



# The Corporation of the Town of Milton

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Report To: Council

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From: Barbara Koopmans, Commissioner, Development Services

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Date: February 8, 2021

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Report No: DS-012-21

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Subject: Site-specific Exemption to the Interim Control By-law 082-2020 for 244 Bell Street

**Recommendation:** THAT Report DS-012-21 dated February 8, 2021 with respect to a request for a site-specific exemption to the Interim Control By-law 082-2020 by the property owners of 244 Bell Street, 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 exemption to By-law 082-2020 for 244 Bell Street, Milton.

## EXECUTIVE SUMMARY

Council enacted Interim Control By-law 082-2020 through report DS-044-20, on October 19, 2020 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. Council also approved a process for considering exceptions to Interim Control By-law 082-2020.

The Owner of the property at 244 Bell Street, Milton has requested an exception to Interim Control By-law 082-2020 to facilitate the construction of a two-storey addition.

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.

## REPORT

### Background

The Town of Milton is currently experiencing increased pressure for large scale home rebuilds which has raised public concern about the character and integrity of the Town's mature neighbourhoods. As such, the Mature Neighbourhoods Character Study was initiated in April 2018 in response to a Council direction to review Town policies and

## Background

regulations relating to the construction of new dwellings and recommend appropriate changes to protect character.

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)
- Explanation of how the proposed dwelling or addition is compatible with the existing character of the neighbourhood

## Background

- Applicant's contact information

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

Requests for exceptions to the Interim Control By-law are evaluated against the following two 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.

Following review of the request by Town staff, a recommendation is presented in a staff report to Council for approval. This report consists of the recommendation for the granting of a site-specific exception for 244 Bell Street, Milton, to Interim Control By-law 082-2020.

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.

## Discussion

On November 19, 2020, the Development Services department received a request for exemption of 244 Bell Street, Milton from Interim Control By-law 082-2020. The subject property is zoned RLD (Low Density Residential) in Zoning By-law 016-2014. The RLD zone permits single detached dwellings including attached and detached garages. The surrounding properties include primarily single detached dwellings. A location map of 244 Bell Street is attached as Schedule 1 of this report.

Prior to submitting the application, the owner met with urban design staff to discuss the design concept and receive feedback. The proponent has made changes to the original design in response to urban design staff's comments.

The property owner of 244 Bell Street is seeking relief from the Interim Control By-law to facilitate the construction of a two-storey addition, which includes a double car garage, a larger front porch and livable area, to an existing single detached dwelling. According to the proponent, the minor variance application would be for lot coverage only.

Upon receipt of this request, Town staff notified the owners of five properties that abut the subject property as well as the owners of three properties that are located across the street

## Discussion

of the subject property. These property owners were provided with 15 days to make a written submission to the Town for staff consideration. No written submissions were received by Town staff.

The request for 244 Bell Street has been reviewed by Town staff against the Council-approved criteria noted above, and staff offers the following comments:

### **Physical Character Compatibility:**

- The proposed addition increases the height of the dwelling, however, the proposed 8.63 metre height to the top of the roof is respectful of the character of the original dwelling as well as adjacent dwellings.
- The horizontal axis between the existing dwelling and proposed addition has been improved by removing an initially proposed peak on the porch roof.
- The massing, exterior finish and the window layout of the proposed addition are consistent with the physical character of the existing dwelling.
- The proposed addition includes a step back on the second floor, above the proposed garage, reducing the scale of the addition.

### **Streetscape Character Compatibility:**

- There are no dwellings in the immediate area with an attached protruding garage. In order to reduce the perception of the proposed two car garage from the street, the garage face was pushed back, as recommended by staff, increasing the front yard setback. At the same time, the front porch was enlarged.
- The garage face is less than 30% of the entire dwelling face.
- The retention of large trees will screen the addition from the street and from neighbouring houses, contributing to character compatibility.

### **Percentage increase of the gross floor area:**

- The proposal would result in an addition that increases the GFA of the existing dwelling by 83%, from 2,050 square feet to 4,209 square feet, a total area distributed in two storeys.
- The proposal represents an increase in lot coverage from the existing 17.35% to 28.69%. A maximum 20% lot coverage is currently permitted.

The applicant completed adjustments to the design in response to Town urban design staff's feedback and staff is of the opinion that the resulting design will not compromise the character of the neighbourhood. However, at least one variance associated to the proposed lot coverage will be required. The variance will be subject to review by the Committee of Adjustment and in order for the development to proceed, the Committee's approval is required. As such, Town staff recommends that Council approve a site-specific



## Discussion

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.

## Financial Impact

None arising from this Report.

