow:

1. A decrease in the minimum landscape buffer to 2.9 metres WHEREAS Section 8.2, Table 8B of Zoning By-law 016-2014, as amended, states that a minimum 4.5 metre landscape buffer is required abutting a street line;
2. A decrease to 0.3 metres (from the southeast corner) and 0.5 metres (from the northwest corner) WHEREAS Section 5.12 Table 5L of Zoning By-law 016-2014, as amended, states that a minimum setback of 2.2 metres is required from a parking area location to a building;
3. A decrease in the setback to 0.6 metres WHEREAS Section 5.12 Table 5L of Zoning By-law 016-2014, as amended, states that the minimum setback from a parking area to a lot line is 1.5 metres; and
4. A decrease in setback to 2.9 metres WHEREAS Section 5.12, table 5L of Zoning By-law 016-2014, as amended, states that t the minimum setback of 4.5 metres is required from a parking area setback from a street line.

on Part Lot 12, Concession 6 municipally identified as 7211 Fifth Line in the Town of Milton, Regional Municipality of Halton BE APPROVED with the following conditions:

Conditions:

1. That clearance from the Derry Green (Bratty and Partners, LLP - Helen Mihailidi) Trustees be provided to the satisfaction of the Corporate Services Department.

Reasons for the Decision:

The Committee has considered the staff report dated February 13, 2020 and are of the opinion that the requested variances are minor in nature, conform to the general policies and intent of both the Official Plan and Zoning By-law, and are appropriate for the development and use of the land.

Consideration from the Planning Report

Staff note that they are of the opinion that the requested variances are minor in nature, conform to the general policies and intent of both the Official Plan and Zoning By-law and are desirable for the development and use of the land.

VI. NEXT MEETING

Date: Thursday, March 26, 2020
Time: 7:00 p.m.
Location: Council Chambers

VII. ADJOURNMENT



There being no further business the Chair adjourned the meeting at 9:00 p.m.

Original Signed by Mark Kluge

Chair

Original Signed by Deborah Johnson

Secretary-Treasurer