Respectfully submitted,

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

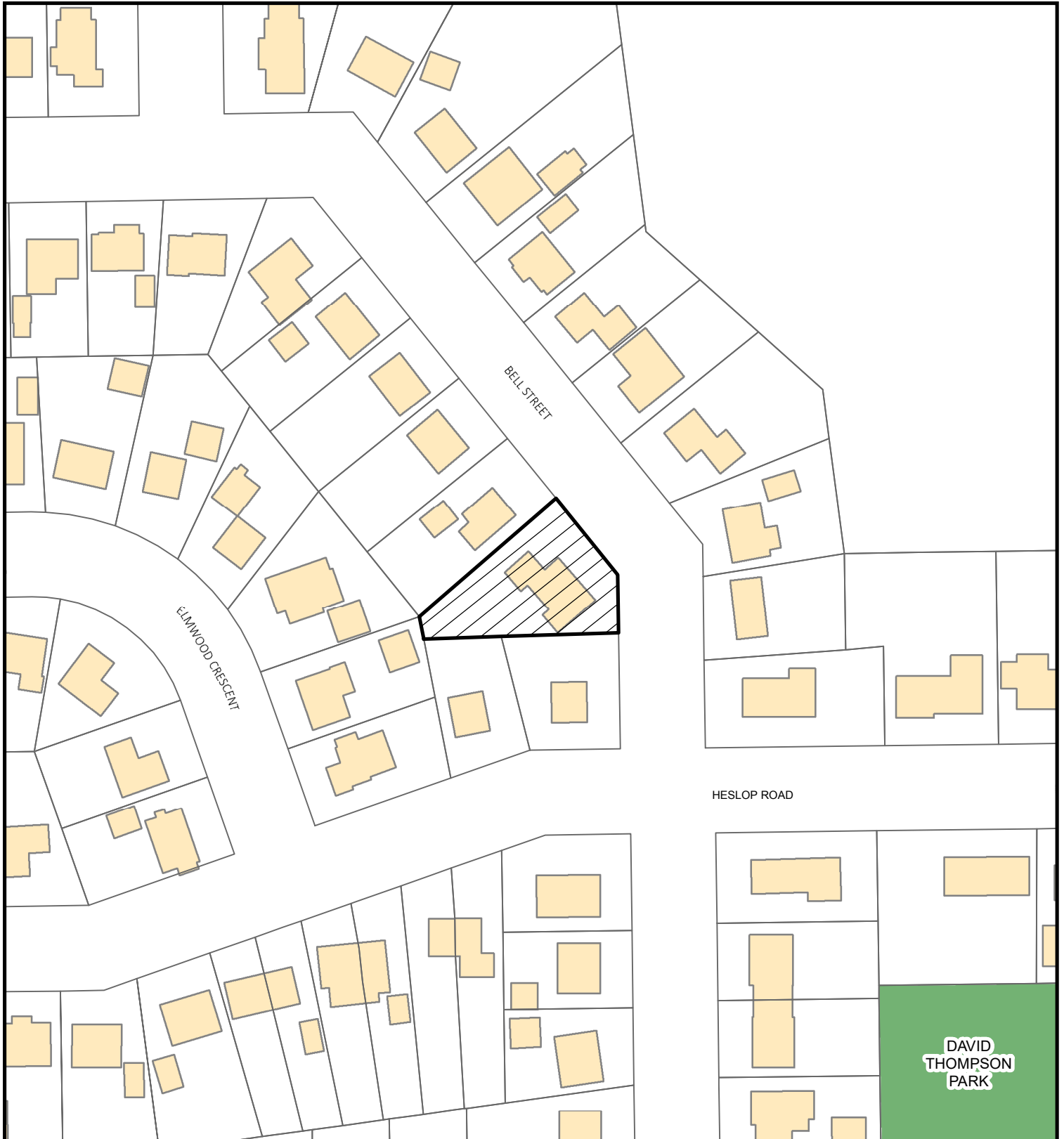
For questions, please contact: Hugo Rincon, Policy Planner Phone: Ext. 2307

## Attachments

Figure 1 - Location Map  
Appendix 1 - Applicant Information Package  
Appendix 2 - Proposed Interim Control By-law Amendment

CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
February 8, 2021

Scale: 1: 1,200

ICBL Exemption Request:  
244 Bell Street

Development Services Department



Subject Property

November 18, 2020

## Interim Control By-Law Exemption Request

Lot Statistics: Lot Frontage = 36.96m, Lot Depth = 42.74m, Lot Area = 941.14m<sup>2</sup>  
See attached for legal survey

House Statistics: Existing GFA = 2050 S.F., New GFA = 1707 S.F.

Greetings,

I am looking to apply for an exemption to the ICBL for 244 Bell St in Milton. We feel that this building is compatible with the existing neighbourhood because it is an addition and utilizes the same architectural styles as adjacent properties. It has brick and vertical siding and is two-storey like many neighbouring houses. The property also has a number of large trees on the property which screen the addition from the street and from neighbouring houses. We have designed the addition to avoid removing these large trees. Our variance will be for lot coverage only and this is partly due to the design of the existing house; it is a bungalow loft and so it has a number of sloped ceiling areas which are not as functional and so we had to stretch the building out to the east to create enough space for what we needed.

I have attached to this letter the remaining information and drawings requested on the Town of Milton's website. If you require anything additional please don't hesitate to contact us.

Sincerely,  
Jeffrey J. Jansen, Registered Designer  
Principal  
905-854-9696  
jeffjansendesign@gmail.com





▪ JANSEN CONSULTING ▪

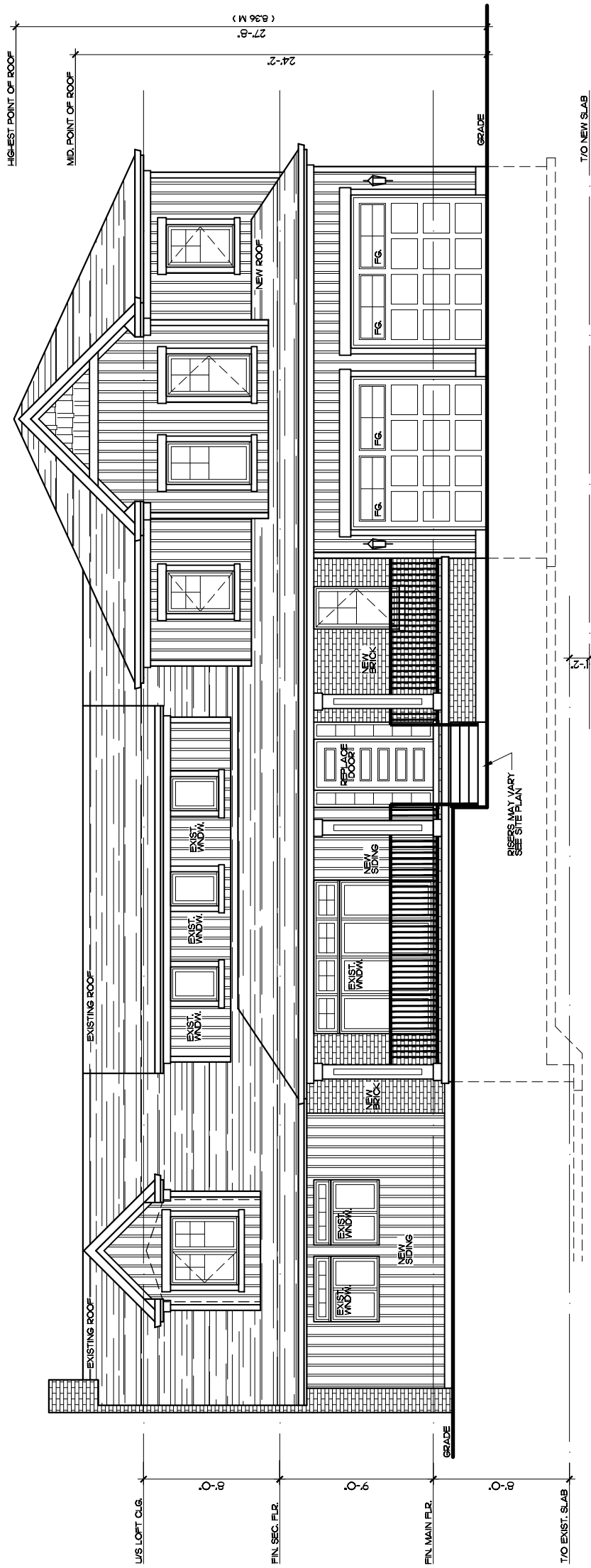
ARCHITECTURAL DESIGN ◦ CONSULTING ◦ MANAGEMENT  
345 MCRAE STATION RD., RR # 1 • PUSLINCH, ON • N0B 2J0  
PHONE: 519-823-9760 • FAX: 519-823-9626  
[WWW.JANSENCONSULTING.CA](http://WWW.JANSENCONSULTING.CA)  
[INFO@JANSENCONSULTING.CA](mailto:INFO@JANSENCONSULTING.CA)





▪ JANSEN CONSULTING ▪

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[INFO@JANSENCONSULTING.CA](mailto:INFO@JANSENCONSULTING.CA)



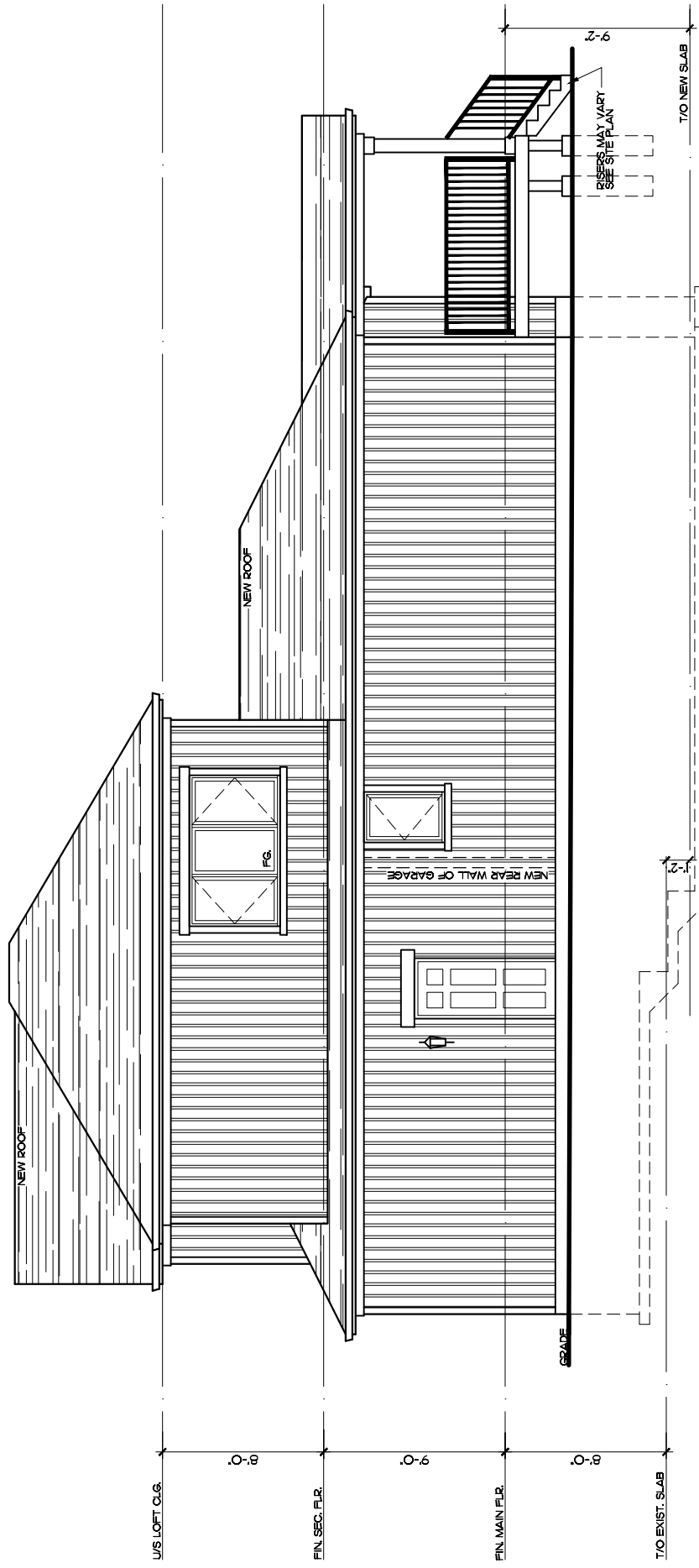
**FRONT ELEVATION**



70 Main Street N., P.O. Box 38  
 Campbellville, ON, L0P 1B0  
 Ph. 905-854-9696  
 Fax 905-854-9559  
 Cell 905-815-3438  
 EMAIL : jeffjansendesign@gmail.com

**OWNERS INFORMATION :**  
 JOHN & JULIANNA  
 244 BELL STREET

**D04**



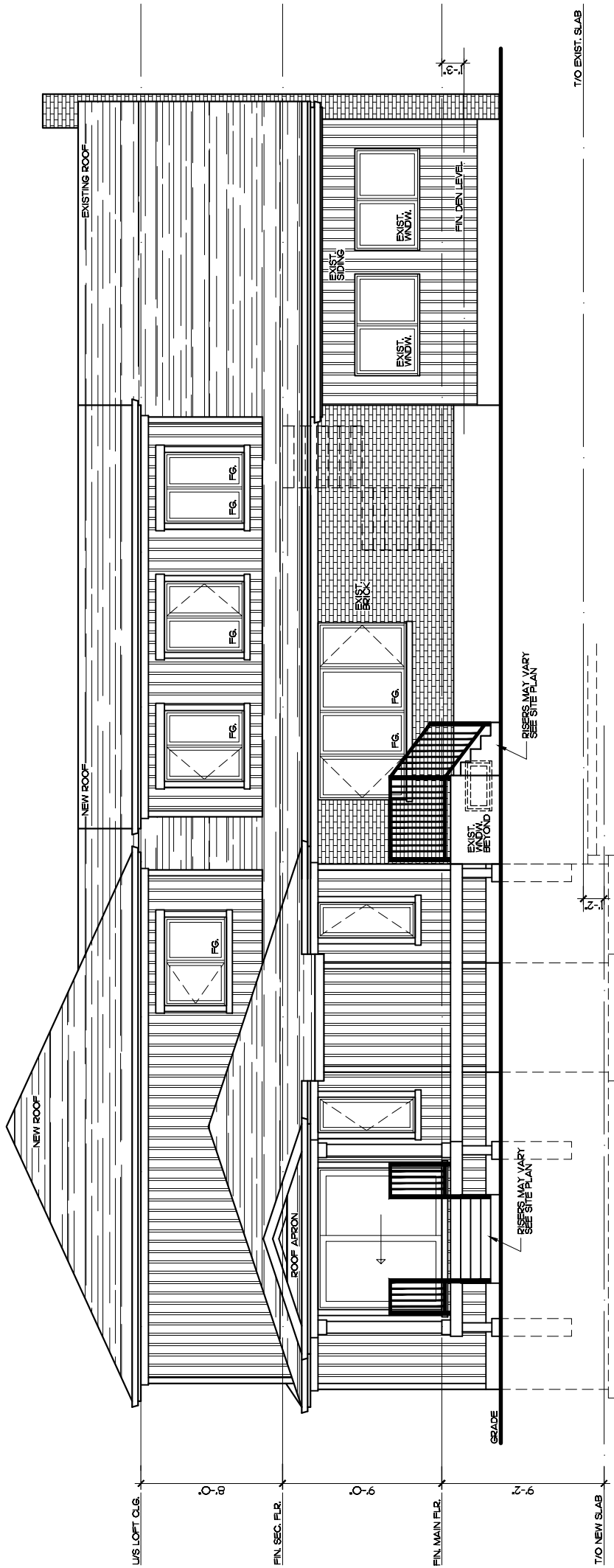
**RIGHT ELEVATION**



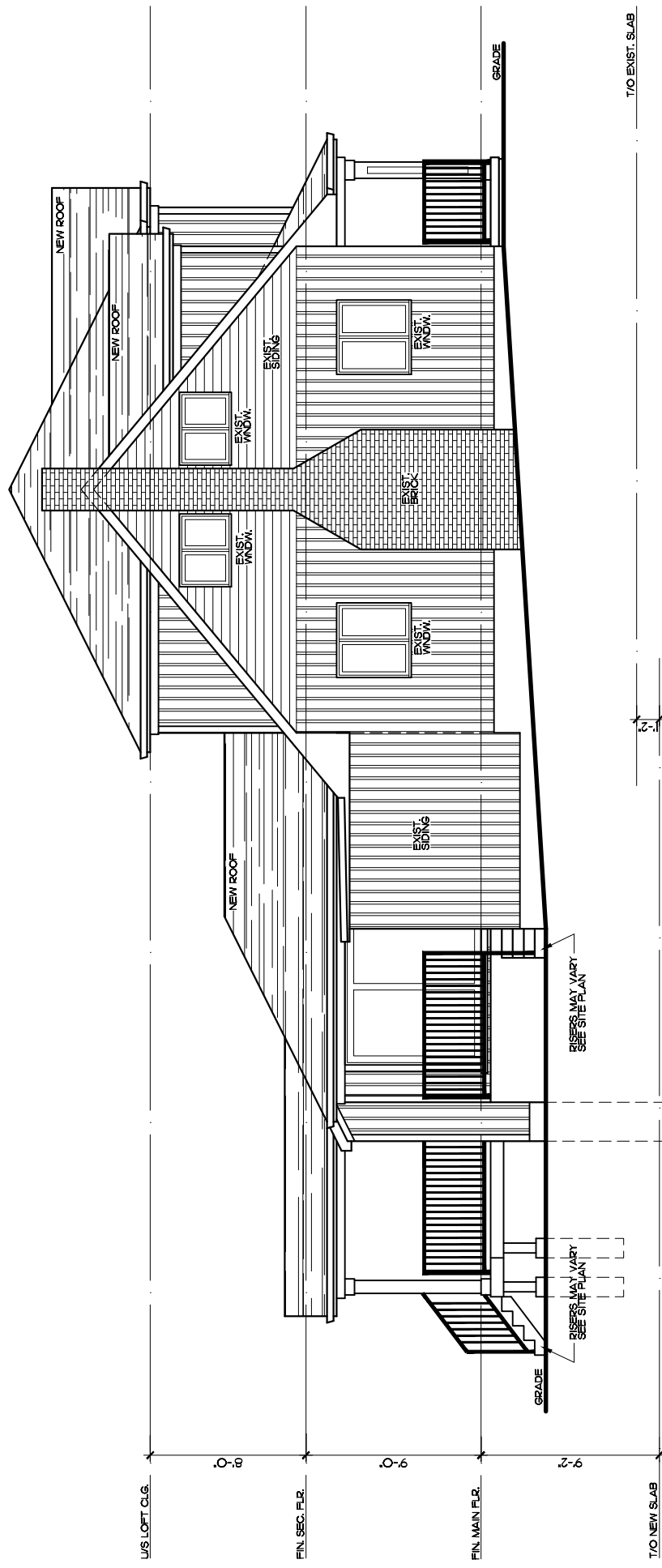
70 Main Street N., P.O. Box 38  
 Campbellville, ON, L0P 1B0  
 Ph. 905-854-9696  
 Fax 905-854-9559  
 Cell 905-815-3438  
 EMAIL : jeffjansendesign@gmail.com

**OWNERS INFORMATION :**  
 JOHN & JULIANNA  
 244 BELL STREET

**D05**



**REAR ELEVATION**



LEFT ELEVATION



LOT 81  
 REGISTERED PLAN 556  
 TOWN OF MILTON  
 REGIONAL MUNICIPALITY OF HALTON

**LEGEND**

HT	INDICATES HYDRO TRANSFORMER	R.W.L.	INDICATES MAIN WATER LEADERS DIRECTION & SLOPE HAS
HM	INDICATES MANHOLE	Empty	EMPTY PIPES INTO BUILDING
CB	INDICATES SINGLE CATCH-BASIN	↑	DIRECTION OF SURFACE FLOW
HP	INDICATES HYDRO POLE	FF	FINISHED MAIN FLOOR
LS	INDICATES LIGHT STANDARD	FD	DROPPED OR SUNKEN FLOOR
SN	INDICATES SIGN	FB	FINISHED BASEMENT SLAB
TM	INDICATES TELEPHONE CABLE MARKER	F.B.S.	UNDERGRADE OF FOOTING GARAGE
FD	INDICATES FINISHED FLOOR	U.S.F.T.	UNDERGRADE OF FTG. TRENCH FOR WALKOUTS, LOOKOUTS
WB	INDICATES WATER MAIN SHUT OFF	EF	ENGINEERED FILLED LOT
FW	INDICATES FIRE HYDRANT	HP	HIGH POINT OF GRADE
OM	GAS METER	R	NUMBER OF RESIDES
OH	INDICATES OVERHEAD HYDRO WIRE	WO	WALKOUT CONDITION
OW	INDICATES OVERHEAD HYDRO WIRE	LO	LOOKOUT CONDITION
T	INDICATES OVERHEAD TELEPHONE WIRE	REV	REVERSE PLAN
G	INDICATES OVERHEAD GAS LINE	W	WINDOWS OR DOORS ON WALL
C	INDICATES UNDERGROUND GAS LINE	C-SP	SUMP PUMP
CT	INDICATES OVERHEAD OR UNDERGROUND CABLE TV		
B	INDICATES BELL PRESTAL	00.00	DENOTES EXISTING GRADES
CS	CABLE TV PRESTAL		
WALK	WALKWAY		
SW/HP CONNECTION / INVERT	SEWER CONNECTION / INVERT		
W	WATER		
WM	WATER MAIN		
W	WATER SERVICE		
WM	WATER MAIN		
Y	YARD		
Y	YARD		
Y	YARD		
Y	YARD		
Y	YARD		
Y	YARD		

**LOCATES**

LOCATES TO BE LOCATED PRIOR TO WORKING OR AS APPROVED BY THE TOWN OF MILTON.

LOCATES TO BE LOCATED PRIOR TO DIGGING LOCATES BEFORE DIGGING, UNDERGROUND SERVICES TO BE LOCATED PRIOR TO THE RESPECTIVE SERVICES.

LOCATES TO BE LOCATED PRIOR TO ALL UNDERGROUNDS.

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY.

**GENERAL NOTES**

THE APPLICANT SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE PROPERTY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE PROPERTY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE PROPERTY.

**STRIK BALDINELLI MONIZ GRADING NOTES**

**GENERAL NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS & SPECIFICATIONS OF THE TOWN OF MILTON AND THE 2012 ONTARIO BUILDING CODE
- SBM LTD. IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS
- SEALED FOR LOT GRADING DESIGN ONLY
- SBM PROJECT NUMBER SBM-20-3143

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWN BY-LAWS.

**SBM GRADING NOTES**

- EXISTING DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED
- BASEMENT OPENINGS TO BE MINIMUM 300mm ABOVE CENTRE LINE OF ROAD UNLESS OTHERWISE APPROVED BY THE TOWN OF HALTON HILLS
- GROUND ELEVATIONS AT BUILDINGS ADJUTING OVERLAND FLOW ROUTES SHALL BE MINIMUM 150mm ABOVE FINISHED GRADE
- FINISHED GRADE MUST BE PROVIDED FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING UNDERSIDE OF FOOTING ELEVATION
- THE FINISHED FLOOR ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED, ASSUMES 2.79m (9'-2") FROM FINISHED FLOOR TO TOP OF BASEMENT SLAB, 0.076m (3") FLOOR SLAB ON GRADE & 0.15m (6") FOOTING DEPTH; CONTACT SBM ENGINEERING LTD. FOR CLARIFICATION, IF REQUIRED

**DETAIL (A) OR**

GRAVEL PERFORATED GEOTEXTILE

TO BE USED WHEN LESS THAN 2% SLOPE

GRAVEL PERFORATED GEOTEXTILE

TO BE USED WHEN LESS THAN 2% SLOPE

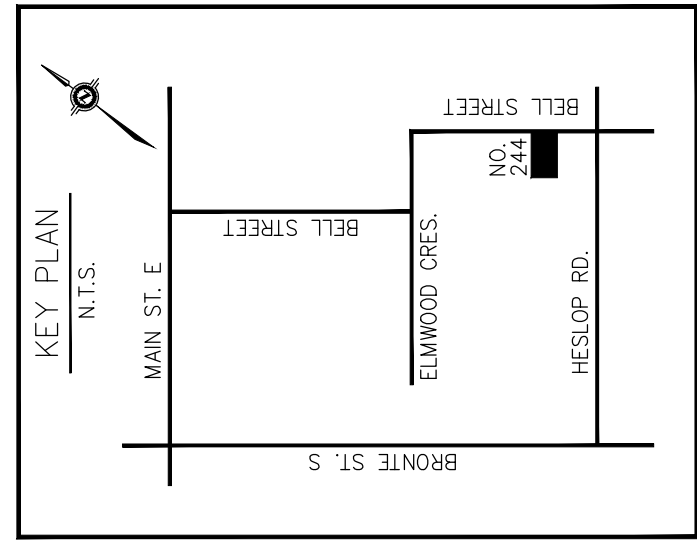
GRAVEL PERFORATED GEOTEXTILE

TO BE USED WHEN LESS THAN 2% SLOPE

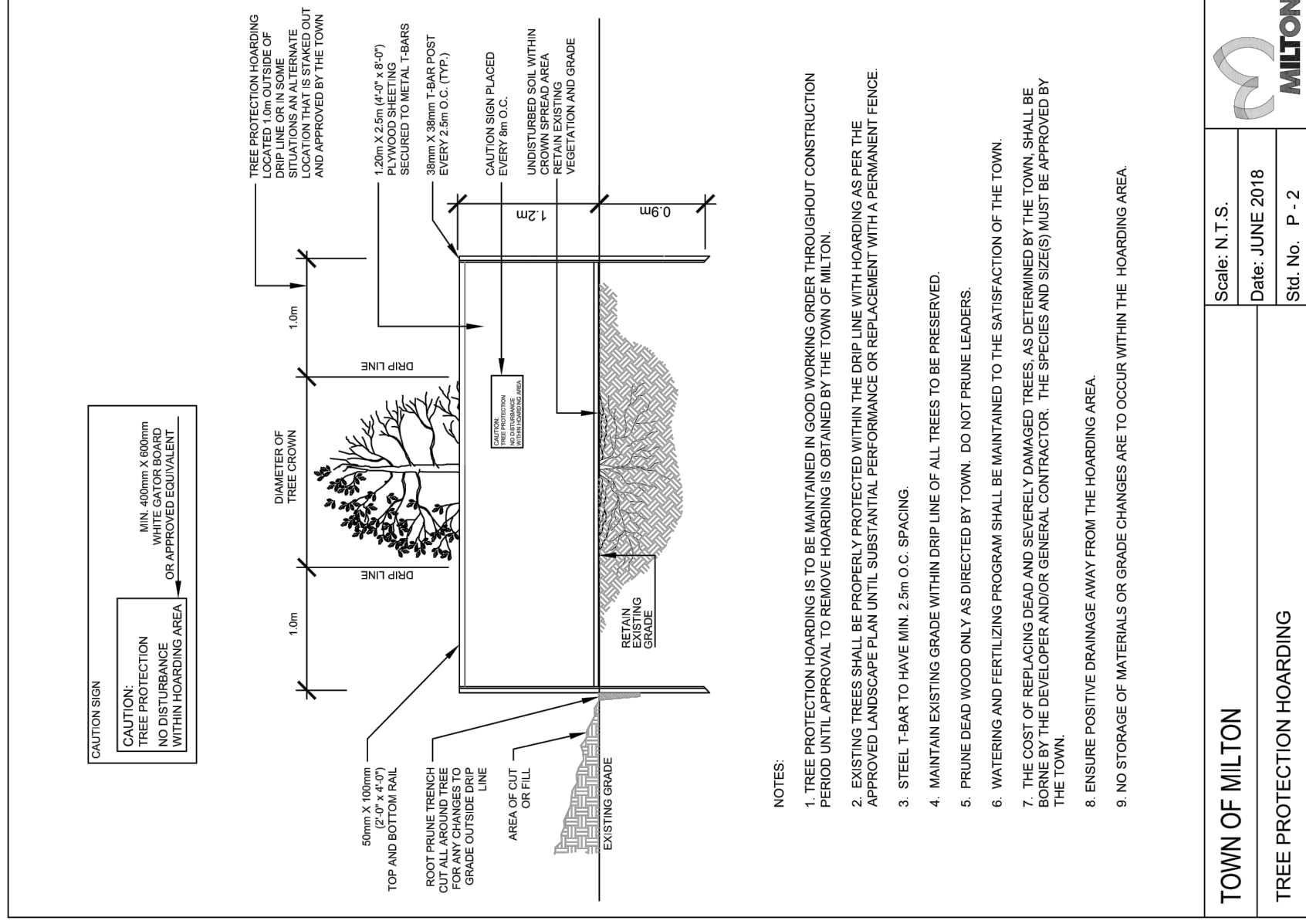
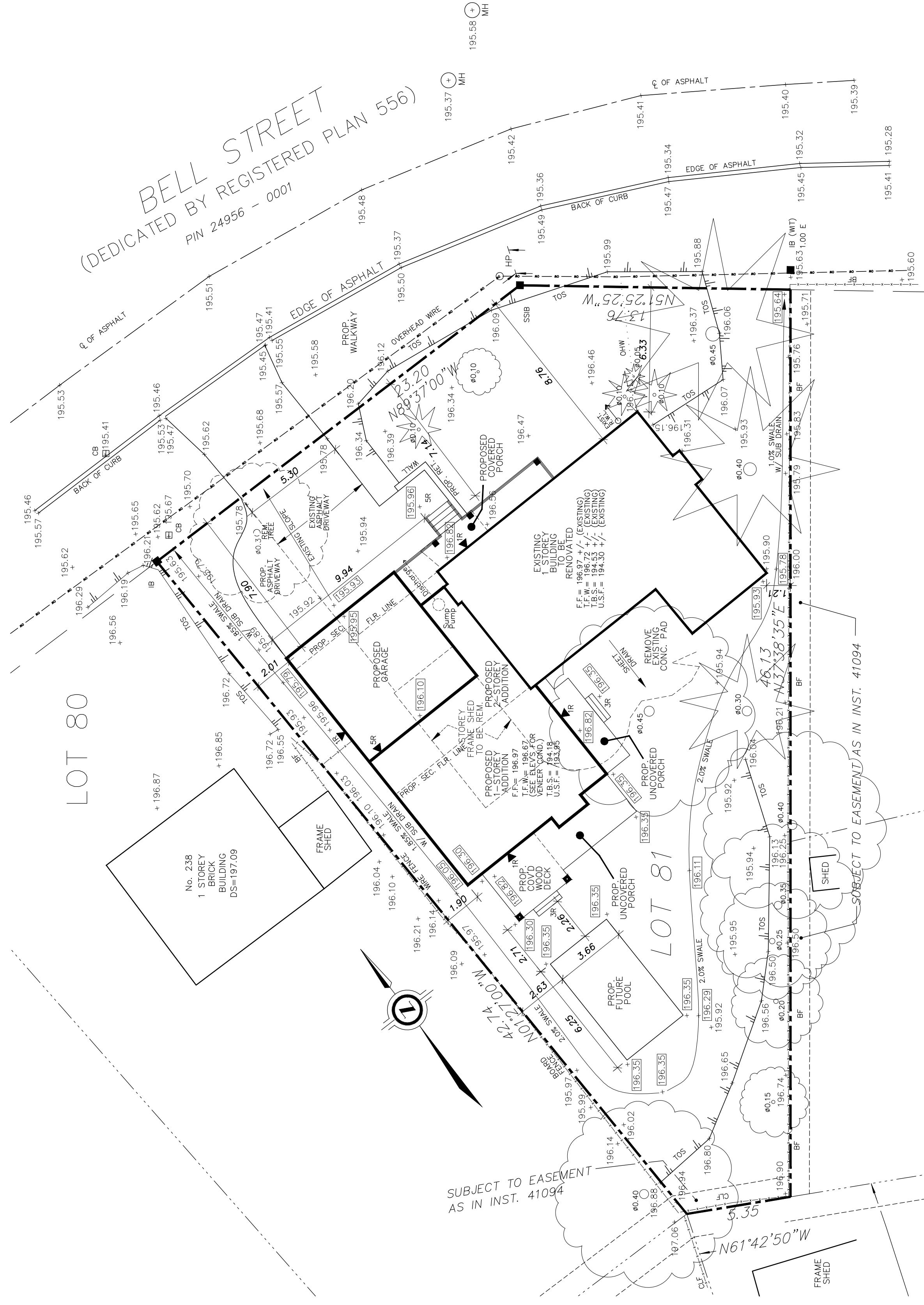
**DETAIL (A)**

GRAVEL

TO BE USED WHEN LESS THAN 2% SLOPE



BELL STREET  
 (DEDICATED BY REGISTERED PLAN 556)  
 PIN 24956 - 0001



**TOWN OF MILTON NOTES:**

- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS TO BE INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER'S DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED THROUGHOUT THE DURATION OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY AND ROAD OCCUPANCY PERMITS.
- ALL FILL SHALL BE REQUIRED TO BE INSTALLED AROUND ALL DISTURBED AREAS AS PER OPSD 219.110.
- ALL FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY, AND COMPACTED TESTING SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT ENGINEERING.
- TO TOWN STANDARDS.
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER.

SCALE	DATE
1:1	SEP 30 2020
DRAWN BY	CHECKED BY
FILE NAME	REVISONS
2020-0396	

**SITE PLAN**

**OWNERS INFORMATION:**  
 JOHN & JULIANA FERREIRA  
 244 BELL STREET  
 HAMILTON, ONTARIO  
 L8T 2A9

**TYPE:** M-039  
**PROJECT:** ADDITION  
 FERREIRA  
 LOCATION: LOT 81

70 Main Street N, P.O. Box 38  
 Cambridge, ON, L0P 8B0  
 Ph. 905-854-9696  
 Fax 905-854-3438  
 Email: jeffiansdesign@gmail.com

Jainson Consulting  
 ENGINEERS ARCHITECTS & DESIGNERS

I, JEFF JAINSON, DESIGNER, CERTIFY THAT I HAVE REVIEWED AND TAKE PERSONAL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JAINSON CONSULTING ENGINEERS ARCHITECTS & DESIGNERS. THE DESIGN WORK IS THE PROPERTY OF JAINSON CONSULTING ENGINEERS ARCHITECTS & DESIGNERS. THE DESIGN WORK IS THE PROPERTY OF JAINSON CONSULTING ENGINEERS ARCHITECTS & DESIGNERS.

DATE: SEPT. 30 2020 SIGNATURE: [Signature]

PROJECT NO. 2020-039  
 DRAWING NO. S1



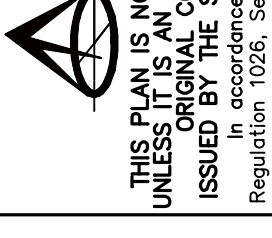
SURVEYOR'S REAL PROPERTY REPORT  
 PLAN OF SURVEY SHOWING TOPOGRAPHY OF  
**LOT 81**  
 REGISTERED PLAN 556  
 IN THE  
**TOWN OF MILTON**  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE 1 : 200  
 Mackay, Mackay & Peters Limited – ONTARIO LAND SURVEYORS  
 © 2020

**KNOWN AS MUNICIPAL No. 244 BELL STREET**  
**REPORT SUMMARY (PART 2)** (to be read in conjunction with Part 1)  
 THIS PLAN IS A PART OF A SURVEY OF A CITY LOT INCLUDING  
 BOUNDARY EASEMENTS AND RIGHT OF WAY – JUNE 22, 2020  
**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:**  
 SUBJECT TO EASEMENT AS IN INST. 41094

**ADDITIONAL REMARKS:**  
 REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES AND UTILITIES.

*Note*  
 Mackay, Mackay & Peters Limited grants JULIANA LAGES FERRERA & JOHN KISSICK (The Client(s)), their  
 solicitor and other related parties permission to publish this report on the Surveyor's Real Property Report in  
 connection with the sale of the subject property, provided that the Client(s) consent to the publication.  
**"METRIC"** DISTANCES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2127657



**PLAN BEING PART 1**  
 MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2)

**Legend**

- DENOTES A SURVEY MONUMENT FOUND
- ▣ DENOTES SURVED IRON SET PLANTED
- SIB DENOTES SHORT STANDARD IRON BAR
- SB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES REGISTERED PLAN 556
- P2 DENOTES PLAN BY H.D. SEWELL, O.L.S., DATED AUGUST 25, 1955
- P3 DENOTES PLAN BY H.D. SEWELL, O.L.S., DATED AUGUST 25, 1955
- WT DENOTES WITNESS MONUMENT
- PR DENOTES PRODUCTION
- FIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- ⊙ DENOTES ROUND
- DENOTES CENTER LINE
- DENOTES CHAIN LINK FENCE
- WF DENOTES WIRE FENCE
- (FR) DENOTES FRAME
- (CONC) DENOTES CONCRETE
- MH DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- TOS DENOTES TOP OF SLOPE
- OH DENOTES OVERHEAD WIRE
- DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- ⊗ DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METRES
- BUILDING TIES ARE TO BRICK UNLESS OTHERWISE NOTED

**Benchmark Note**

TOWN OF MILTON BENCHMARK No. ELEVATION = 201.212 METRES  
 (COVID 1928:1978 READJUSTMENT)  
 CONCRETE AND STEEL BRIDGE CARRYING CANADIAN PACIFIC RAILWAY OVER HWY 25, 82.6 METRES NORTH OF THE INTERSECTION OF HWY 25 AND MAIN STREET EAST IN MILTON, 230.0 METRES SOUTH OF GEORGE STREET, TABLE IS SET HORIZONTALLY IN THE SOUTH 23.0° S OF THE BRIDGE CENTERLINE, 1.1 METRE SOUTH OF THE BRIDGE CENTERLINE, 0.67 METRE SOUTH OF THE EAST END OF THE BRIDGE, 0.17 METRES WEST OF THE SOUTH EAST END OF THE BRIDGE, 0.17 METRES BELOW THE TOP OF THE COPING

**Bearing Reference**

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF BELL STREET AS SHOWN ON REGISTERED PLAN 556, HAVING A BEARING OF N89°37'00"W

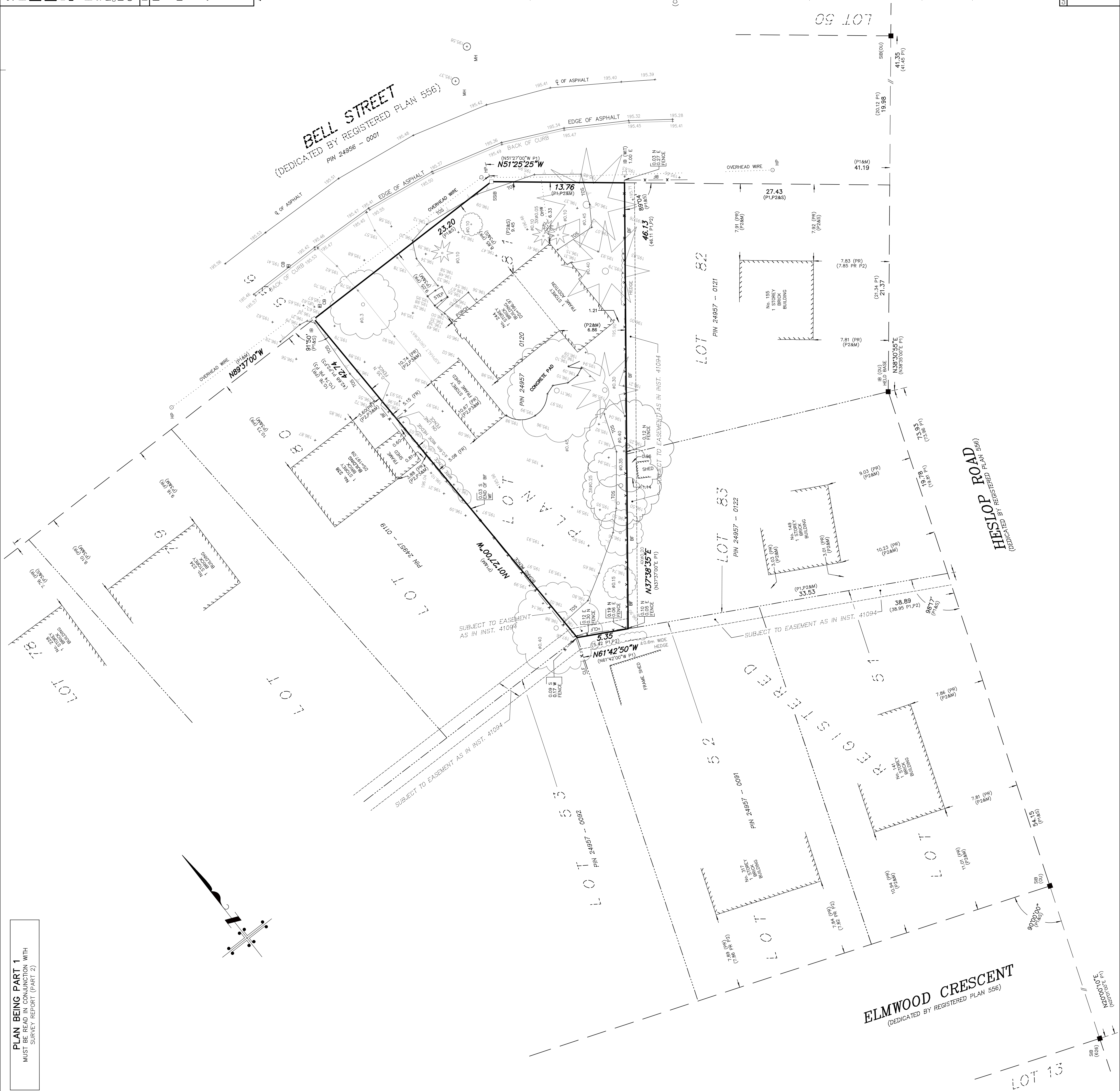
**Surveyor's Certificate**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYOR'S ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF AUGUST, 2020.

AUGUST 12, 2020  
 DATE

FOR MACKAY, MACKAY & PETERS LIMITED

SHAWN BY: S.S.  
 TERRY CHIEF: B.N.  
 3380 South Service Road  
 Unit 301  
 Milton, ON  
 L7T 3S5  
 (905) 639-1375  
 mackay@mmp.com  
 mackaymappers.com  
**MMP**  
 Mackay, Mackay & Peters Limited  
 LAND SURVEYORS & MAPPERS  
 SINCE 1986  
 PROJECT NO: 20-126



**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 EXEMPTION FROM INTERIM CONTROL BY-LAW 082-2020 FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 81, PLAN 556, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MUNICIPALLY IDENTIFIED AT 244 BELL STREET (TOWN FILE: ICBL-01/20)

**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:

"10. Notwithstanding Section 1 of this By-law, the by-law shall not apply to the property with the municipal address 244 Bell Street, Milton, and the owner will be permitted to submit a Minor Variance Application for the consideration by the Committee of Adjustment for an addition to the principal building that existed on the lot on the date of passage of this bylaw".

**PASSED IN OPEN COUNCIL ON FEBRUARY 8, 2021.**

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk