



The Corporation of the
Town of Milton
Committee of Adjustment and Consent

Thursday, October 27, 2022, 6:00 p.m.

Zoom

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS	
4. MINUTES	3
Minutes of Committee of Adjustment Hearing held on Thursday, September 29, 2022.	
5. ITEMS FOR CONSIDERATION	
5.a. A22-077 - 329 McNabb Crescent	9
A minor variance has been requested to permit an accessory structure with a total gross floor area of 18.26 square metres, whereas a maximum gross floor area of 12 square metres is permitted on a lot less than 660 square metres (an increase of 6.26 square metres); as well as permit an accessory structure with a building height of 3.37 metres, whereas a maximum building height of 3.0 metres is permitted (an increase of 0.37 metres).	
5.b. A22-078 - 539 Beaver Court	13
A minor variance has been requested to permit stairs and landings above grade to encroach into the interior side yard with a side yard setback of 1.14 metres.	
5.c. A22-079 - 815 Whitlock Ave	17
A minor variance has been requested to permit two parking spaces to be a minimum of 2.54 metres wide by 5.5 metres long, whereas a parking space is required to be a minimum of 2.75 metres wide by 5.5 metres long (a decrease in the width by 0.21 metres for each space).	
5.d. A22-080M - 863 Whitlock Avenue	21
A minor variance has been requested to allow the minimum size of two required parking spaces, on a residential driveway, to be 2.53 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.22 metres).	

- 5.e. A22-081M - 1218 Biason Circle 34
A minor variance has been requested to allow the minimum size of two required parking spaces, on a residential driveway, to be 2.56 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.19 metres); as well as allow a landing, accessing a principal building, to encroach into an interior side yard, resulting in an interior side yard setback of 0.34 metres, where as landings are not permitted to encroach into the interior side yard.
- 5.f. A22-082 - 692 Kennedy Circle West 48
A minor variance has been requested to allow the minimum size of two required parking spaces, on a residential driveway, to be 2.52 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.23 metres).
6. **NEW BUSINESS**
7. **NEXT MEETING**
Next scheduled meeting is on November 10th, 2022 commencing at 6:00 pm
8. **ADJOURNMENT**
Note: Should the livestream of this meeting be interrupted due to technical reasons, a recording of the meeting's proceedings will be posted to the Town website as soon as reasonably possible.



**The Corporation of the
Town of Milton
Committee of Adjustment and Consent Minutes**

September 29, 2022, 6:00 p.m.

Members Present: Chair Mark Kluge, Member Jeff Robinson, Member Tyler Slaght,
Member Michael Summers, Member Eric Chandler

Staff Present: Secretary Treasurer Greta Susa, Angela Janzen, Rachel
Suffern, Rachelle Reyes

**The Committee of Adjustment and Consent for the Corporation of the Town of
Milton met in regular session. Electronically via Live Streaming Video.**

1. AGENDA ANNOUNCEMENTS / AMENDMENTS

Our previous Secretary Treasurer is leaving the Town of Milton; Greta Susa has been appointed acting Secretary Treasurer for the remainder of the term.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS

3.1 A22-074M 4375 Random Acres Road

3.2 A22-075M 11151 First Line, Moffat

4. MINUTES

Minutes of Committee of Adjustment Hearing held on Thursday, August 25, 2022.

Carried

5. ITEMS FOR CONSIDERATION

5.1 A22-070M - 24 Martin Street (Retained)

No public participation on this matter. Agent David Nelson spoke on behalf of the applicant.

THAT Minor Variance Application (A22/070/M) be APPROVED, subject to the following condition:

1. That the approval be subject to an expiry of two (2) years from the date of decision or if the proposed consent application is not granted final approval within such time.

Carried

5.2 A22-071M - 24 Martin Street (Severed Lands)

No public participation. David Nelson, agent for the applicant, provided an overview of the application.

THAT Minor Variance Application (A22/070/M) be APPROVED, subject to the following condition:

1. That the approval be subject to an expiry of two (2) years from the date of decision or if the proposed consent application is not granted final approval within such time.

Carried

5.3 A22-072M - 422 Gowland Crescent

No public participation.

Jeremy Zegers, agent for the applicant, address: 1546 Wellington Road 126, Erin, provided an overview of the application.

Rachel Suffern, Planner, noted that drainage related to the proposed variance will be considered during the Building Permit review process.

THAT Minor Variance Application (A22/072/M) be APPROVED, subject to the following conditions:

1. That the accessory structure (gazebo) shall be located and constructed in accordance with the site plan and building elevations, prepared by Black Ink Designs, date stamped by Town Zoning on August 28, 2022.
2. That a building permit application be obtained within two (2) years from the date of this decision.

3. That requested grading information be provided, to the satisfaction of Town Development Engineering staff, prior to building permit issuance.
4. That the approval be subject to 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 a building permit is not secured.

Carried

5.4 A22-073M - 33 Victoria Street

No public participation.

Shawn McDonald, agent for the applicant, address: 70 Main Street North, Campbellville, provided an overview of the application.

THAT Minor Variance Application (A22/073/M) be APPROVED, subject to the following conditions:

1. That the residential addition and detached garage shall be located and constructed generally in accordance with the site plan and building elevations, prepared by Jansen Consulting, date stamped by Town Zoning on August 16, 2022.
2. That a building permit be obtained for both the detached garage and residential addition within two (2) years from the date of this decision.
3. That prior to building permit issuance, site plan approval be granted.
4. That the approval be subject to 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 a building permit is not secured.

Carried

5.5 A22-076M - 750 Whitlock Avenue

Catherine McCunen, address: 277 Lakeshore Road East, Oakville, ON L6J 6J3, representative for the applicant, provided an overview of the application.

Angela Janzen, Planner, noted that the block was identified as medium to high-density.

Public Comment:

Mansoor Osmani, address: 811 Whitlock Avenue, Milton, ON L9E 1S2, strongly opposed this application as the proposed scope of work appears too large to be considered a minor variance. Residents were told this area would be medium density.

Dan Mendes, address: 709 Aspen Terrace, Milton, ON L9E 1S7, expressed concern that there are 10 variances; the size of the building to this insufficient parking.

THAT Minor Variance Application (A22/076/M) be APPROVED with conditions:

1. That the apartment buildings and amenity building shall be located and constructed in accordance with the site plan and building elevations, prepared by KNYMH, date stamped by Town Zoning on August 30, 2022 and August 31, 2022, respectively.
2. That all required building permits be applied for and received prior to construction of all buildings and the underground parking structure.
3. That enhanced wall treatment/finishing details be provided on the exposed underground parking structure walls to the satisfaction of Engineering and Operations staff and the wall treatment/finishing details be included on the final drawing set of the associated site plan application.
4. The Owner must demonstrate to the satisfaction of the Town of Milton that they will be able to achieve all proposed TDM measures outlined in the Parking Assessment dated August 24 2022 by GHD including any ongoing programming or management that may be required for program success. All costs associated with the implementation of the TDM measures are the responsibility of the Owner. The required TDM measures are as follows:
 - a. The Owner agrees to provide a minimum of 455 long-term secure bicycle parking spaces and 123 short-term visitor bicycle parking spaces. The long-term bicycle parking areas must be locked and have access permitted to residents only. The bicycle parking facilities must comply with the Town of Ajax and /or City

of Toronto Bicycle Parking Guidelines. The bicycle parking spaces must be shown on the plans including details of the lockers/racks.

- b. The Owner agrees to provide active uses at-grade along street frontages via sidewalk connectivity (i.e. pedestrian connections from the building entrances to municipal sidewalks/paths along the frontage of the site, to the property line of 750 Whitlock Ave). The sidewalks must be designed and built to Town of Milton specifications and must be shown on the appropriate plans.
 - c. The Owner agrees to charge for parking as a separate cost to occupants. All units are to be unbundled from parking spaces. The condo/rental agreement between the occupant and the property owner must be provided noting the cost of a parking space and the ability for occupants to opt in or out of having a parking space. The monthly cost of parking should be greater than the cost of a monthly transit pass.
 - d. The Owner agrees to provide a bicycle service station equipped with tools for repair and maintenance on site. The bicycle service station must be shown on the plans in an area which is convenient and functional, and a detail must be provided.
- 5. That a letter from the Trustee(s) confirming that the landowner is in good standing with the applicable Landowners Group be provided to the satisfaction of Development Finance staff.
 - 6. That the approval be subject to 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 a building permit is not secured.

Carried

6. NEW BUSINESS

No new business to declare.

7. NEXT MEETING

Thursday, October 27, 2022 commencing at 6:00 p.m.

8. ADJOURNMENT

There being no further business to discuss, the Chair adjourned the meeting at 7:50 p.m.

Greta Susa, Acting Secretary Treasurer



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-22/077/M - 329 McNabb Crescent

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 016-2014, as amended, have been requested to:

1. Permit an accessory structure with a total gross floor area of 18.26 square metres, whereas a maximum gross floor area of 12 square metres is permitted on a lot less than 660 square metres (an increase of 6.26 square metres).
2. Permit an accessory structure with a building height of 3.37 metres, whereas a maximum building height of 3.0 metres is permitted (an increase of 0.37 metres)

The subject property is known municipally as 329 McNabb Crescent and is legally described as Lot 62 on Registered Plan M99. It is located east of McNabb Crescent in a low density residential neighbourhood. The property currently contains a single detached dwelling with a covered carport. The applicants are proposing to construct a covered gazebo and pergola in the rear yard and have requested three variances to permit the structure.

Staff note that in the original public notice, it was identified that a 3rd variance would be required to permit a minimum rear yard setback of 0.41 metres, whereas a minimum rear yard setback of 0.6 metres is required. Upon further review, it was found that the pergola and gazebo meet and exceed the minimum required rear yard setback of 0.6 metres and the additional variance is not required.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated as Residential Area in the Town of Milton Official Plan on Schedule B 'Urban Area Land Use Plan'. This designation permits single detached dwellings and accessory structures.

The property is also subject to the Mature Neighbourhood Area policies of the Official Plan. Mature Neighbourhood Areas are intended to remain relative stable however, infill and development that is compatible with and respectful of the existing neighbourhood character is permitted. Urban design staff have reviewed the application and have noted that, "the proposed structure's location and design will not impact the character of the neighbourhood and the streetscape".

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended.

Zoning:

The subject lands are zoned as Residential Low Density 6 (RLD6) in the Town of Milton Urban Zoning By-law 016-2014, as amended. In this zone, single detached dwellings, semi-detached dwellings and accessory structures are permitted.

On February 7, 2022, the Town of Milton enacted a Zoning By-law Amendment for the lands within Dorset Park, which introduced the new Residential Low Density 6 (RLD6) zone and implemented new zoning standards for the neighbourhood. These zoning provisions however, only relate to the permitted uses, lot standards and the primary building, and not to accessory structures. The subject application does not require any variances to the RLD6 zone provisions.

In order to permit the proposed gazebo and pergola, two variances are required from the accessory structure provisions found in Section 4.2.1 of the Zoning By-law.

Variance One: Increase Gross Floor Area

Section 4.2.1, Table 4A of the Zoning By-law as amended permits a maximum gross floor area of 12 square metres for accessory structures located on a lot less than 660 square metres. In order to accommodate the proposed accessory structure, the applicant is requesting a total gross floor area of 18.26 square metres (an increase of 6.26 square metres). It should be noted that as the pergola is uncovered, it is not subject to the maximum gross floor area provision.

Variance Two: Increase to Building Height

Section 4.2.1, Table 4A of the Zoning By-law as amended permits a maximum building height of 3.0 metres. In order to accommodate the proposed accessory structure, the applicant is requesting a building height of 3.37 metres (an increase of 0.37 square metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

The applicant has requested a minor variance to facilitate the construction of a covered gazebo and pergola in the rear yard. Variances are required to increase the gross floor area, decrease the rear yard setback, and increase the building height.

The intent of maximum gross floor area provision is to ensure that the accessory structure remains secondary to the primary use and does not adversely impact adjacent lands. The increased size of the accessory structure is minor, as it will be situated within a larger backyard and it will continue to be secondary to the primary single detached dwelling.

Furthermore, it should also be noted that provision 4.2.1, Table 4A(*1) states that the total gross floor area shall include the aggregate floor area for all accessory buildings and structures on a lot excluding a detached garages and decks. Should the Committee approve the proposed variance, additional accessory structures would not be permitted unless a subsequent minor variance application was approved.

The proposed increase to the maximum building height by 37 centimeters is also minor as the structure will still appear to be clearly secondary to the primary building. The increased height will also not cause privacy issues for adjacent properties, as the two gazebo walls closest to the lot lines will be enclosed.

Lastly, although the subject property is located within a Mature Neighbourhood Area, the accessory structure is not subject to site plan control. Through the minor variance application Town staff have reviewed the proposal and have no objections to the design, size, or location of the structure. It is also noted that despite the increased size, the structure will remain clearly ancillary to the primary permitted residential use. 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, and is in keeping with the character of the neighbourhood.

Based on the foregoing, staff is of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the land.

Recommendation:

THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

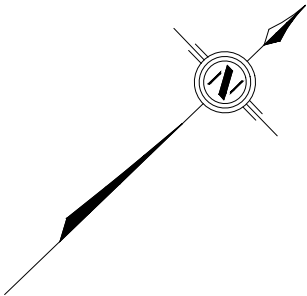
1. That the accessory structure shall be located and constructed generally in accordance with the site plan prepared by Lucid Homes, date stamped by Town Zoning on September 28, 2022.
2. That a building permit be obtained for the accessory structure within two (2) years from the date of this decision.
3. That the approval be subject to 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 a building permit is not secured.

Natalie Stopar

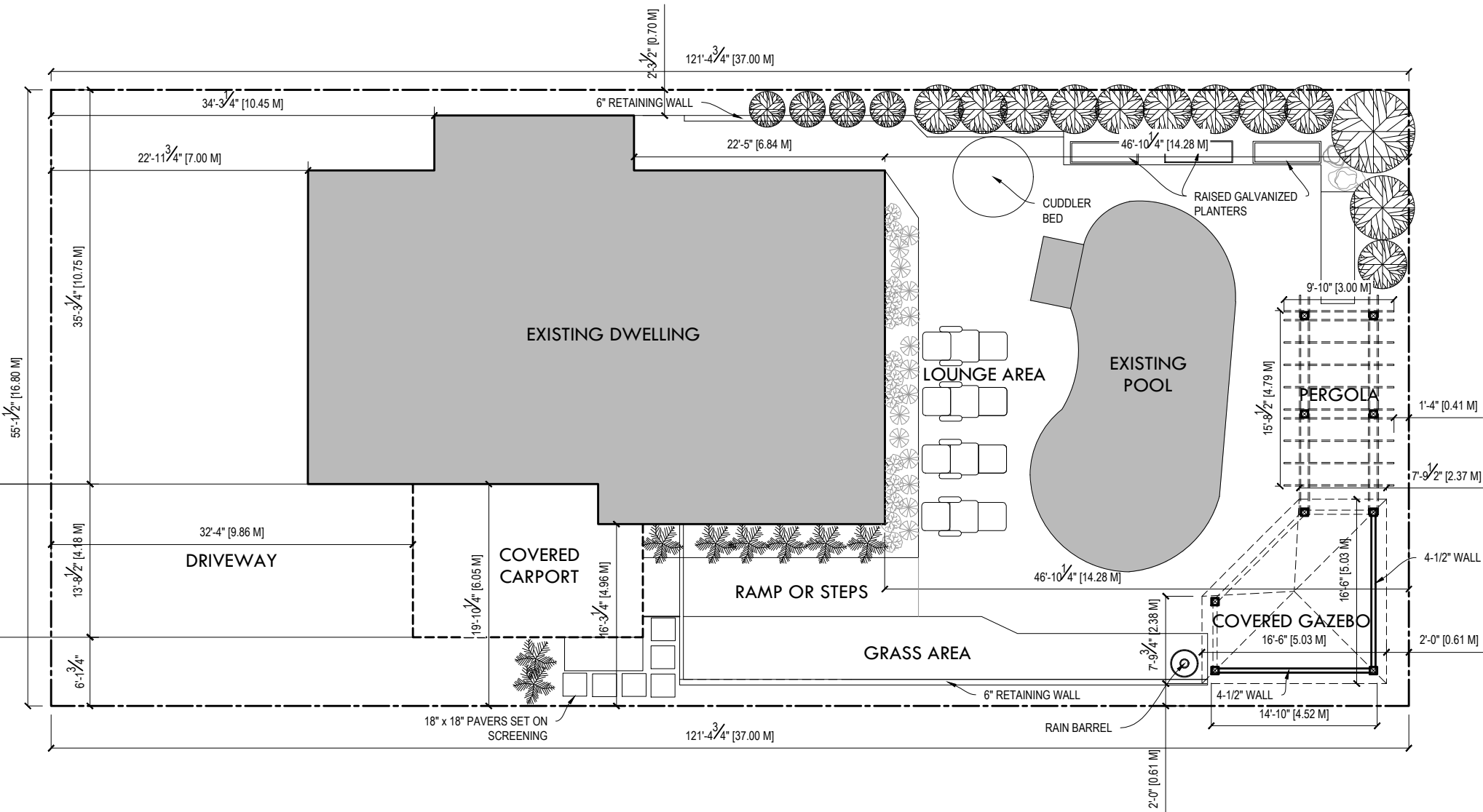
Natalie Stopar, RPP, MCIP
Planner, Development Review

October 19, 2022

SITE STATISTICS			
LOT 329			
ZONING:	RLD6		
LOT FRONTAGE:	16.80 M		
LOT AREA:	621.67 SQM		
LOT COVERAGE			
EXISTING DWELLING:	176.03 SQM		
PROPOSED COVERED GAZEBO:	18.26 SQM		
TOTAL:	194.29 SQM	32.60%	



M C N A B B C R E S C E N T



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD6 ZONE

ZONING: REVIEWED FOR C of A
Trudy.Gravel
ZONING OFFICER

SEP 28, 2022
DATE

1:100
SITE PLAN

QUALIFICATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE (O.B.C.) TO BE A DESIGNER.

QUALIFICATION INFORMATION

AAMOU RAFIQ

NAME

113576

B.C.I.N.

LUCID HOMES INC.

FIRM NAME

114457

B.C.I.N.

LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1435 CORNWALL ROAD - UNIT D2
OAKVILLE ON - L6J 7T5
T: 416.566.6588 E: INFO@LUCIDHOMES.CA
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.

REVISION LIST		
1 -		MM.DD.YYYY
2 -		MM.DD.YYYY
3 -		MM.DD.YYYY
4 -		MM.DD.YYYY
5 -		MM.DD.YYYY
ISSUE LIST		
1 -		MM.DD.YYYY
2 -		MM.DD.YYYY
3 -		MM.DD.YYYY
4 -		MM.DD.YYYY
5 -		MM.DD.YYYY

DRAWING TITLE: SITE PLAN

DRAWN BY: PR **CHECKED BY:** -

ADDRESS: 329 MCNABB CR, MILTON

PROJECT NO: 2022-057 **SCALE:** 1:150

SHEET NO. SP



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-22/068/M - 539 Beaver Court

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 016-2014, as amended, have been requested to:

- Permit stairs and landings above grade to encroach into the interior side yard with a side yard setback of 1.14 metres.

The subject property is known municipally as 539 Beaver Court and is legally described as Lot 84 on Registered Plan M193. The property is located west side of Beaver Court in a low density residential neighbourhood.

The applicant is proposing to construct an accessory apartment with an entrance to the apartment in the interior side yard. As the entrance requires a landing as per the Building Code, a minor variance is being requested to permit the landing in the interior side yard.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated as Residential Area in the Town of Milton Official Plan on Schedule B 'Urban Area Land Use Plan'. This designation permits single detached dwellings and accessory structures.

The property is also subject to the Mature Neighbourhood Area policies of the Official Plan. Mature Neighbourhood Areas are intended to remain relative stable however, infill and development that is compatible with and respectful of the existing neighbourhood character is permitted. As the requested landing is small in size and will not be highly visible from the street, it will not impact the character of the neighbourhood.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended.

Zoning:

The subject lands are zoned as Residential Low Density 5 (RLD5) in the Town of Milton Urban Zoning By-law 016-2014, as amended. In this zone, single detached dwellings, semi-detached dwellings and accessory structures are permitted.

On February 7, 2022, the Town of Milton enacted a Zoning By-law Amendment for the lands within the Timberlea neighbourhood, which introduced the new Residential Low Density 5 (RLD5) and implemented new zoning standards for the neighbourhood. These zoning provisions however, only relate to the permitted uses, lot standards and primary building standards, and not to landings. The subject application does not require any variances to the RLD5 zone.

In order to permit the proposed landing in the interior side yard, a variance is required from section 4.19.5 Table 4H of the Zoning By-law. This section only permits stairs and landings above grade that access a principle building to encroach into the front setback, rear setback, or exterior side yard setback. Stairs are not permitted to encroach into the interior yard setback. The intention of this Zoning By-law provision, is to ensure that adequate access to the rear yard is provided through the interior side yard.

The RLD5 zone requires a minimum interior side yard setback of 1.2 metres in the subject side yard. As the stairs and landing are located within 1.14 metres of the interior side yard, a variance is required. The stairs and landing will encroach 6 centimeters into the interior side yard setback.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

Planning Staff have reviewed the proposal and do not object to the location and size of the stairs and landing in the interior side yard. The subject interior side yard would range in width from 2.05 metres at the widest point to 1.14 metres at the narrowest point, adjacent to the stairs and landing. This setback would be sufficient to continue to access the rear yard and to maintain the side of the dwelling. The stairs and landing would create a small encumbrance in the side yard, however it would be relatively easy to maneuver around this obstetrical and the vast majority of the side yard would remain unencumbered.

Based on the aforementioned, Planning Staff do not object to the approval the variance. Staff is of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the land.

Recommendation:

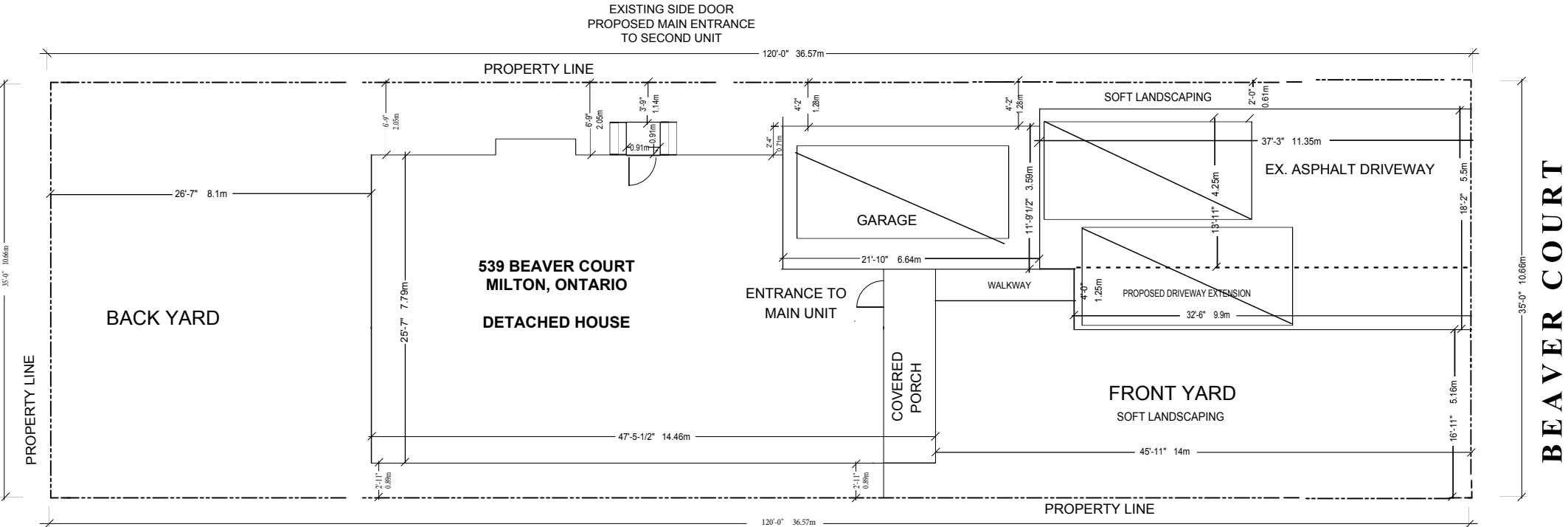
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the stairs and landing shall be located and constructed generally in accordance with the site plan prepared by RnH Designs, date stamped by Town Zoning on September 30, 2022.
2. That a building permit be obtained for the accessory apartment within two (2) years from the date of this decision.
3. That the approval be subject to 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 a building permit is not secured.

Natalie Stopar
Natalie Stopar, RPP, MCIP
Planner, Development Review

October 19, 2022

NOTE: 0.914m x 0.86m LANDING TO PROPOSED SECOND UNIT
ENTRANCE WILL ENCROACH INTO 1.2m SETBACK BY 0.36m.
AS THIS WAS AN EXISTING SIDE ENTRANCE TO THE MAIN
HOUSE, PERHAPS SECTION 4.19.5 TABLE 4H IN ZONING BY-
LAW 016-2014 COULD BE WAIVED TO ALLOW THIS ENTRANCE.



BASEMENT SECOND UNIT AREA:- 528 SQ FT. 49m²

AREA OF FRONT YARD: 133.23²
AREA OF SOFTSCAPE: 82.85m² (62%)



GENERAL NOTE

- DO NOT SCALE THE DRAWINGS
- CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK
- CONTRACTORS RESPONSIBLE TO ENSURE PROPER SAFETY PRECAUTIONS ARE IN PLACE THROUGH OUT THE CONSTRUCTION FOR ALL CONSTRUCTION METHODS AND MATERIAL SUPPLIES.
- OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION INCLUDING ANY SAFETY PRECAUTIONS.
- PRECAUTIONS DURING CONSTRUCTION
- EXISTING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
- VERIFY/ REINFORCE EXISTING VERIFY EXISTING SITE CONDITIONS DURING CONSTRUCTION.

INSPECTIONS

- ALL CONSTRUCTION TO ADHERE TO THE ONTARIO BUILDING CODE REQUIREMENT AS WELL AS OTHER CODES AND AUTHORITIES HAVING JURISDICTION.
- CONTACTOR ARE RESPONSIBLE TO ARRANGE FOR REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES

The undersigned has reviewed and takes responsibility for 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 3.2.5.1 (division O) of Ontario Building Code.

Rashmi Sharma
Name Signature BCIN 114300
Company's BCIN 118287



91 Cordgrass Crescent
Brampton, ON L6R 2A2
647-608-0096
rnhdesigns21@gmail.com

Project Title:
BASEMENT SECOND UNIT

Project Address:
**539 BEAVER CRT.
MILTON, ON**

Drawing Title:
SITE PLAN
Corrected June 28, 2022

Scale: 1:165
Date: FEB, 2022

Designer:
Rashmi Sharma
BCIN No: 114300

Project No. 21-36
Sheet No. A 1.0



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-22/079/M - 815 Whitlock Avenue

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 016-2014, as amended, have been requested to:

- Permit two parking spaces to be a minimum of 2.54 metres wide by 5.5 metres long, whereas a parking space is required to be a minimum of 2.75 metres wide by 5.5 metres long (a decrease in the width by 0.21 metres for each space).

The subject property is known municipally as 815 Whitlock Avenue and is legally described as Lot 142 on Registered Plan 20M1227. The property is located on the north side of Whitlock Avenue to the east of Walnut Landing, in a low density residential neighbourhood.

The applicant is proposing to construct a basement accessory apartment. In order to permit the basement apartment, the Zoning By-law requires a minimum of three parking spaces. The applicant is proposing to provide one parking space within the garage and two parking spaces on the driveway. As the existing driveway is not wide enough to accommodate two full-sized parking spaces as per the Zoning By-law, the applicant has requested a minor variance to reduce the minimum width of both parking spaces on the driveway.

Official Plan Designation (including any applicable Secondary Plan designations):

Within the Official Plan, the subject property is designated Residential Area. This designation establishes that the primary use of land shall be a mix of low, medium and high density residential development. Second Residential Units are permitted, subject to the following criteria as set out in Section 3.2.3.9:

- a. the use shall be located in an existing single detached, semi-detached, row houses, and in accessory structures where adequate municipal piped water and wastewater services are available and connected;
- b. the site is accessible to public transit;
- c. there will be no significant changes to the external character of the building or property;
- d. all of the requirements of the Zoning By-law, including the provision of adequate parking, of the Ontario Building Code, of the Property Standards By-law and other relevant municipal and provincial regulations are satisfied; and
- e. the existing dwelling is not within the Regulatory Flood Plain.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan. The proposed second unit is located within an existing single detached dwelling on full municipal services. The subject lands are located in close proximity to municipal transit and no significant changes to the external character of the building or property are being proposed. Outside of the requested minor variance for the reduction in the width of the driveway parking spaces, all other requirements of the Zoning By-law are satisfied. A Building Permit will be required and the subject lands are not located within the Regulatory Flood Plain.

Zoning:

The subject lands are zoned Residential Medium Density 1 (RMD1) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1 zone permits a variety of residential uses, including detached, semi-detached, townhouse and duplex dwellings. The by-law permits Accessory Dwelling Units in single detached dwellings or semi-link dwellings, under Section 4.10, subject to the following criteria:

- i. Only 1 accessory dwelling unit shall be permitted per lot and shall be located within the main dwelling unit;
- ii. A minimum of 1 parking space per accessory dwelling unit is provided in addition to the required parking for the main dwelling unit;
- iii. The dwelling must be on full municipal water and wastewater services; and,
- iv. The accessory dwelling unit shall not exceed a maximum size of 85m².

Zoning staff have confirmed that, with the exception of provision ii), the above noted criteria has been satisfied.

Section 5.6.2 i) of the Zoning By-law requires that the minimum size of a required parking space on a Residential Driveway shall be 2.75 metres wide by 5.5 metres in length. To accommodate two parking spaces on the driveway, the applicant has requested a reduction in the minimum parking space width to 2.54 metres (a reduction of 0.21 metres) for both parking spaces.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

The applicant is seeking to construct an accessory dwelling unit within the basement of an existing detached dwelling. As required by the Zoning By-law, in order to accommodate the accessory apartment a minimum of 3 parking spaces must be provided (2 parking spaces for the main dwelling unit and 1 additional space for the accessory dwelling unit). Currently, two parking spaces are provided in accordance with the Zoning

By-law, with one space located in the garage and one space located on the driveway. As such, the applicant is seeking to reduce the minimum width of two parking spaces on the driveway, in order to provide an additional parking space. Specifically, both parking spaces are proposed to be a minimum of 2.54 metres wide whereas a minimum width of 2.75 metres wide is currently required (a reduction of 0.21 metres per space). Both parking spaces will comply with the minimum parking stall length required of 5.5 metres.

The intent of the minimum parking space requirements of the Zoning By-law is to ensure that adequate parking is provided for the residential use and that the parking spaces are accessible and functional. As the additional parking space required for the accessory dwelling unit can be adequately provided on the lands, the intent of the Zoning By-law is being met. The reduced width of 0.21 metres per space is minor in nature and will not significantly impact an owner's ability to enter or exit the vehicles on the driveway.

Based on the foregoing, staff is of the opinion that the requested variance is minor in nature, conforms to the general policies and intent of both the Official Plan and Zoning By-law and is appropriate for the development and use of the land.

Recommendation:

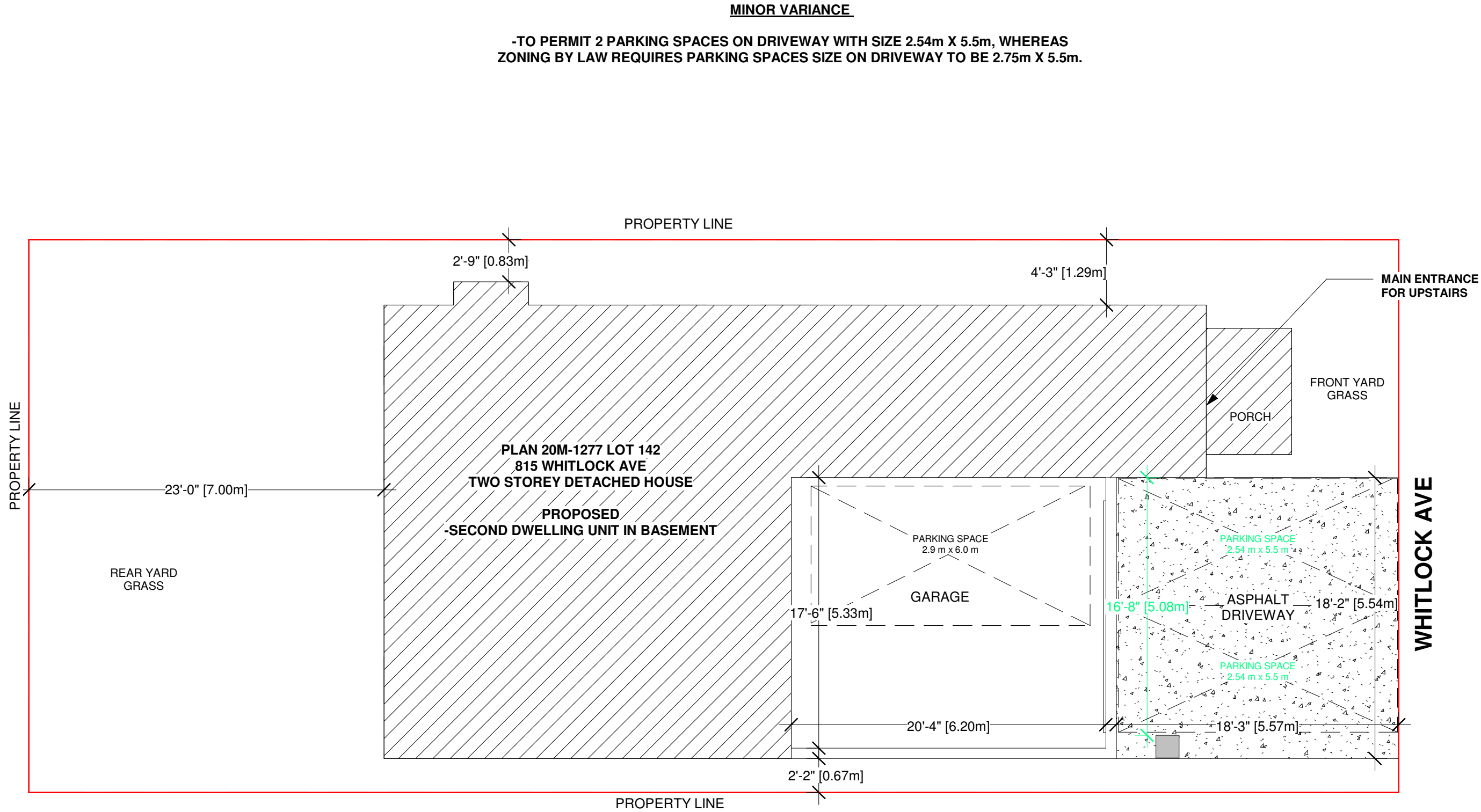
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That a building permit be obtained for the accessory apartment within two (2) years from the date of this decision.
2. That the approval be subject to 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 a building permit is not secured.

Natalie Stopar

Natalie Stopar, RPP, MCIP
Planner, Development Review

October 19, 2022



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP


01	ISSUED FOR PERMIT	JAN 07/22

ADDRESS:
815 WHITLOCK AVE,
MILTON, ON.

DRAWN BY: NK	CHECKED BY: TR
PROJECT NUMBER:	21R-24713

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: JAN 07/22	DWG No: A-1
SCALE: 1 : 80	



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*264 ZONE

ZONING: REVIEWED FOR C of A

sherri.jamieson

ZONING OFFICER

SEP 23, 2022

DATE



Memorandum to Committee of Adjustment Members

Minor Variance Application: A22-080/M (863 Whitlock Avenue)

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Allow the minimum size of two required parking spaces, on a residential driveway, to be 2.53 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.22 metres).

The subject property is known municipally as 863 Whitlock Avenue and is legally described as Lot 154 on Registered Plan 20M-1227. Currently located on the subject property is a single detached dwelling. Surrounding land uses include residential (primarily single detached dwellings), along with future parkland.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated as Residential on Schedule B “Urban Land Use Plan” within the Town of Milton Official Plan. This designation permits a range of densities, complementary non-residential uses, and secondary residential units (Section 3.2.3.9).

In accordance with Section 3.2.3.9, the proposed secondary dwelling unit will be located within the existing single-detached dwelling, is accessible to public transit, does not alter the external character of the building, and is located exterior to the Regulatory Flood Plain. The applicant has further demonstrated that adequate functional parking can be supported on-site.

Therefore, it is Planning Staff’s opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended, in respect to the Residential designation and Secondary Dwelling Unit policies.

Zoning:

The subject lands are zoned as special Residential Medium Density I * 264 (RMD1*264) within the Town of Milton Urban Zoning By-law 016-2014, as amended. Within this zone, medium density residential units are supported - including single detached dwellings, semi detached dwellings and duplexes.

Section 4.10 of the Zoning By-law requires that one parking space be provided to support the secondary dwelling unit, in addition to the two required spaces that support the primary dwelling.

To accommodate the provision requiring a dedicated parking space, the applicant is seeking a minor variance that would permit a reduction in width of the two parking spaces

in the driveway. Section 5.6.2.i) requires that the minimum size of a required parking space on a residential driveway be 2.75 metres in width by 5.5 metres in length. To accommodate two parking spaces on the residential driveway, the applicant is requesting relief to permit a width of 2.53 metres per parking space on the driveway (a reduction of 0.22 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

The applicant has requested a minor variance to accommodate a reduction in width of two parking spaces, located on a residential driveway. This relief will allow two parking spaces to be legally established on the driveway and one in the garage, in order to support the creation of a secondary dwelling unit.

The applicant has provided photos demonstrating that two vehicles can park wholly on the privately maintained residential driveway without overhang onto the municipal right-of-way or side yards. Further, each vehicle remains accessible and will not obstruct access to and from the property. As it relates to this variance, there are no physical changes proposed on the property as a result. Further, the requested relief will facilitate the creation of a secondary dwelling unit which contributes to housing availability and affordability.

Overall, Planning Staff are of the opinion that the variance being requested in minor in nature, is appropriate for the development of the subject property, conforms to the Official Plan, and maintains the intent of the Zoning By-law. As such, Planning Staff offer no objection to the approval of this minor variance application.

Recommendation:

THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Taranjot Singh, date stamped by Town Zoning on September 30, 2022.
2. That a building permit application be obtained within two (2) years from the date of this decision.
3. That the approval be subject to 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 a building permit is not secured

Rachel Suffern

Rachel Suffern, MPA, M.Sc. (PI)
Planner, Development Review

October 19, 2022

PROPOSED 2ND DWELLING UNIT
IN BASEMENT- 863 WHITLOCK AVE,
MILTON ON

PLAN 20M1227 LOT154

SHEET LIST		
NUMBER	NAME	DATE
A00	COVER	15/08/2022
A00	GENERAL NOTES	15/08/2022
A001	SURVEY PLAN	15/08/2022
A100	SITE PLAN	15/08/2022
A101	EXISTING BASEMENT	15/08/2022
A102	PROPOSED BASEMENT	15/08/2022
A103	1ST FLOOR PLAN	15/08/2022
A104	2ND FLOOR PLAN	15/08/2022
A105	SIDE ELEVATION	15/08/2022
A106	REAR ELEVATION	15/08/2022



EXISTING CONC. WALL
- 2X4 STUD(NEW) W/ EXISTING R-19 INSULATION
- 6MIL POLY VAPOR BARRIER (NEW)
- 12.9mm DRYWALL (NEW)



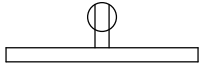
INTERIOR DRYWALL PARTITION (15 MIN.)
- 1/2" GYPSUM BOARD
- 2" X 4" STUDS @400 O.C.
- 1/2" GYPSUM BOARD



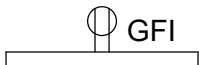
W4D
INTERIOR FIRE SEPARATION WALL PARTITION (30 MIN.)
- 2" X 4" STUDS @400mm O.C.
- 89mm THICK ABSORPTIVE MATERIAL
- 12.7mm TYPE X GYPSUM BOARD ON BOTH SIDES
1 LAYERS ON ONE SIDE



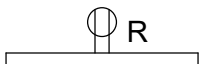
F8D
BASEMENT CEILING (30 MIN.) * STC 50
- WOOD JOIST OR WOOD I-JOISTS SPACED NOT MORE THAN 610mm O.C.
- WITH ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 610mm O.C.
- 15.9mm TYPE X GYPSUM BOARD(2 LAYERS)



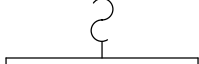
DUPLEX RECEPTACLE OUTLET



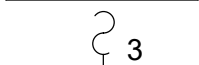
GROUND FAULT CURRENT
INTERUPTER RECEPTACLE OUTLET



RANGE RECEPTACLE OUTLET



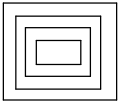
LIGHT SWITCH



3 WAY SWITCH AT THE TOP
AND BOTTOM OF STAIR



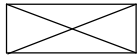
LIGHT FIXTURE



EXHAUST FAN



AIR REGISTER COMPLIANCE
WITH OBC DIV B. 9.33.3.1.(1)



RETURN AIR GRILL



SMOKE ALARM



CARBON MONOXIDE ALARM



DUCT TYPE SMOKE DETECTOR



SPRINKLER



EMERGENCY LIGHTING



MINIMUM 20 MIN. FR W/ SELF-CLOSING DEVICE



EXHAUST DUCTS DIRECTLY CONNECTED TO LAUNDRY
DRYING EQUIPMENT SHALL BE INDEPENDENT OF
OTHER EXHAUST DUCTS

* ABSORPTIVE MATERIAL INCLUDES:
- FIBRE PROCESSED FROM ROCK OR SLAG WITH A MIN. THICKNESS OF 90 MM
AND A MIN. SURFACE MASS OF 2.8 kg/sq.m. or
- SPRAY APPLIED CELLULOSE FIBRE WITH AMIN. DENSITY OF 50 kg/cu.m. AND
MIN. DEPTH OF 90 MM ON THE UNDERSIDE OF THE SUBFLOOR AND OF 90 mm
ON THE IDES OF THE FLOOR JOISTS.

NOTE: MINIMUM STC RATING REQUIRED TO ACHIEVE IS 50 AS
PER OBC 9.11

GENERAL NOTES -

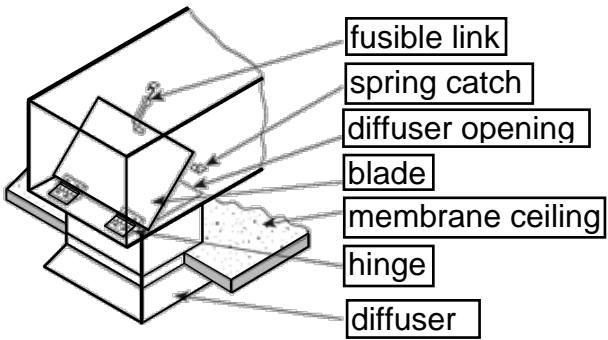
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, O.REG. 332/12; AND ANY CONSTRUCTION CHANGES MADE THAT ARE NOT A PART OF THE ISSUED REVIEWD PERMIT DRAWINGS WILL REQUIRE AN ADDITIONAL REVISION PERMIT.
2. SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING AND IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS". SMOKE SHALL INCLUDE A VISUAL SIGNALING COMPONENT AND BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH THE REVIEWED DRAWINGS. SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN THE NORMAL CONDITION, FOLLOWED BY 4M MINUTES OF ALARM SIGNALING
3. PROVIDE CARBON MONOXIDE ALARMS CONFORMING TO CAN/CSA-6.19,"RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARMS MAY BE HARDWIRED BATTERY OPERATED OR THE TYPE THAT CAN BE PLUGGED INTO AN ELECTRICAL OUTLET.
4. ELECTRICAL WORK MUST BE INSPECTED BY THE ELCTRICAL SAFETY AUTHORITY.
5. PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION AS PER OBC 9.10.9.6.
6. FIRE DAMPERS REQUIRED FOR DUCTS THAT PENETRATE FIRE SEPARATIONS AS PER OBC 9.10.13.13.
7. FIRE STOP FLAPS REQUIRED ON ALL OPENINGS IN CEILING. OBC 9.10.13.14.
8. ENSURE THE REQUIREMENT OF SHUT-OFF VALVES ON HOT AND COLD WATER SUPPLY TO EACH UNIT FOR SERVICE/REPAIR. AS PER OBC 7.6.1.6.

CONSTRUCTION REQUIREMENTS FOR FIRE STOP FLAPS:

1. FIRE STOP FLAPS SHALL BE CONSTRUCTED OF STEEL NOT LESS THAN 1.5mm THICK, COVERED ON BOTH SIDED WITH PAINTED ASBESTOS PAPER NOT LESS THAN 1.6mm THICK AND EQUIPPED WITH PINS AND HINGES OF CORROSION-RESISTANT MATERIAL.

CONSTRUCTION REQUIREMENTS FOR FIRE DAMPERS:

1. DAMPER SHALL BE SECURED TO SLEEVE WITH #10 SHEET METAL SCREWS 6" O.C., 1.4" NUTS AND BOLTS, WELDING, 3/16" STEEL POP RIVETS OR CLINCHING(TOGGLE).
2. ANGLES SHALL BE A MIN. OF 1-1/2" X 1-1/2" X 16 GAUGE OR MAY BE OF A UNIT TYPE CONSTRUCTION.
3. FASTEN TO SLEEVE WITH 1/4" DIAMETER NUTS AND BOLTS, WELDING 8" O.C., #8 STEEL MEATL SCREWS 8" O.C. OR 3/16" STEEL POP RIVETS.



GENERAL NOTES:

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- ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

- CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEENMADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

DESIGNER INFO:

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

TARANJOT SINGH

BCIN 114841

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

DWG TITLE: SURVEY PLAN

SCALE:

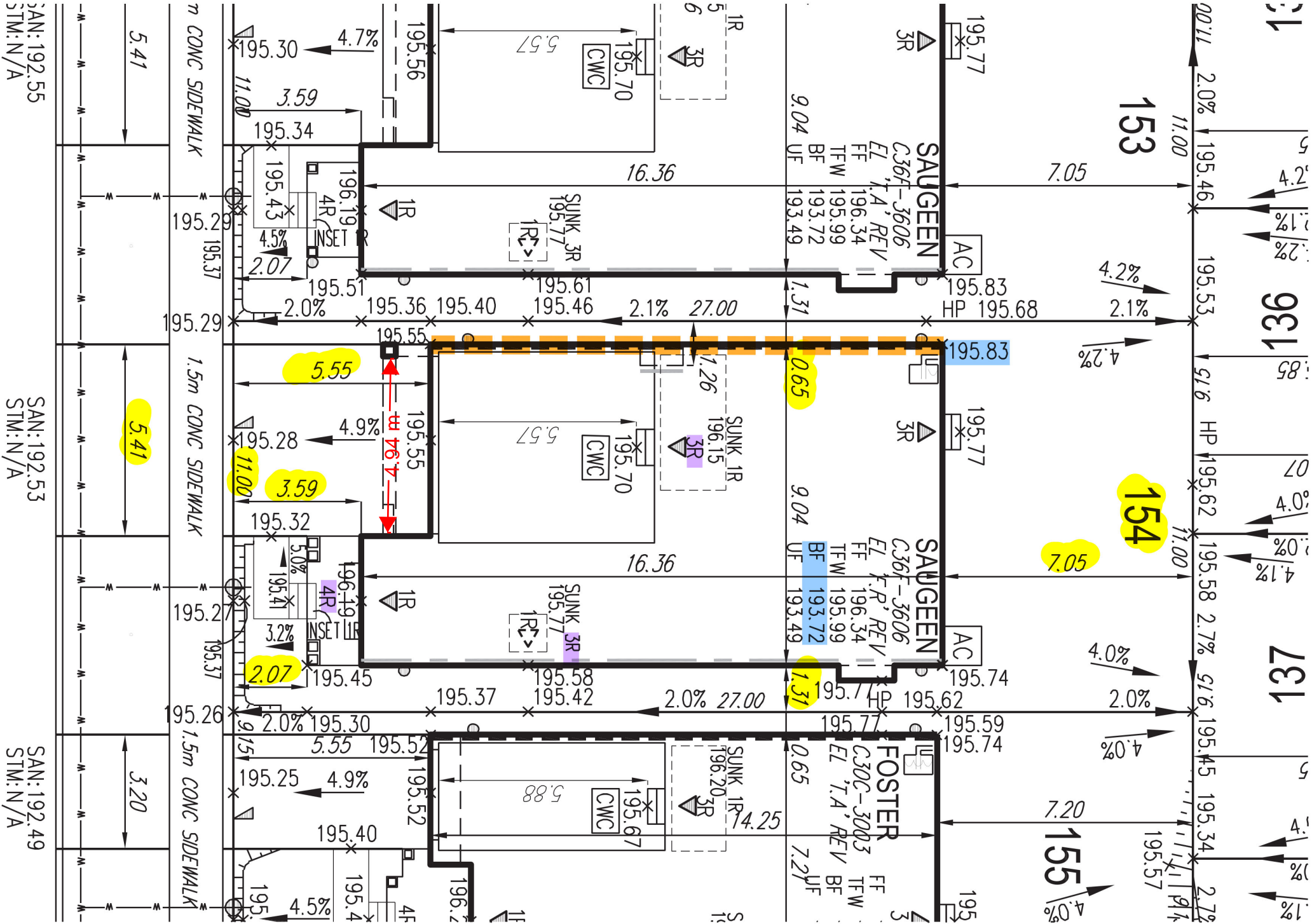
PROJECT NO: 0001

A001

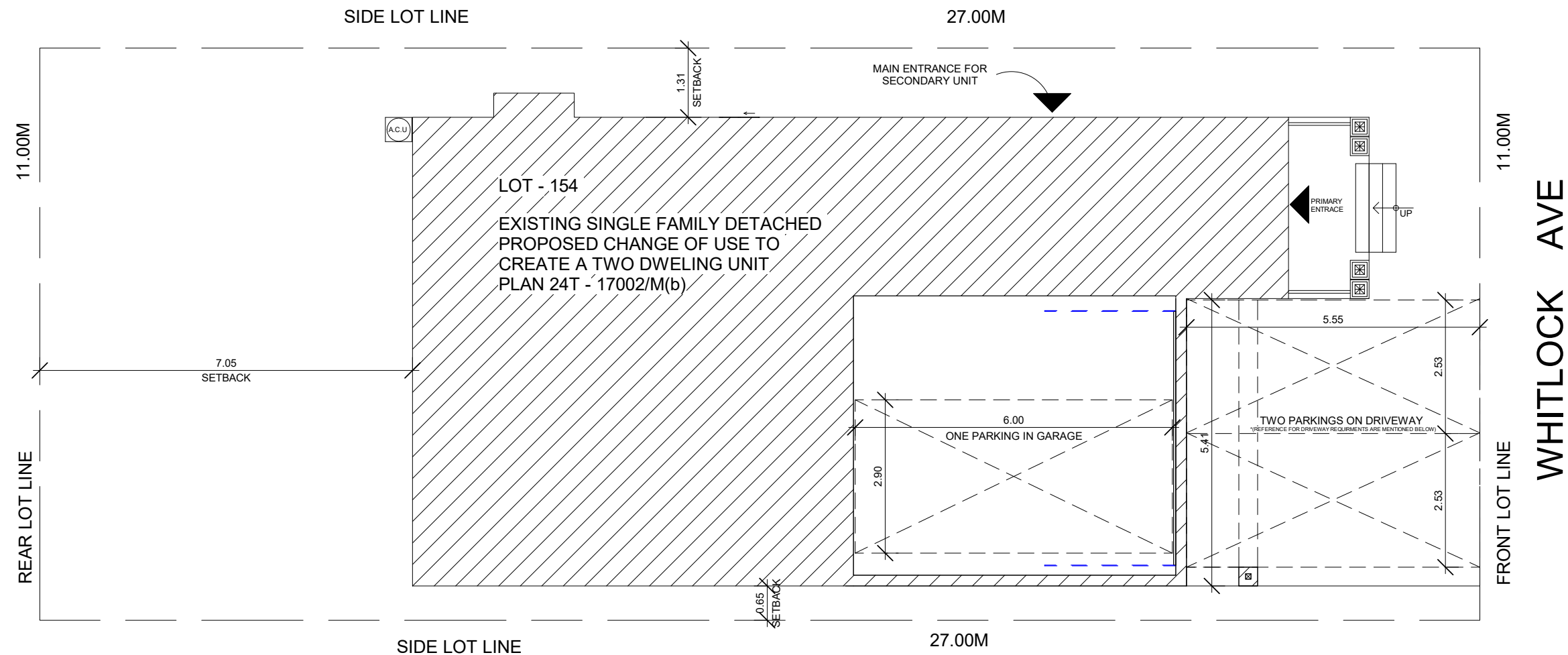
DRAWING NO:

15\PHASE 3\218015-WSP02.DWG

20-10488



Step/Stairs shall be located a minimum 1.0 m from the front lot line



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*264 ZONE
ZONING: REVIEWED FOR C of A
Trudy.Gravel SEP 30, 2022
ZONING OFFICER DATE

GENERAL NOTES:

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TARANJOT SINGH

BCIN 114841

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

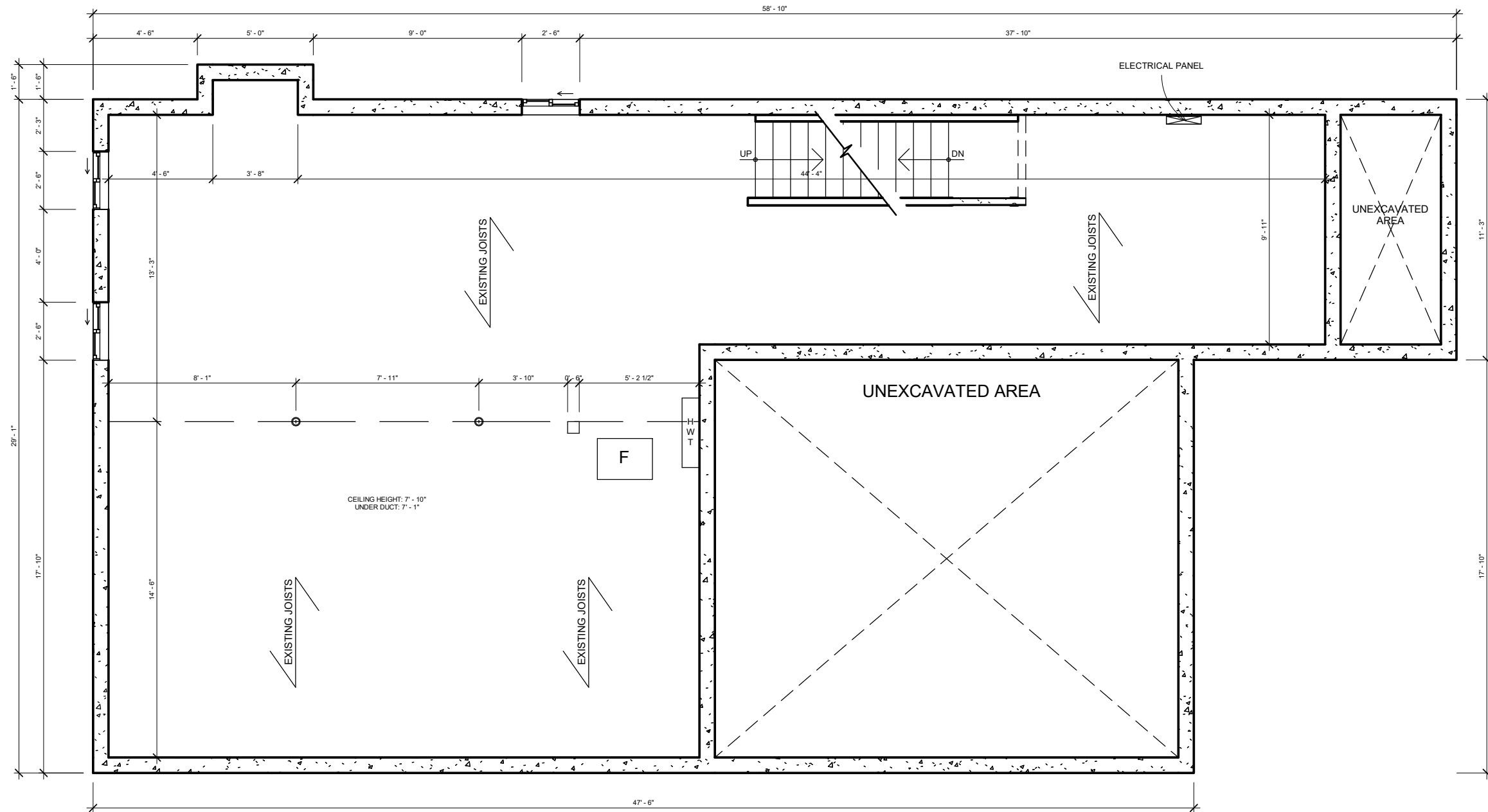
DWG TITLE: SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT NO: 0001

DRAWING NO:

A100



GENERAL NOTES:

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TARANJOT SINGH

BCIN 114841

Taranjot Singh

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

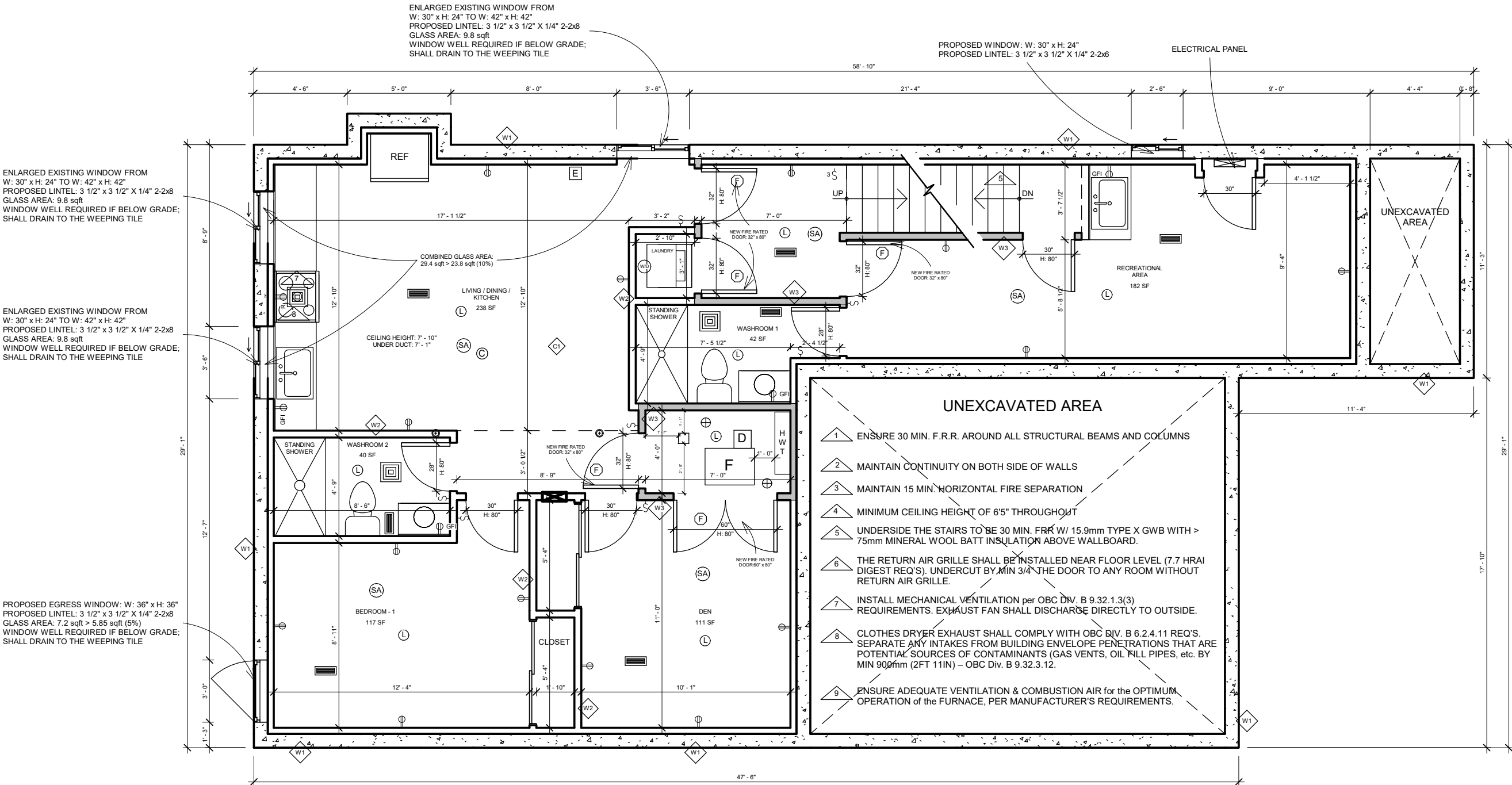
DWG TITLE: EXISTING BASEMENT PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO: 0001

A101

DRAWING NO:



GENERAL NOTES:

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TARANJOT SINGH BCIN 114841

Taranjot Singh

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

DWG TITLE: PROPOSED BASEMENT PLAN

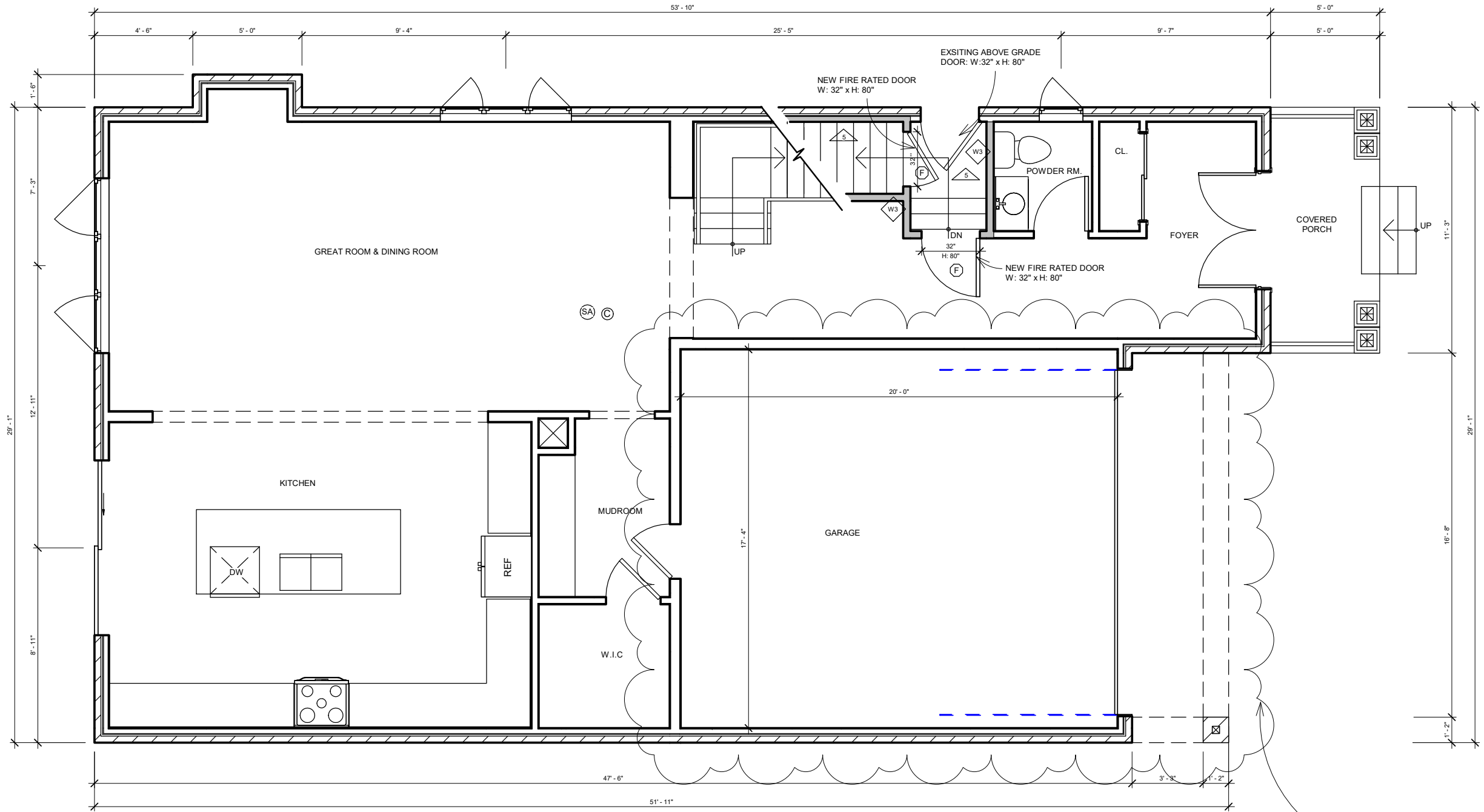
SCALE: 3/16" = 1'-0"

PROJECT NO: 0001

A102

DRAWING NO:





*REFERENCE FOR GARAGE
PARKING REQUIREMENT
MENTIONED BELOW



GENERAL NOTES:

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TARANJOT SINGH	BCIN 114841
----------------	-------------

Taranjot Singh

DESIGNER SIGN:

PROJECT:

Proposed 2nd Dwelling

ADDRESS:

863 Whitlock Ave
Milton, ON L9E 1R8

DWG TITLE:

FIRST FLOOR PLAN

SCALE:

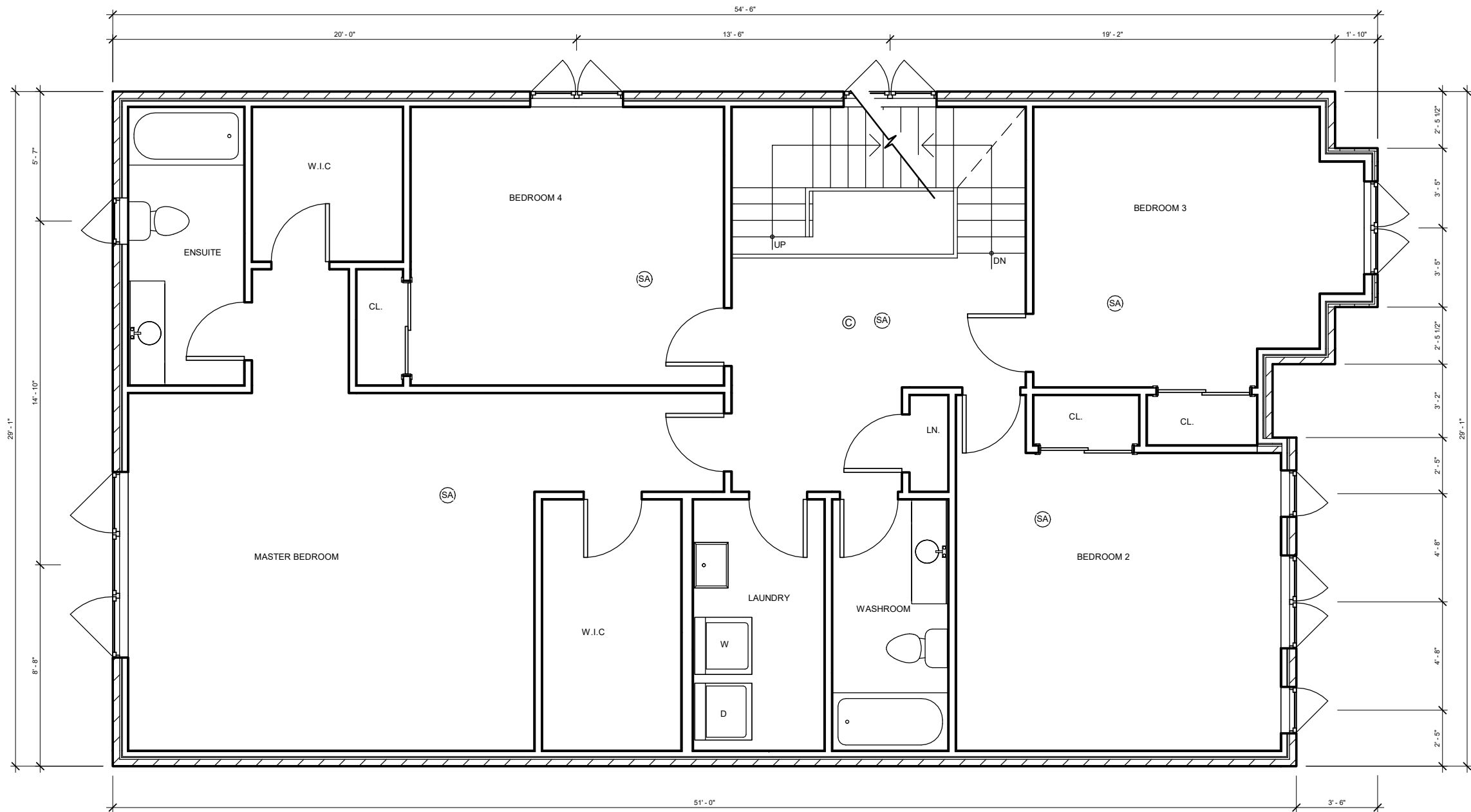
3/16" = 1'-0"

PROJECT NO:

0001

DRAWING NO:

A103



GENERAL NOTES:

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DESIGNER INFO:

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TARANJOT SINGH BCIN 114841

Taranjot Singh

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

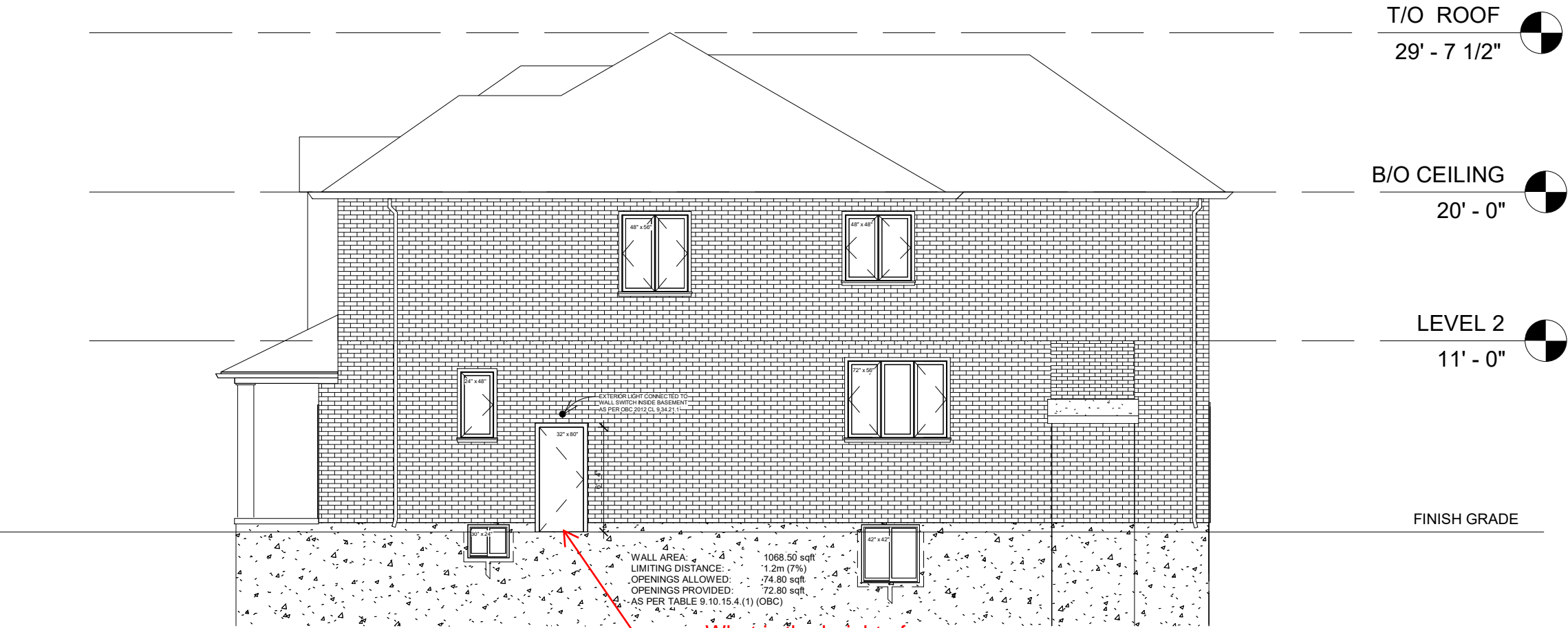
DWG TITLE: SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT NO: 0001

A104

DRAWING NO:



T/O ROOF
29' - 7 1/2"

B/O CEILING
20' - 0"

LEVEL 2
11' - 0"

FINISH GRADE

What is the height of the door sill to the grade of the property?

GENERAL NOTES:

- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
- ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.
- CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEENMADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

DESIGNER INFO:

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

TARANJOT SINGH BCIN 114841

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

DWG TITLE: SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NO: 0001

A105

DRAWING NO:



GENERAL NOTES:

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TARANJOT SINGH

BCIN 114841

Taranjot Singh

DESIGNER SIGN:

PROJECT: Proposed 2nd Dwelling

863 Whitlock Ave
Milton, ON L9E 1R8

ADDRESS:

DWG TITLE: SIDE ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT NO: 0001

A106

DRAWING NO:



Memorandum to Committee of Adjustment Members

Minor Variance Application: A22-081/M (1218 Biason Circle)

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 016-2014, as amended, have been requested to:

- Allow the minimum size of two required parking spaces, on a residential driveway, to be 2.56 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.19 metres).
- Allow a landing, accessing a principal building, to encroach into an interior side yard, resulting in an interior side yard setback of 0.34 metres, where as landings are not permitted to encroach into the interior side yard.

The subject property is known municipally as 1218 Biason Circle and is legally described as Lot 71 on Registered Plan 20M-1146. Currently existing on the subject property is a single detached dwelling. Surrounding land uses include residential and commercial uses.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated as Residential Office on Schedule B "Urban Land Use Plan" within the Town of Milton Official Plan. This designation permits residential uses (a range of densities), office and accessory local commercial uses.

In accordance with Section 3.2.3.9, the proposed secondary dwelling unit will be located within the existing single-detached dwelling, is accessible to public transit, does not alter the external character of the building, and is located exterior to the Regulatory Flood Plain. The applicant has further demonstrated that adequate functional parking can be supported on-site. The secondary dwelling unit would exemplify a residential use.

Therefore, it is Planning Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended, in respect to the Residential Office designation and Secondary Dwelling Unit policies.

Zoning:

The subject lands are zoned as special Residential Medium Density I * 150 (RMD1*150) within the Town of Milton Urban Zoning By-law 016-2014, as amended. Within this zone, medium density residential uses are supported - including single detached dwellings, semi detached dwellings and duplexes.

Variance One - Parking Reduction:

Section 4.10 of the Zoning By-law requires that one parking space be provided to support the secondary dwelling unit, in addition to the two required spaces that support the primary dwelling.

To accommodate the provision requiring a dedicated parking space, the applicant is seeking a minor variance that would permit a reduction in width of the two parking spaces in the driveway. Section 5.6.2.i) requires that the minimum size of a required parking space on a residential driveway be 2.75 metres in width by 5.5 metres in length. To accommodate two parking spaces on the residential driveway, the applicant is requesting relief to permit a width of 2.56 metres per parking space on the driveway (a reduction of 0.19 metres).

Variance Two - Landing Encroachment:

Section 4.19.5 Table 4H of the Zoning By-law does not permit landings to encroach into the interior side yard. To accommodate the proposed landing, accessing a principal building, the applicant is requesting that a landing be permitted in the interior side yard. As resultant setback of 0.34 metres is proposed.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

The applicant intends to create a secondary dwelling unit. To enable this proposal, relief is required in respect to parking space dimensions and landings located in the side yard.

Variance One - Parking Reduction:

The applicant has requested a minor variance to accommodate a reduction in width of two parking spaces, located on a residential driveway. This relief will allow two parking spaces to be legally established on the driveway and one in the garage, in order to support the creation of a secondary dwelling unit.

The applicant has provided photos demonstrating that two vehicles can park wholly on the privately maintained residential driveway without overhang onto the municipal right-of-way or side yards. Further, each vehicle remains accessible and will not obstruct access to and from the property. As it relates to this variance, there are no physical changes proposed on the property as a result. Further, the requested relief will facilitate the creation of a secondary dwelling unit which contributes to housing availability and affordability.

Variance Two - Landing Encroachment:

The applicant has requested a minor variance to allow a landing to encroach into the interior side yard in order to provide access to the secondary dwelling unit. The proposed landing results in an interior side yard setback of 0.34 metres.

Planning Staff are of the opinion that although this landing encroaches into the side yard, adequate access to the rear yard is maintained as the alternate side yard has an unobstructed setback of 0.65 metres. Further, the landing will not impact sightlines or the neighbouring property owner's privacy. Finally, Development Engineering did not express concerns with the proposed encroachment from a grading and drainage perspective.

Overall, Planning Staff are of the opinion that the variances being requested are minor in nature, appropriate for the development of the subject property, conform to the Official Plan, and maintain the intent of the Zoning By-law. As such, Planning Staff offer no objection to the approval of this minor variance application.

Recommendation:

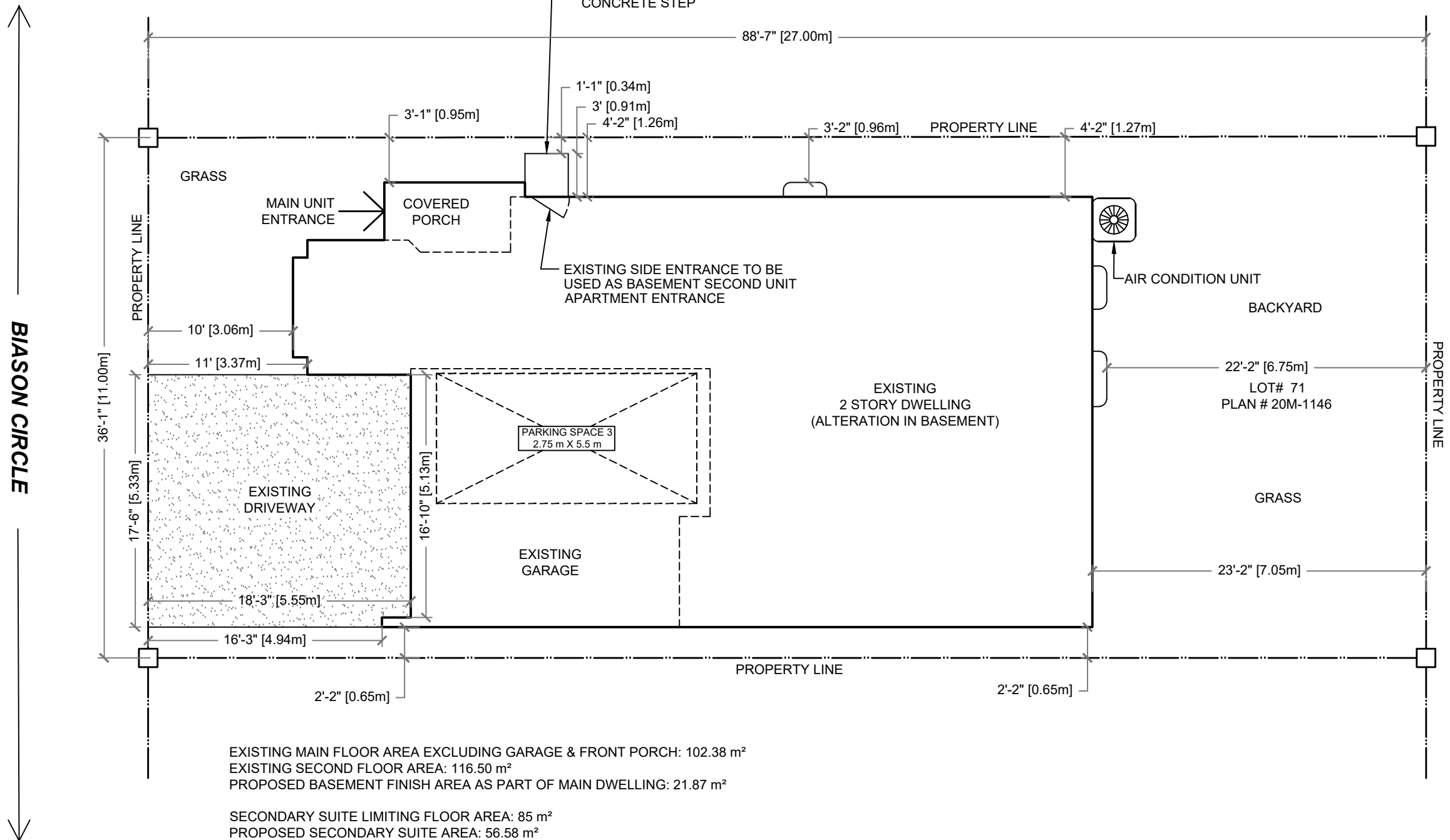
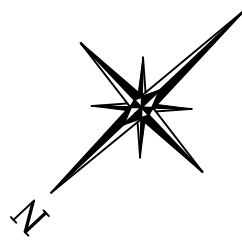
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Alfa Engineering Solutions, date stamped by Town Zoning on September 12, 2022.
2. That a building permit application be obtained within two (2) years from the date of this decision.
3. That the approval be subject to 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 a building permit is not secured.

Rachel Suffern

Rachel Suffern, MPA, M.Sc. (PI)
Planner, Development Review

October 19, 2022



EXISTING MAIN FLOOR AREA EXCLUDING GARAGE & FRONT PORCH: 102.38 m²
EXISTING SECOND FLOOR AREA: 116.50 m²
PROPOSED BASEMENT FINISH AREA AS PART OF MAIN DWELLING: 21.87 m²

SECONDARY SUITE LIMITING FLOOR AREA: 85 m²
PROPOSED SECONDARY SUITE AREA: 56.58 m²

PARKING SPACES REQUIRED: 3 SPACES
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
2 SPACES ON DRIVEWAY



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
marian.Gerges
ZONING OFFICER

SEP 12, 2022
DATE

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Rev.	Date dd.mm.yy	Description
00	01.06.22	ISSUED FOR BUILDING PERMIT





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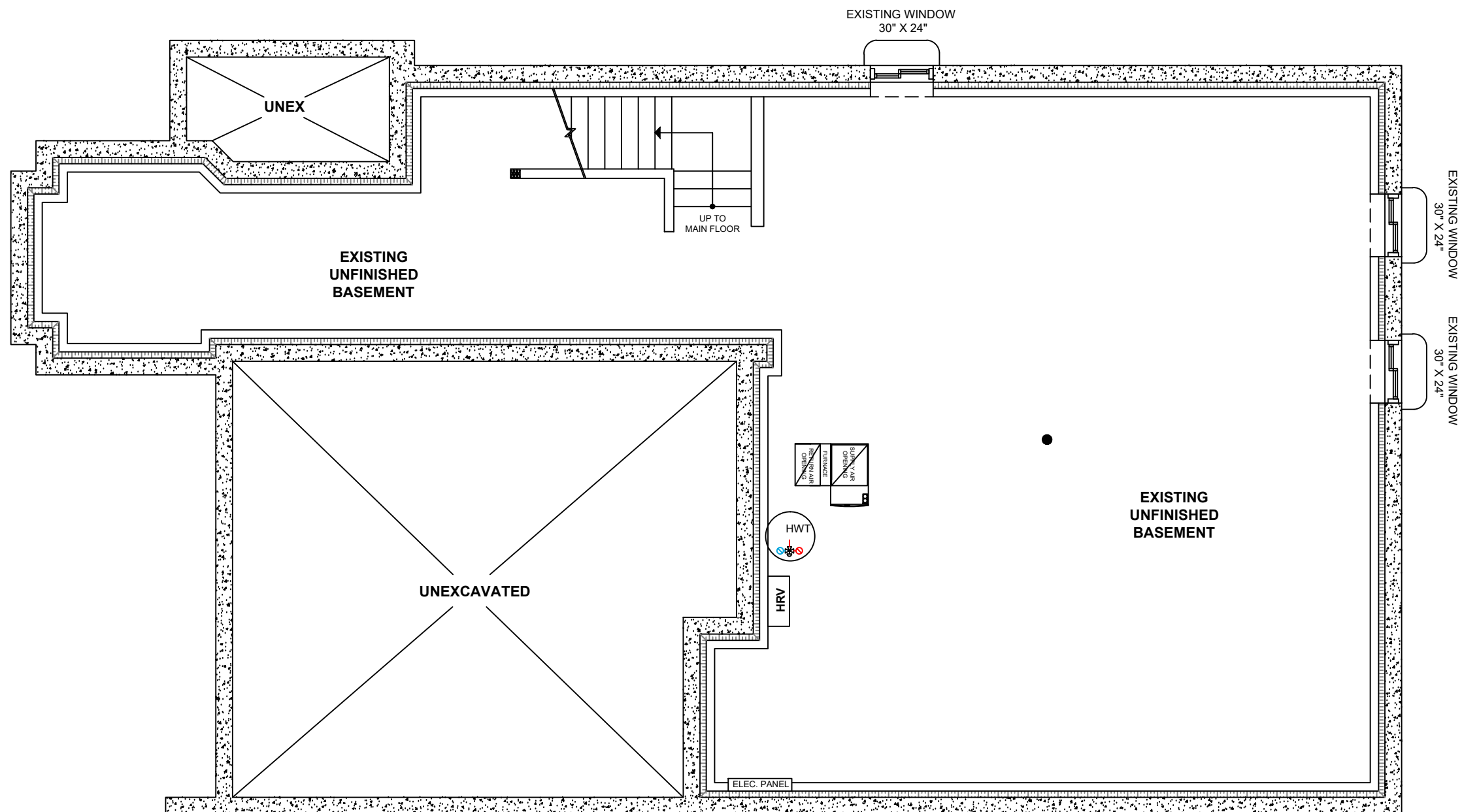
Project Address:
1218 Biason Circle
Milton, Ontario
Canada, L9T 8S8

Name: **Bassel Kattan**
Tel: **416-948-0921**
Email: **engking010121@gmail.com**

Project Title:
TWO UNIT DWELLING

Drawing Title:
SITE PLAN

Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Project No. BSC-2558	Sheet No. A1.0	Scale: 1:100



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE

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ZONING OFFICER

SEP 12, 2022
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Email: malfarraji@alfaengsolutions.com

Customer Info:	Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8
	Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com

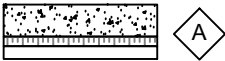
Project Title: TWO UNIT DWELLING	Drawing Title: EXISTING BASEMENT FLOOR PLAN
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Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Project No. BSC-2558	Sheet No. A2.0	Scale: 1:60

CEILING CONSTRUCTION
15 MIN FIRE SEPARATION
OBC COMPLIANCE C147 (b) ON CEILING

EXISTING FINISHED FLOOR
EXISTING 5/8" T&G SUB FLOOR
EXISTING WOOD FLOOR JOIST
ONE LAYER 1/2" GYPSUM BOARD ON CEILING SIDE

\$3	120V SINGLE POLE TOGGLE SWITCH '3' DENOTES 3-WAY
	LIGHT FIXTURE



EXTERIOR WALL CONSTRUCTION "TYPE A"

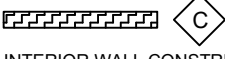
- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- R12 MINERAL FIBER INSULATION WITH VAPOR BARRIER
- EXISTING CONCRETE FOUNDATION WALL



INTERIOR WALL CONSTRUCTION "TYPE B" 30 MIN. FIRE SEPARATION WALL OBC COMPLIANCE C147 (a)

Option 1: SB3-W1c

- 1/2" GYPSUM BOARD
- 89mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE&SOUND)
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD



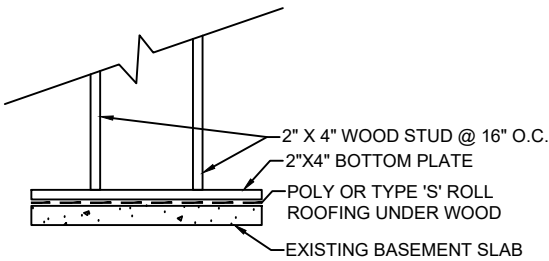
INTERIOR WALL CONSTRUCTION "TYPE C"

- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

- (S) SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
 - SHALL HAVE A BATTERY BACKUP
 - SHALL BE INTERCONNECTED
- (C) CARBON MONOXIDE ALARM

GENERAL NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
- FRAMING NOTES:
 - DIMENSIONAL LUMBER TO BE S-P-F GRADE 1 OR 2.
- EF-1/2 : 50CFM EXHAUST FAN WITH 1.5 SONES OR LOWER
- ALL FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION OR TO THE EXTERIOR
- BASEMENT CEILING HEIGHT TO CONFIRM TO DIVISION B, TABLE 9.5.3.1
- CEILING HEIGHT UNDER BEAMS & DUCTS IN THE BASEMENT SHALL MEET THE OBC REQUIREMENT & NOT BE LESS THAN 1950mm
- SMOKE ALARM:
 - SMOKE ALARMS IN BASEMENT TO BE INTERCONNECTED WITH SMOKE ALARM ON MAIN FLOOR & SMOKE ALARMS ON SECOND FLOOR COMMON AREA & BEDROOMS (SMOKE ALARM TO BE INSTALLED IN EVERY BEDROOM ON SECOND FLOOR)
 - SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19



WINDOW CALCULATION FOR BEDROOM @ 2.5% OBC "C79(a)":
 $17,472 \text{ in}^2 \times 2.5\% = 437 \text{ in}^2$

ENLARGE EX WINDOW FROM 30" X 24" TO 30" X 30"

ENLARGE EX WINDOW FROM 30" X 24" TO 40" X 48"

EGRESS WINDOW

WINDOW CALCULATION FOR LIVING / DINING ROOM @ 5% OBC "C79(a)":
 $27,612 \text{ in}^2 \times 5\% = 1,381 \text{ in}^2$
GLAZING PROVIDED: 1,428 in²

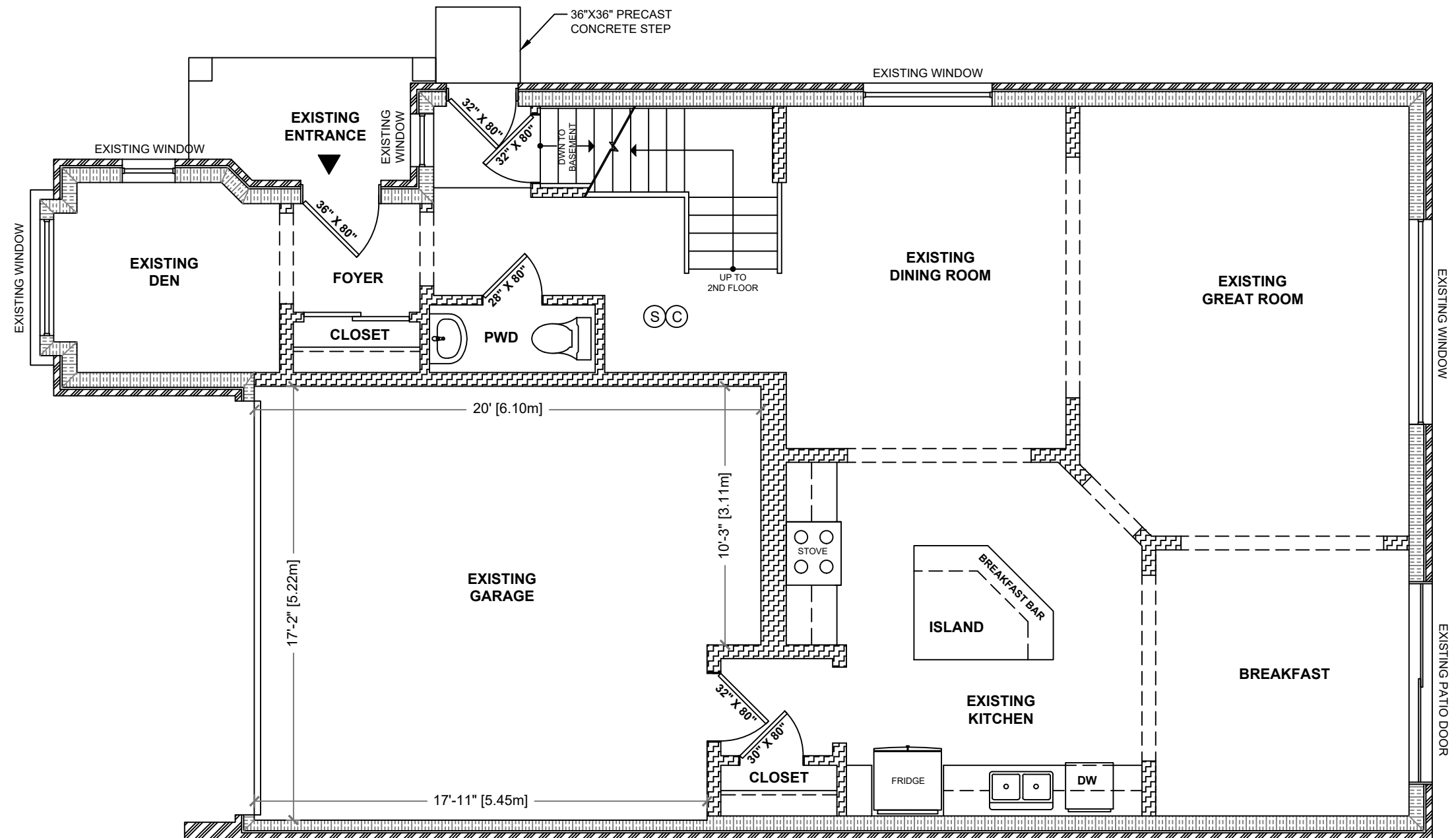
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RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
marian.Gerges
ZONING OFFICER
SEP 12, 2022
DATE

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00	01.06.22	ISSUED FOR BUILDING PERMIT



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Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfar@alfaengsolutions.com

Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: PROPOSED BASEMENT FLOOR PLAN	Project No. BSC-2558	Sheet No. A2.1	Scale: 1:60



**MILTON**
DEVELOPMENT SERVICES

TOWN OF MILTON
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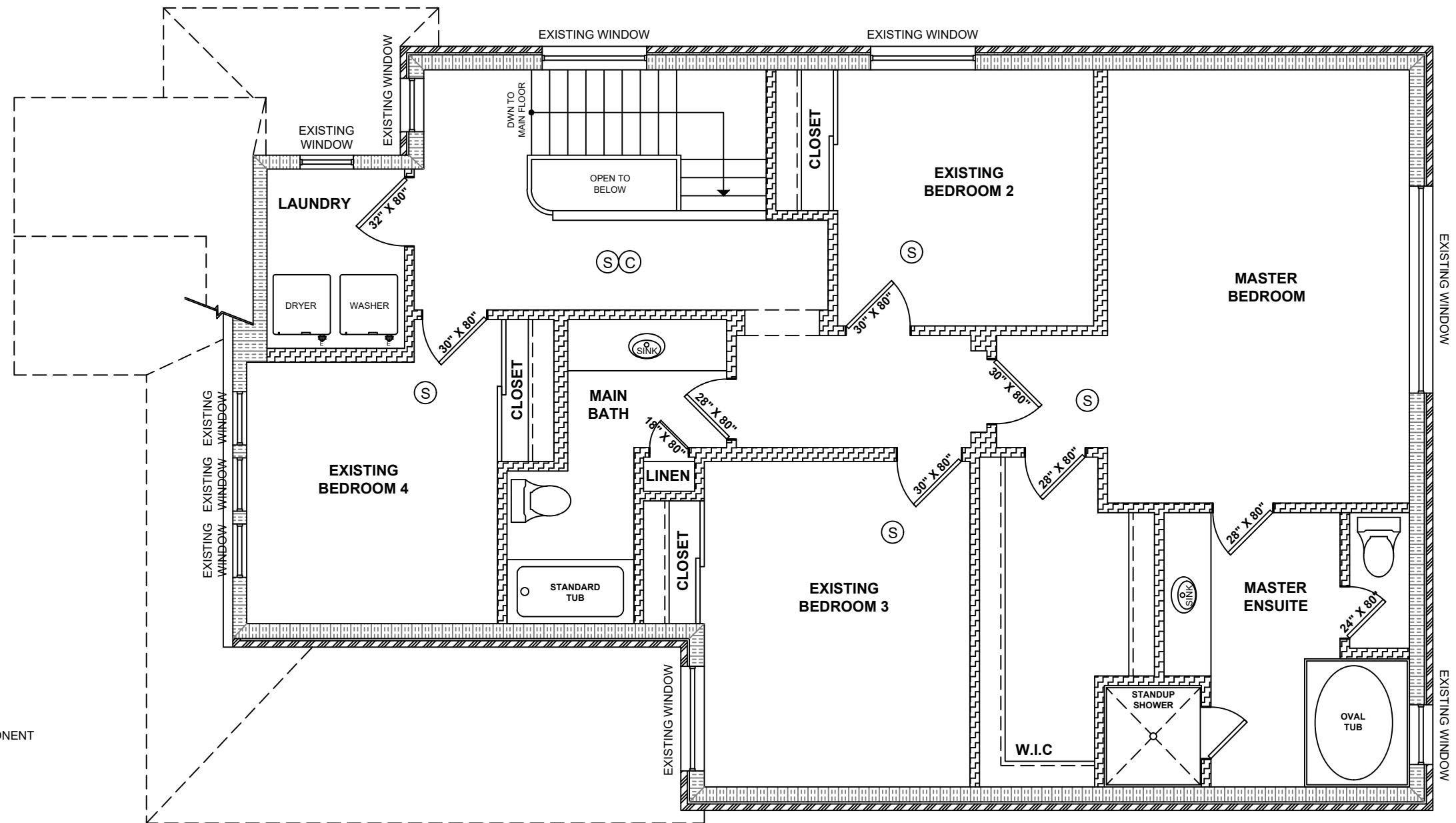
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Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarr@alfaengsolutions.com

Customer Info:	Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8
	Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com

Project Title: TWO UNIT DWELLING	Drawing Title: EXISTING GROUND FLOOR PLAN
--	---

Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Project No. BSC-2558	Sheet No. A2.2	Scale: 1:60

[illegible]



- (S) SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
 - SHALL HAVE A BATTERY BACKUP
 - SHALL BE INTERCONNECTED

- (C) CARBON MONOXIDE ALARM

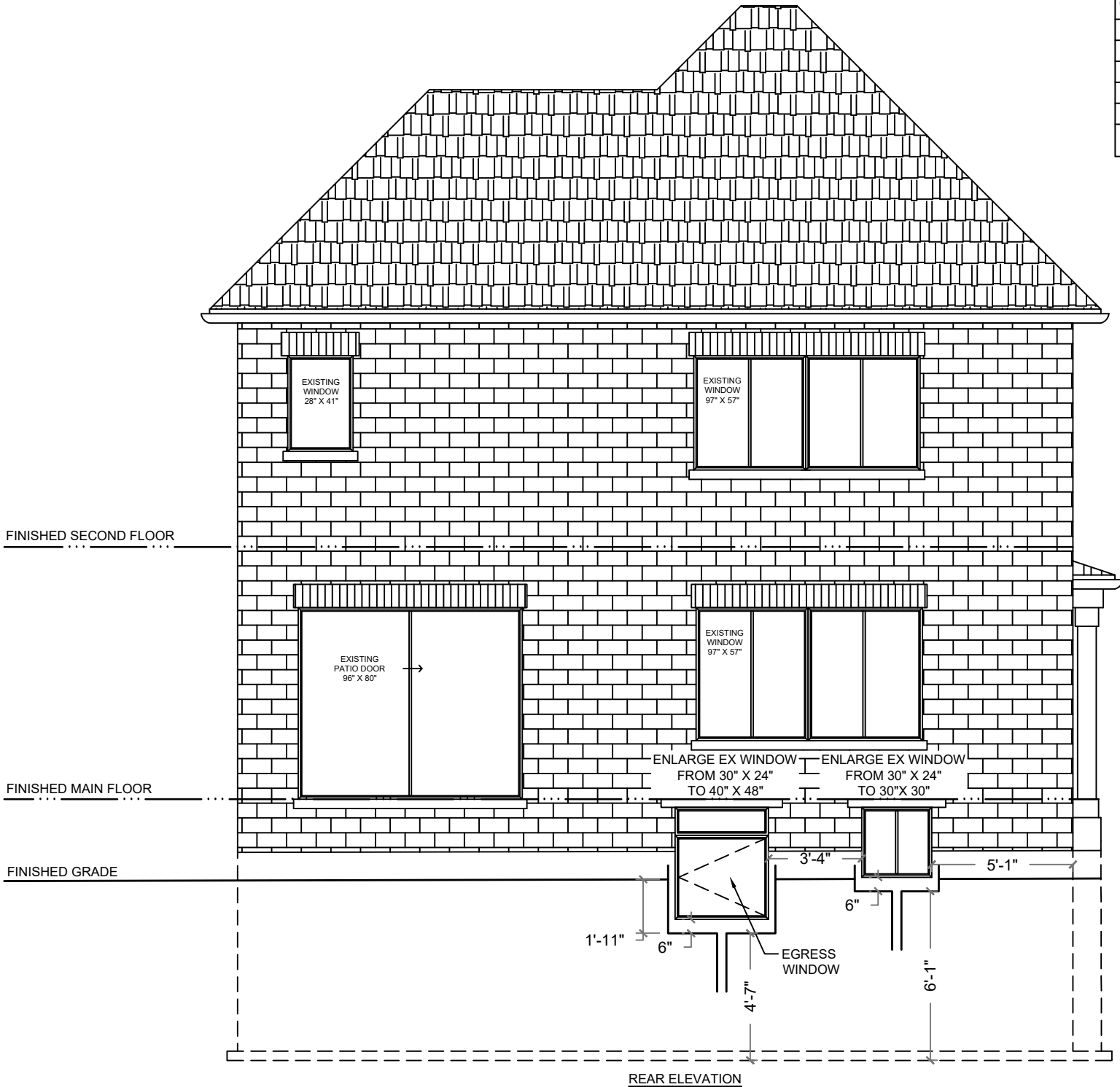
- NOTE:**
- INSTALL SMOKE ALARM IN EVERY BEDROOM ON SECOND FLOOR AND INTERCONNECT WITH SMOKE ALARM ON MAIN FLOOR AND BASEMENT.
 - SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19
 - EXISTING SECOND FLOOR WALL & CEILING IS ½" DRYWALLED



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Customer Info:	Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
	Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: SECOND FLOOR PLAN	Project No. BSC-2558	Sheet No. A2.4	Scale: 1:60



WINDOW GLAZING AREA CALCULATION					
WINDOW CONDITION	WINDOW OPENING DIMENSIONS	WINDOW GLAZING DIMENSION	GLAZING AREA	QTY	TOTAL GLAZING AREA ABOVE GRADE
EXISTING	28" X 41"	22" X 35"	770 in²	1	770 in²
EXISTING	97" X 57"	91" X 51"	4,641 in²	2	9,282 in²
EXISTING	97" X 80"	91" X 74"	6,734 in²	1	6,734 in²
ENLARGED	30" X 30"	24" X 24"	576 in²	1	576 in²
ENLARGED	40" X 48"	34" X 42"	1,428 in²	1	1,428 in²
TOTAL					18,790 in² = 12.12 m²

TOTAL WALL AREA: 52.95 m²
LIMITING DISTANCE: 34.0%
OPENING ALLOWED: 18.00 m²
OPENING PROVIDED: 12.12 m²



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE

ZONING: REVIEWED FOR C of A

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ZONING OFFICER

SEP 12, 2022

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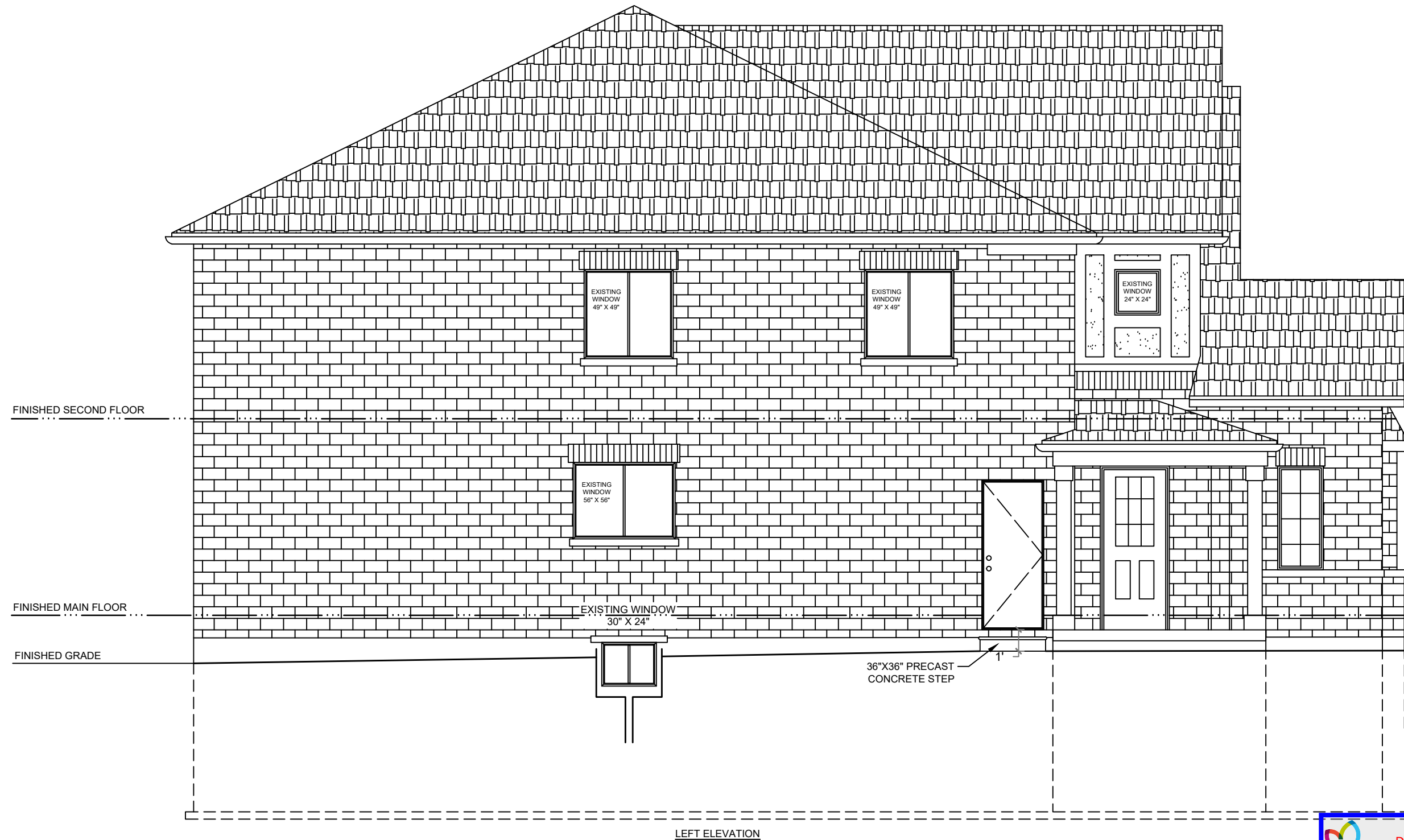





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Customer Info:	Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
	Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: REAR SIDE ELEVATION	Project No. BSC-2558	Sheet No. A2.5	Scale: 1:60




TOWN OF MILTON
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 RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
 marian.Gerges SEP 12, 2022
 ZONING OFFICER DATE

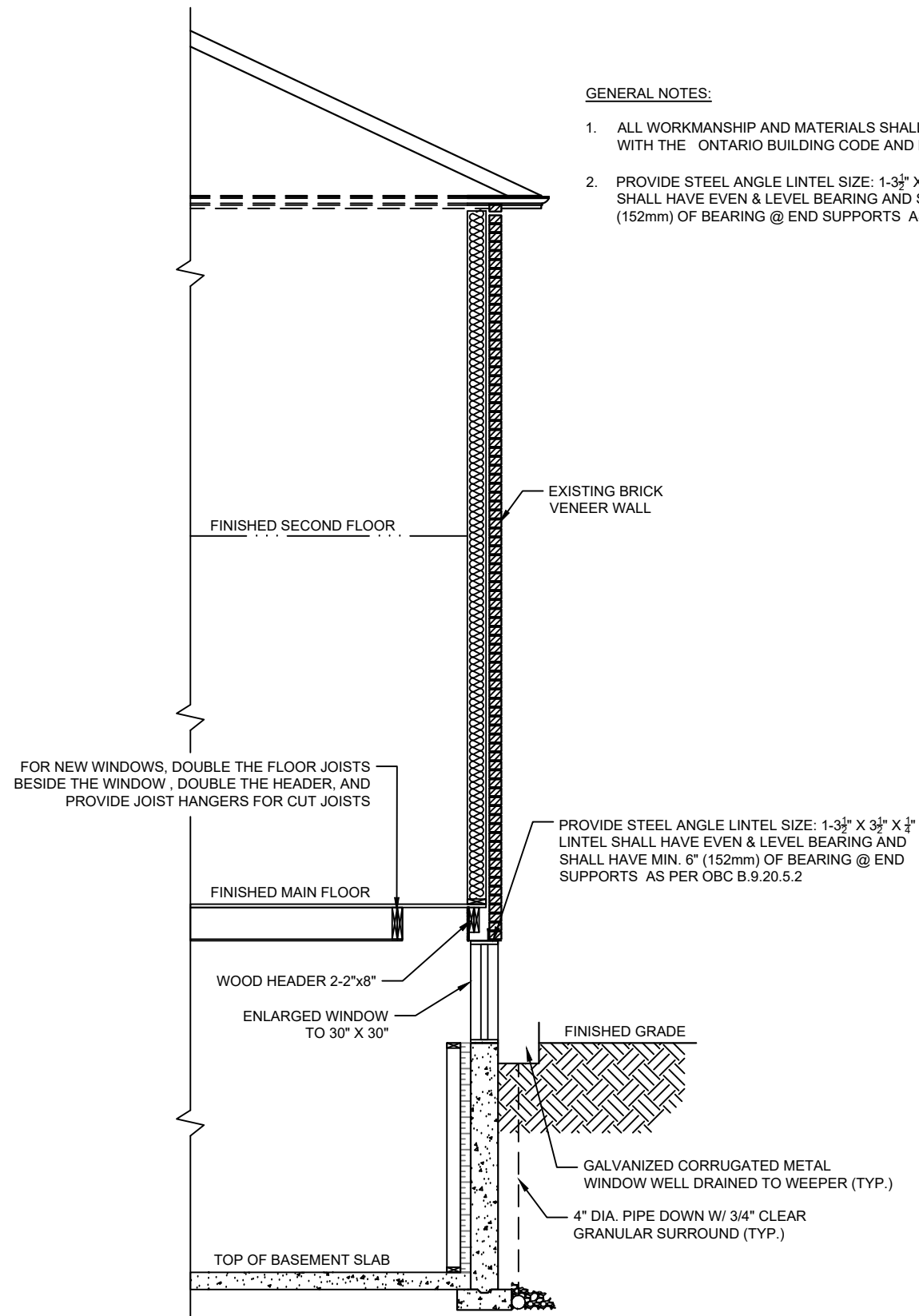
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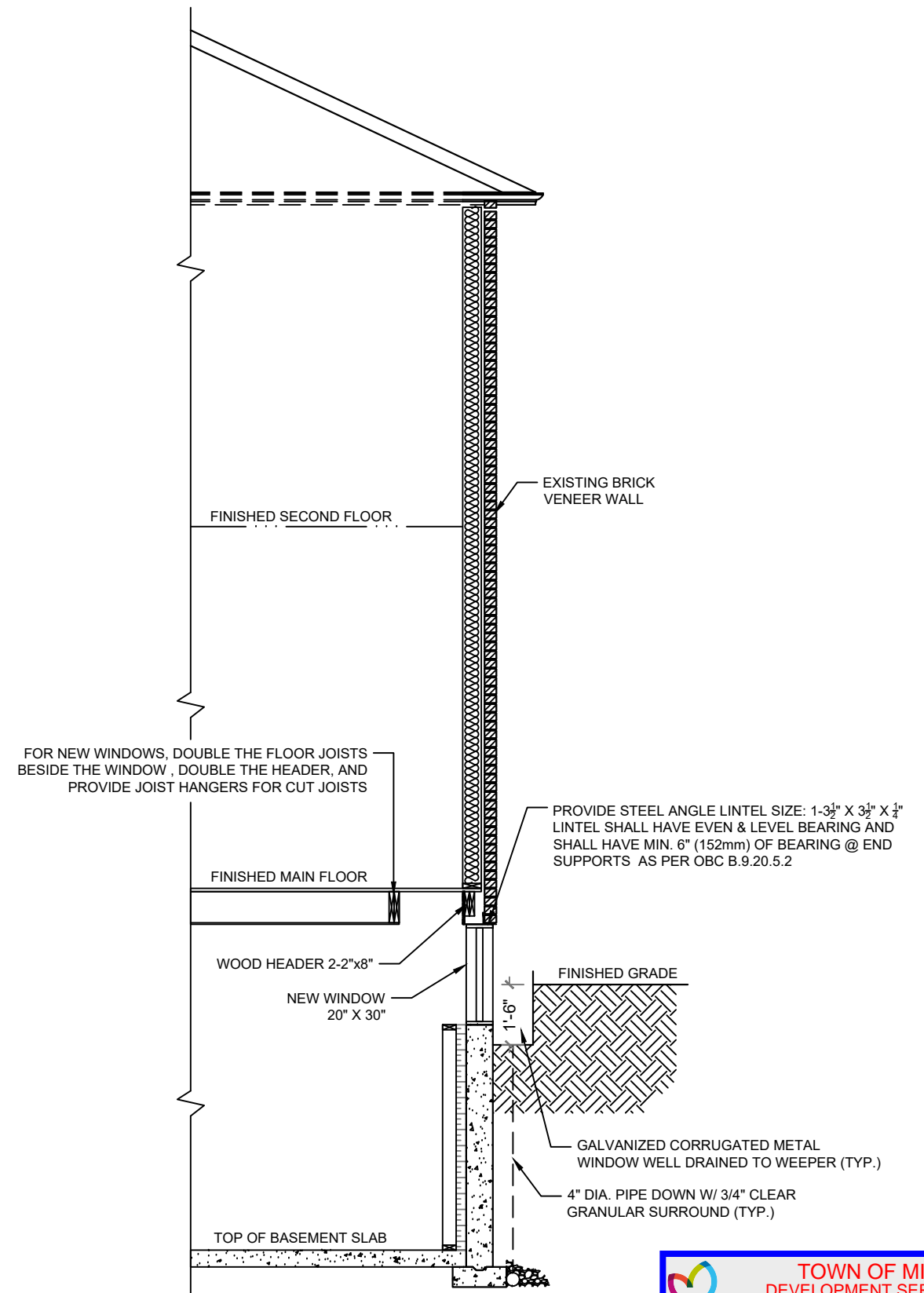

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 67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3
 Tel: 647-227-3227, www.alfaengsolutions.com
 Email: malfarraji@alfaengsolutions.com

Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: 01.06.2022
Customer Info: Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: LEFT SIDE ELEVATION	Project No. BSC-2558	Sheet No. A2.6	Scale: 1:60



SECTION A - for BASEMENT ENLARGED WINDOW (TYP)

- GENERAL NOTES:**
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
 2. PROVIDE STEEL ANGLE LINTEL SIZE: 1-3½" X 3½" X ¼". LINTELS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC B.9.20.5.2



SECTION B - for BASEMENT NEW WINDOW (TYP)

TOWN OF MILTON
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ZONING: REVIEWED FOR C of A

marian.Gerges

ZONING OFFICER

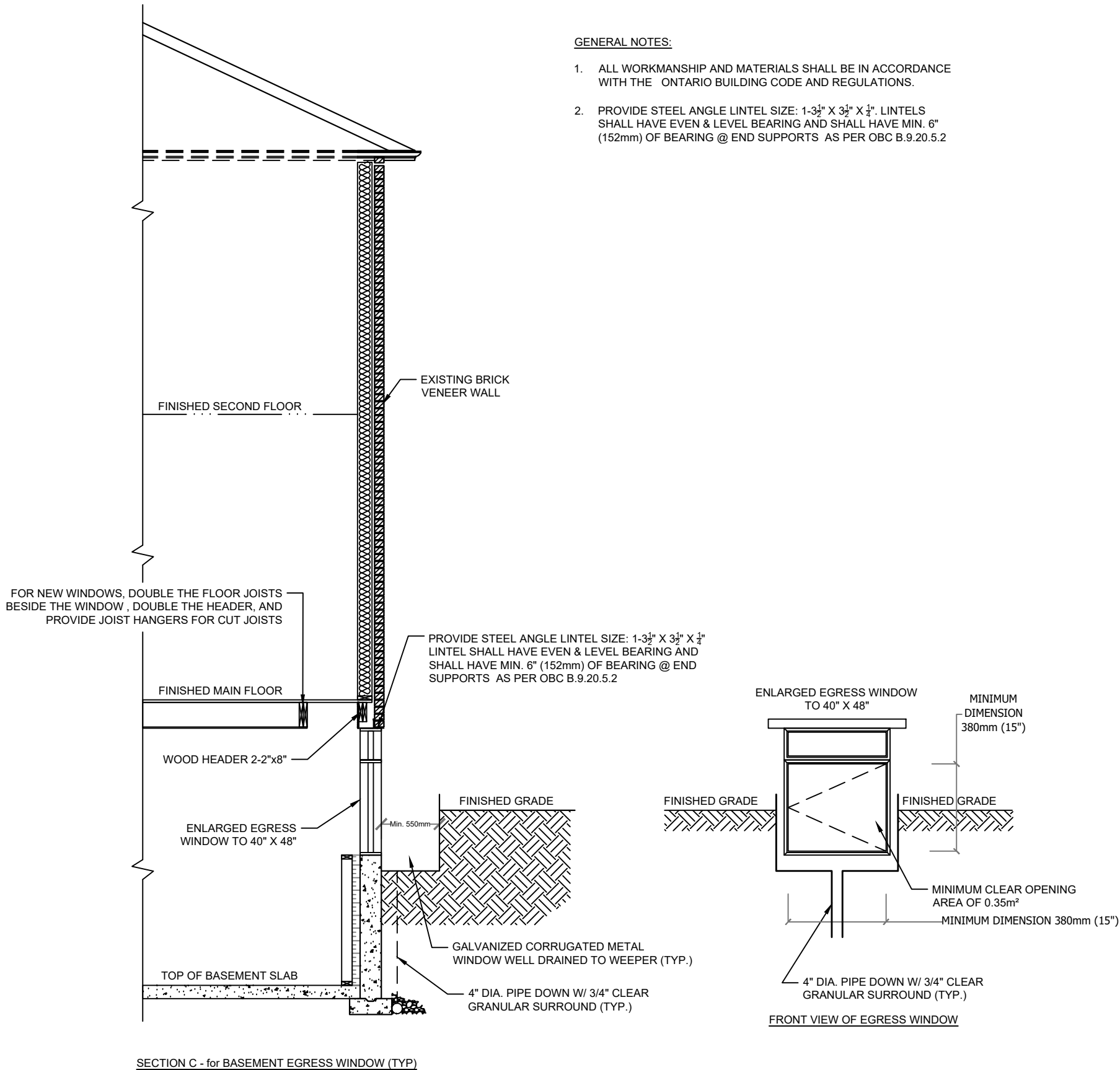
SEP 12, 2022

DATE

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	00	01.06.22	ISSUED FOR BUILDING PERMIT					M.AF	M.AF	01.06.2022
							Project No.	Sheet No.	Scale:	
							BSC-2558	A3.0	1:45	

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.
2. PROVIDE STEEL ANGLE LINTEL SIZE: 1-3½" X 3½" X ¼". LINTELS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE MIN. 6" (152mm) OF BEARING @ END SUPPORTS AS PER OBC B.9.20.5.2



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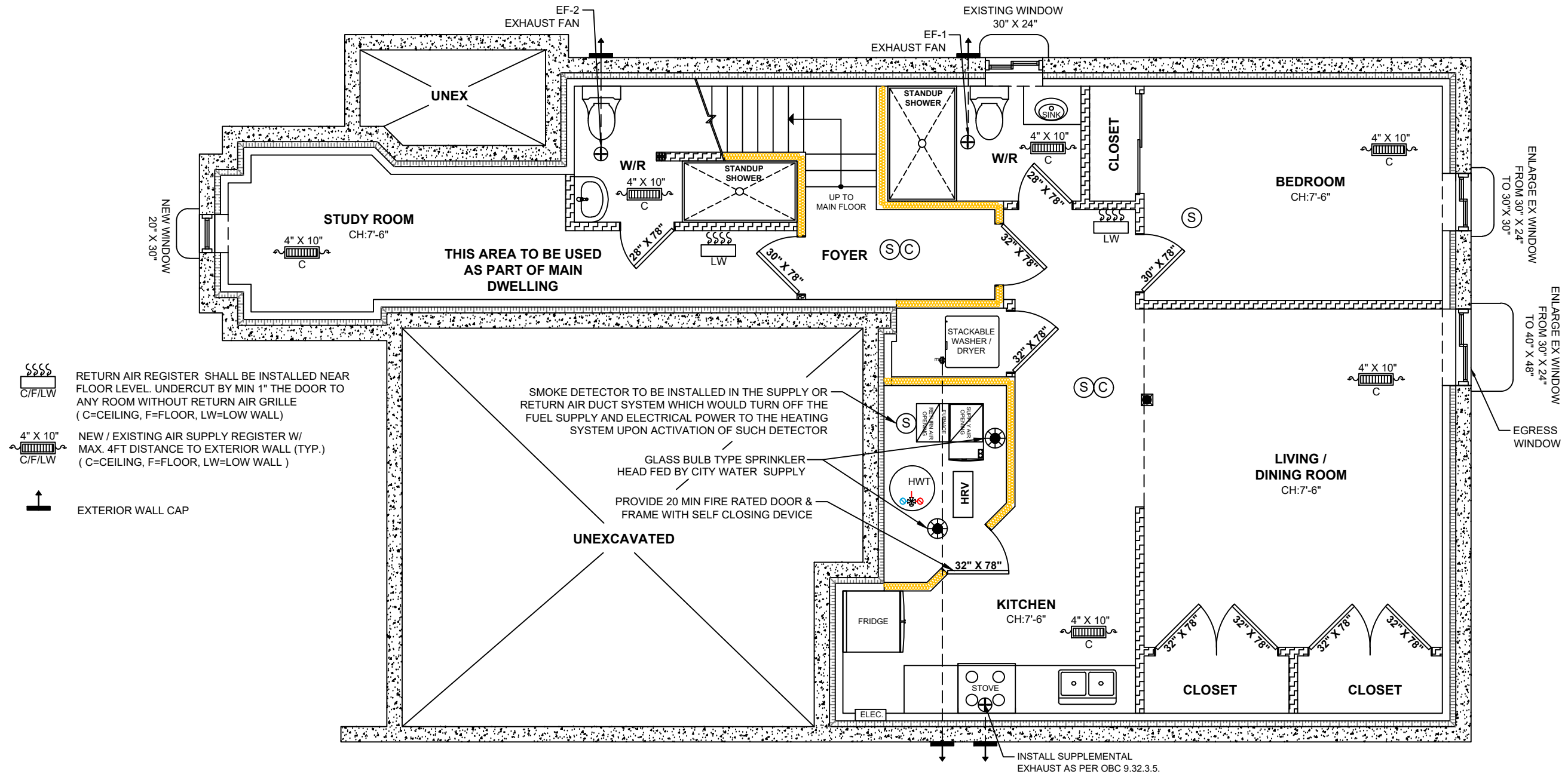
Rev.	Date dd.mm.yy	Description
00	01.06.22	ISSUED FOR BUILDING PERMIT



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ENGINEERING FOR A BETTER FUTURE

67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3
Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarr@alfaengsolutions.com

Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: WINDOW SECTIONAL DETAILS P2	Project No. BSC-2558	Sheet No. A3.1	Scale: 1:45





TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE

ZONING: REVIEWED FOR C of A
marian.Gerges
ZONING OFFICER

SEP 12, 2022
DATE

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Rev.	Date dd.mm.yy	Description
00	01.06.22	ISSUED FOR BUILDING PERMIT





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Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarraji@alfaengsolutions.com

Project Address: 1218 Biason Circle Milton, Ontario Canada, L9T 8S8	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 01.06.2022
Customer Info: Name: Bassel Kattan Tel: 416-948-0921 Email: engking010121@gmail.com	Drawing Title: BASEMENT APARTMENT HVAC	Project No. BSC-2558	Sheet No. M1.0	Scale: 1:60



Memorandum to Committee of Adjustment Members

Minor Variance Application: A22-082/M (692 Kennedy Circle West)

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Allow the minimum size of two required parking spaces, on a residential driveway, to be 2.52 metres in width, whereas the Zoning By-law requires 2.75 metres in width (reduction of 0.23 metres).

The subject property is known municipally as 692 Kennedy Circle West and is legally described as Lot 186 on Registered Plan 20M-1219. Currently located on the subject property is a single detached dwelling. Surrounding land uses include residential (primarily single detached dwellings), along with future parkland.

Official Plan Designation (including any applicable Secondary Plan designations):

The subject property is designated as Residential on Schedule B “Urban Land Use Plan” within the Town of Milton Official Plan. This designation permits a range of densities, complementary non-residential uses, and secondary residential units (Section 3.2.3.9).

In accordance with Section 3.2.3.9, the proposed secondary dwelling unit will be located within the existing single-detached dwelling, is accessible to public transit, does not alter the external character of the building, and is located exterior to the Regulatory Flood Plain. The applicant has further demonstrated that adequate functional parking can be supported on-site.

Therefore, it is Planning Staff’s opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended, in respect to the Residential designation and Secondary Dwelling Unit policies.

Zoning:

The subject lands are zoned as special Residential Medium Density I * 264 (RMD1*264) within the Town of Milton Urban Zoning By-law 016-2014, as amended. Within this zone, medium density residential units are supported - including single detached dwellings, semi detached dwellings and duplexes.

Section 4.10 of the Zoning By-law requires that one parking space be provided to support the secondary dwelling unit, in addition to the two required spaces that support the primary dwelling.

To accommodate the provision requiring a dedicated parking space, the applicant is seeking a minor variance that would permit a reduction in width of the two parking spaces

in the driveway. Section 5.6.2.i) requires that the minimum size of a required parking space on a residential driveway be 2.75 metres in width by 5.5 metres in length. To accommodate two parking spaces on the residential driveway, the applicant is requesting relief to permit a width of 2.52 metres per parking space on the driveway (a reduction of 0.23 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, October 14, 2022. As of the writing of this report on, October 19, 2022, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Planning and Development Department Comments:

The applicant has requested a minor variance to accommodate a reduction in width of two parking spaces, located on a residential driveway. This relief will allow two parking spaces to be legally established on the driveway and one in the garage, in order to support the creation of a secondary dwelling unit.

The applicant has provided photos demonstrating that two vehicles can park wholly on the privately maintained residential driveway without overhang onto the municipal right-of-way or side yards. Further, each vehicle remains accessible and will not obstruct access to and from the property. As it relates to this variance, there are no physical changes proposed on the property as a result. Further, the requested relief will facilitate the creation of a secondary dwelling unit which contributes to housing availability and affordability.

Overall, Planning Staff are of the opinion that the variance being requested in minor in nature, is appropriate for the development of the subject property, conforms to the Official Plan, and maintains the intent of the Zoning By-law. As such, Planning Staff offer no objection to the approval of this minor variance application.

Recommendation:

THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Orana Drafting Inc., date stamped by Town Zoning on September 12, 2022.
2. That a building permit be obtained within two (2) years from the date of this decision.
3. That the approval be subject to 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 a building permit is not secured.

Rachel Suffern

Rachel Suffern, MPA, M.Sc. (PI)
Planner, Development Review

October 19, 2022

SCOPE OF WORK:

SECONDARY UNIT BASEMENT APARTMENT

DO NOT SCALE
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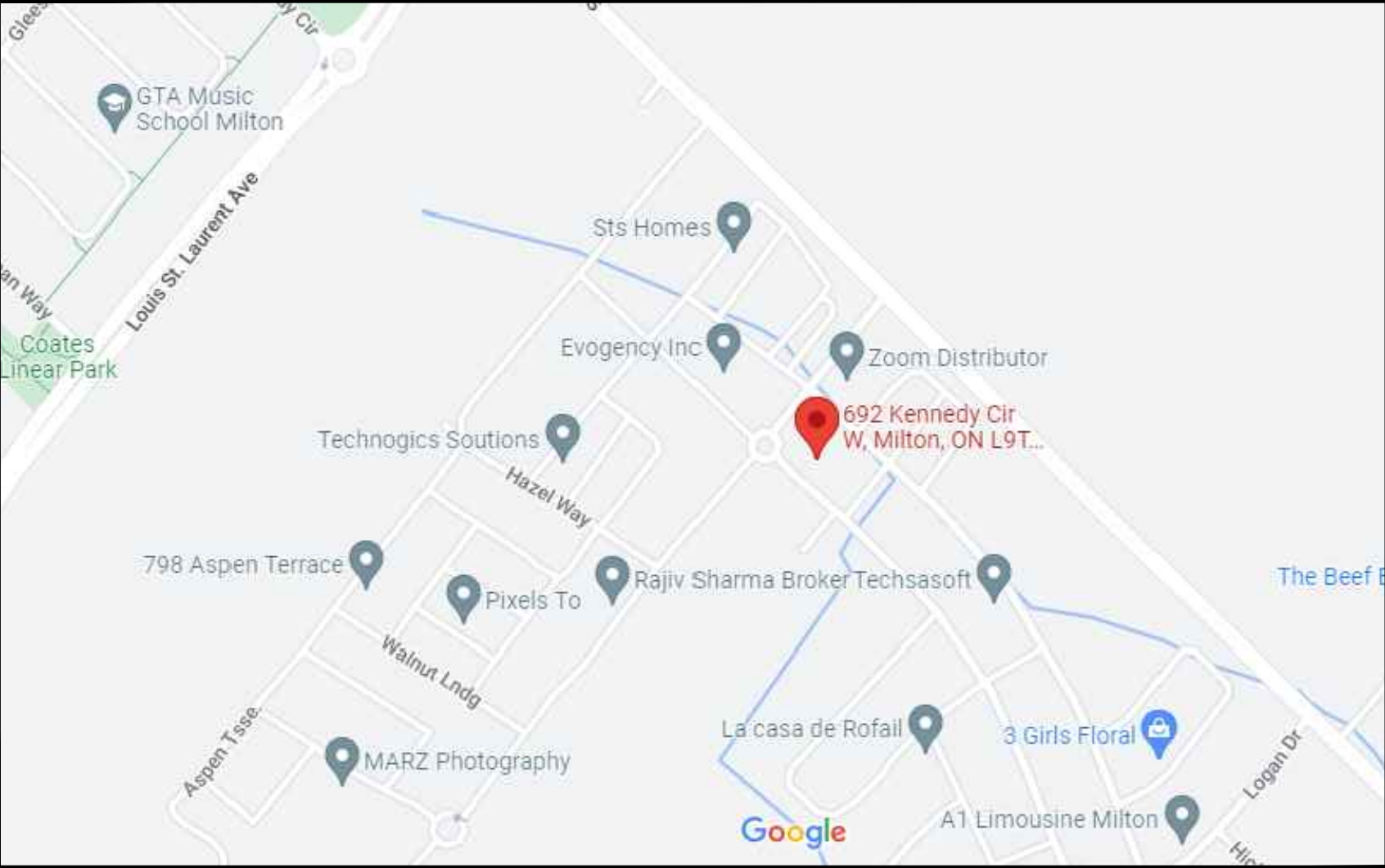
ADDRESS:

692 Kennedy Cir W, Milton, ON L9T 2X5, Canada

CONSTRUCTION NOTES FOR BASEMENT APARTMENT:

1. MINIMUM 30 MINUTE FIRE SEPARATION UNLESS INTERCONNECTED SMOKE ALARMS ARE PROVIDED IN BOTH UNITS AND ALL COMMON AREAS IN WHICH CASE, A 15 MINUTE FIRE SEPARATION WOULD ONLY BE REQUIRED. INSTALL SPRINKLERS IN THE BUILDING WOULD HAVE ALL FIRE SEPARATION REQUIREMENTS.
2. MINIMUM 30 MINUTES FIRE SEPARATION AROUND SHARED EXIT
3. REQUIRE SMOKE ALARMS WITHIN EACH DWELLING UNIT MAY BE BATTERY OPERATED AND IT SHOULD BE LOCATED ON OR NEAR CEILING WITHIN 5 M OF BEDROOM AND CARBON MONOXIDE DETECTORS ADJACENT TO SLEEPING AREA AND IT SHOULD CONFORM TO AN/CSA-6.19 OR UL 2034. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO ELECTRICAL OUTPUT. SEE SHEET A-0.1
4. EXISTING FURNACE MAY SERVE BOTH UNITS PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.
5. MINIMUM 5% OF LIVING/ DINING FLOOR AREA OF NATURAL LIGHT(GLASS AREA) TO BE PROVIDED.
6. MINIMUM 2 1/2% OF BEDROOM AND OTHER FINISHED ROOMS FLOOR AREA OF NATURAL LIGHT(GLASS AREA) TO BE PROVIDED.
7. 3 SQ.FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR LIVING/ DINING, BEDROOMS & KITCHENS.
8. 1 SQ.FT. CLEAR OPENING OF NATURAL VENTILATION REQUIRED FOR BATHROOMS, MECHANICAL VENT PROVIDING 1 AIR CHANGE PER HOUR IS ACCEPTABLE.
9. FOR WINDOWS USED AS MEANS OF ESCAPE, WITHIN WINDOW WELLS SHOULD BE PROVIDED, IF THE WINDOW OPENS INTO A WINDOW WELL, A CLEAR DISTANCE OF NOT LESS THAN 550 MM SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
10. INTERIOR STAIRS
RISE-4 7/8"(124mm)MINIMUM 7 7/8"(200mm) MAXIMUM
RUN-8 1/4"(210mm)MINIMUM 14"(356mm)MAXIMUM
TREAD- 9 1/4" (235mm)MINIMUM 14"(356mm)MAXIMUM
NOSING-1"(25mm)MINIMUM
HEADROOM-80"(2032mm)MINIMUM
11. AN EGRESS WINDOW OR CASEMENT WINDOW MUST BE PROVIDED IN THE ACCESSORY APARTMENT OR THE ENTIRE BUILDING IS TO BE SPRINKLERED AND SMOKE ALARMS INSTALLED IN BOTH UNITS.SEE SHEET A-0.1
12. STAIRWELL TO BE ENCLOSED AT TOP MOST LEVEL OR BOTTOM MOST LEVEL
13. FOR WINDOWS USED AS MEANS OF ESCAPE,WITHIN WINDOW WELLS, SEE SHEET A-0.1

KEY PLAN/ SITE PLAN:



INDEX:

- A0 -COVER SHEET
- A0.1 -NOTES
- A1 -SITE PLAN
- A2 -BASEMENT FLOOR PLAN
- A3 -MAIN FLOOR PLAN
- A4 -SECOND FLOOR PLAN
- A5 -REAR ELEVATION
- A6 -SIDE ELEVATION
- A7 -SECTION



TOWN OF MILTON
DEVELOPMENT SERVICES

RMD1*264 ZONE

ZONING: REVIEWED FOR C of A

marian.Gerges

ZONING OFFICER

SEP 12, 2022

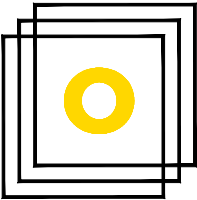
DATE

MUNICIPAL SEAL:

CONSULTANTS SEAL:



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A	SUBMITTED FOR PERMIT	YS	26.05.2022
REV:	DESCRIPTION:	BY:	DATE:
STATUS: SUBMITTED FOR PERMIT			



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DRAFTING
A DIVISION OF ORANA INC.

CLIENT: Paul Chevon

SITE: 692 Kennedy Cir W, Milton
ON, Canada

TITLE: COVER SHEET

SCALE AT 11" x 17": N.T.S	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A0	REVISION: A	

SCOPE OF WORK:

SECONDARY UNIT BASEMENT APARTMENT

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ADDRESS:
692 Kennedy Cir W, Milton, ON L9T 2X5, Canada

MINIMUM ROOM AREAS

APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED	
REQUIRED SPACE	MINIMUM AREA
LIVING,DINING, KITCHEN& SLEEPING SPACE	13.5m² IN TOTAL

OTHER PARTITIONED APARTMENTS:

APARTMENTS FOR ONE OR TWO PERSONS WHERE SPACE IS NOT PARTITIONED	
REQUIRED SPACE	MINIMUM AREA
LIVING AREA	13.5m² 11.0m² IF LIVING AREA IS COMBINED W/DINING& KITCHEN SPACE
KITCHEN	3.7m²
AT LEAST ONE BEDROOM	9.8m² 8.8m² IF A BUILT IN CLOSET IS PROVIDED 4.2m² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE
OTHER BEDROOMS	7.0m² 6.0m² IF A BUILT IN CLOSET IS PROVIDED 4.2m² IF THE BEDROOM AREA IS COMBINED W/ ANOTHER SPACE

- MINIMUM CEILING HEIGHT SHALL NOT BE LESS THAN 1950mm

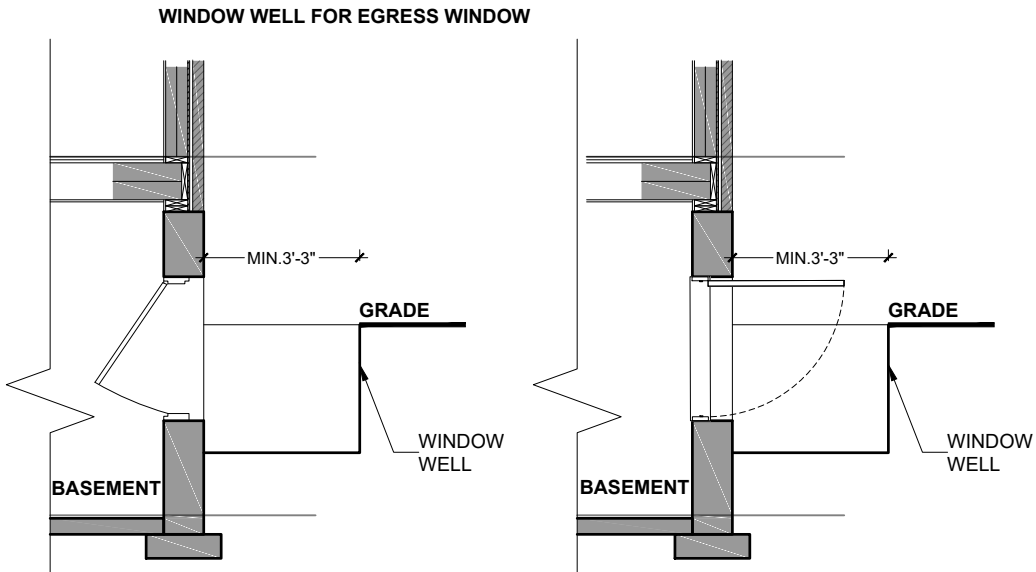
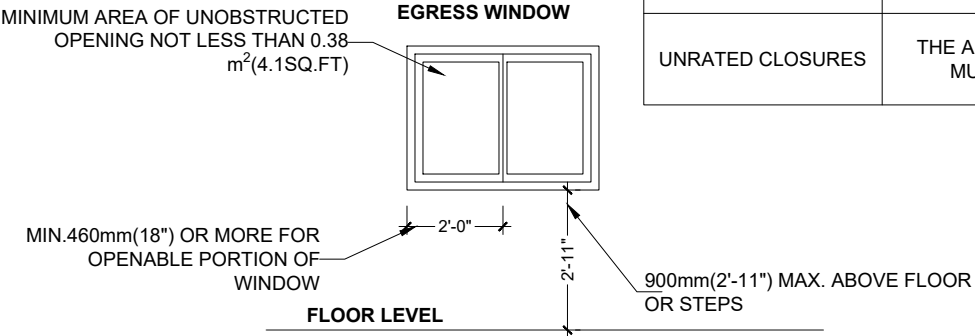
MINIMUM WINDOW AREAS FOR LIGHT:

LOCATION	MINIMUM UNOBSTRUCTED GLASS AREA
LAUNDRY ROOM, KITCHEN, WATER CLOSET ROOM	WINDOWS NOT REQUIRED
LIVING/DINING ROOMS	5% OF FLOOR AREA
BEDROOMS AND OTHER FINISHED ROOMS	2 ½% OF FLOOR AREA

- WHERE A DOOR ON THE SAME LEVEL AS A BEDROOM IS NOT PROVIDED, A WINDOW THAT IS ABLE TO BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS PROVIDING AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.55m² WITH NO DIMENSION LESS THAN 380mm SHALL BE PROVIDED. IF THIS WINDOW OPENS INTO A WINDOW WELL,A CLEARANCE OF NOT LESS THAN 550mm SHALL BE PROVIDED IN FRONT OF THE OPERATING SASH.
- NEW OPENING IN EXTERIOR WALLS ARE NOT PERMITTED IF THE DISTANCE FROM THE WALL TO AN ADJACENT LOT LINE IS LESS THAN 1200mm.

EGGRESS REQUIREMENTS:

EGGRESS PROVIDED FROM APARTMENT	CONDITIONS
A SEPARATE DOOR LEADING DIRECTLY TO THE EXTERIOR FROM THE ACCESSORY APARTMENT	SMOKE ALARMS IN EACH DWELLING
A 'SHARED EXIT',SUCH AS A STAIRWAY USED BY BOTH UNITS	1/2 HOUR FIRE SEPARATION AROUND EXIT, AND INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND ALL COMMON AREAS
EGRESS AVAILABLE ONLY THROUGH ANOTHER DWELLING	AN EGRESS WINDOW MUST BE PROVIDED.INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN BOTH UNITS, AND ALL COMMON AREAS OR THE ENTIRE BUILDING MUST BE SPRINKLERED, AND SMOKE ALARMS INSTALLED IN BOTH UNITS



SEPARATION BETWEEN UNITS:

REQUIRED FIRE SEPARATIONS/CLOSURES	CONDITIONS
30 MINUTE FIRE SEPARATION(12.7mm TYPE 'X' GYPSUM BD. CEILING)	SMOKE ALARMS IN BOTH UNITS
15 MINUTE HORIZONTAL FIRE SEPARATION	INTERCONNECTED SMOKE ALARMS IN BOTH UNITS AND IN ALL COMMON AREAS
NO FIRE SEPARATION	THE ENTIRE BUILDING MUST BE SPRINKLERED
20 MINUTE LABELED DOORS, UNLABELED MINIMUM 45mm THICK SOLID CORE WOOD DOOR OR METAL CLAD	EQUIPPED WITH SELF CLOSURES
UNRATED CLOSURES	THE APARTMENT FLOOR AREA MUST BE SPRINKLERED

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS:

REQUIRED SMOKE ALARMS WITHIN EACH DWELLING UNIT	MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND EGRESS REQUIREMENTS.ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 5m OF BEDROOM DOORS
REQUIRED CARBON MONOXIDE DETECTORS WITHIN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA	MUST CONFORM TO CAN/CSA-6.19 OR UL 2054. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET

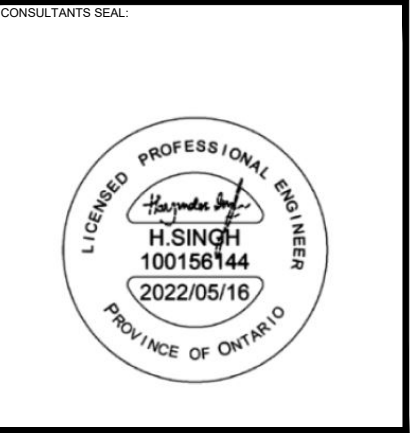
PLUMBING,HEATING AND VENTILATION

CENTRAL HEATING SYSTEM	EXISTING SYSTEM MAY SERVE BOTH UNITS PROVIDED 1) BOTH UNITS ARE EQUIPPED WITH SMOKE ALARMS, AND 2) A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION
NATURAL VENTILATION (OPENABLE WINDOWS/DOORS) FOR LIVING/DINING ROOMS,BEDROOMS, KITCHEN	MINIMUM 0.28m²(3SQ.FT) PER ROOM OR COMBINATION OF ROOMS
NATURAL VENTILATION (OPENABLE WINDOWS) FOR BATHROOMS OR WATER CLOSET ROOMS	MINIMUM 0.09m²(0.97SQ.FT)
MECHANICAL VENTILATION, IF NATURAL VENTILATION IS NOT PROVIDED	ONE-HALF AIR CHANGE PER HOUR IF THE ROOM IS MECHANICALLY COOLED IN SUMMER, AND ONE AIR CHANGE PER HOUR IF IT IS NOT

- BATHROOM WITH LAVATORY, TOILET AND BATHTUB OR SHOWER STALL

REQUIRED PLUMBING FACILITIES	
KITCHEN SINK	LAUNDRY FACILITIES

MUNICIPAL SEAL:

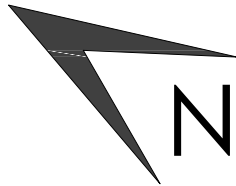


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STATUS: SUBMITTED FOR PERMIT			



CLIENT:	Paul Chevon
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SITE:				692 Kennedy Cir W, Milton ON, Canada			
TITLE:				NOTES			
SCALE AT 11" x 17": N.T.S		DATE: 26.05.2022		DRAWN: YS		CHECKED: DS	
PROJECT NO: 22-47		DRAWING NO: A0.1				REVISION: A	



NOTES:

- 1. HARD SURFACE LANDSCAPE MATERIALS SHOULD NOT EXCEED 0.3m IN HEIGHT ABOVE GRADE AT ANY POINT



TOWN OF MILTON

DEVELOPMENT SERVICES

RMD1*264 ZONE

ZONING: REVIEWED FOR C of A

marian.Gerges

ZONING OFFICER

SEP 12, 2022

DATE

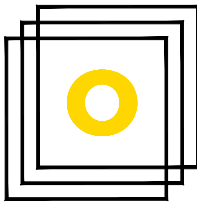
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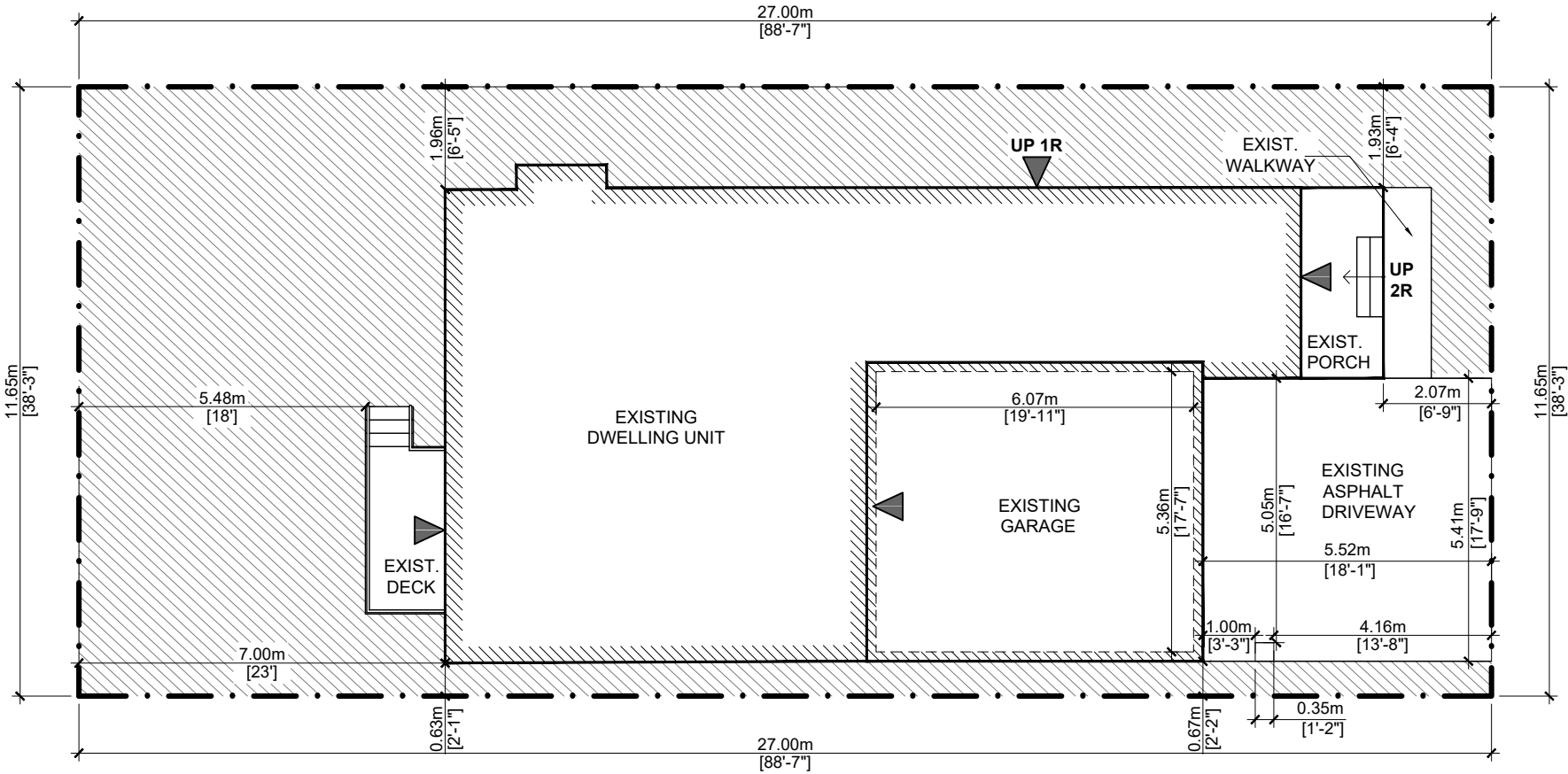
ORANA
D R A F T I N G
A DIVISION OF ORANA INC.

CLIENT: Paul Chevon

SITE: 692 Kennedy Cir W, Milton
ON, Canada

TITLE: SITE PLAN

SCALE AT 11" X 17": 3/32"=1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A1	REVISION: A	



1 | SITE PLAN
A1 | 3/32"=1'-0"

AREA CALCULATIONS:

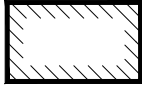
1ST FLOOR = 1132 SQ FT
2ND FLOOR= 1578 SQ FT
HOME OWNER BASEMENT = 250 SQ FT
BASEMENT SHARED AREA = 54 SQ FT
TOTAL HOME OWNER= 2960 SQ FT

TENANT BASEMENT= 530 SQ FT
(17.9% OF OWNER AREA)
UTILITY/FURNACE AREA=126 SQ FT

TOTAL BASEMENT AREA=1017 SQ FT

SITE STATISTICS			
DESCRIPTION	AREAS		
	IMPERIAL	METRIC	%
LOT AREA	3386	314.5696	
LOT COVERAGE	1829	169.9196	54.0165
MAIN FLOOR AREA	1132	105.1662	
SECOND FLOOR AREA	1578	146.6009	
TOTAL FLOOR AREA	2710	251.7671	

LEGEND :




EXISTING BUILDING



SOD 41.64%



PROPERTY LINE



BUIDING ENTRANCE

PARKING STATISTICS:

REQUIRED PARKING SPACE=2 PARKING SPACES

PARKING PROVIDED = 2 PARKING SPACES

LEGEND:	
	EXISTING WALLS
	PROPOSED INTERIOR WALL: 2"x4", 2"x6" STUDS @16"O.C. 1/2" GYPSUM BOARD ON BOTH SIDES, TAPED AND SANDED C/W PAINT FINISH
	45 MIN. FIRE RATED 2"x6" @16"O.C. W/LAYERS OF 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES
	EXHAUST FAN
	SMOKE DETECTOR/CO DETECTOR
	FLOOR DRAIN
	HVAC VENTS
	RETURN VENT
	EMERGENCY LIGHT

DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
D01	32" x 6'-10"	STEAM ROOM	1	EXISTING
D02	28" x 6'-10"	BATH	2	2-2"x8"
D03	32" x 6'-10"	20 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE	3	2-2"x8"
D04	30" x 6'-10"	BEDROOM	1	2-2"x8"
D05	50" x 6'-10"	CLOSET	2	2-2"x8"

WINDOW SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
W01	36" x 34"	LIVING AREA (ENLARGED)	2	L3.5"x3.5"x1/4" +2-2"x10"
W02	30" x 30"	BEDROOM (ENLARGED EGRESS)	1	L3.5"x3.5"x1/4" +2-2"x8"

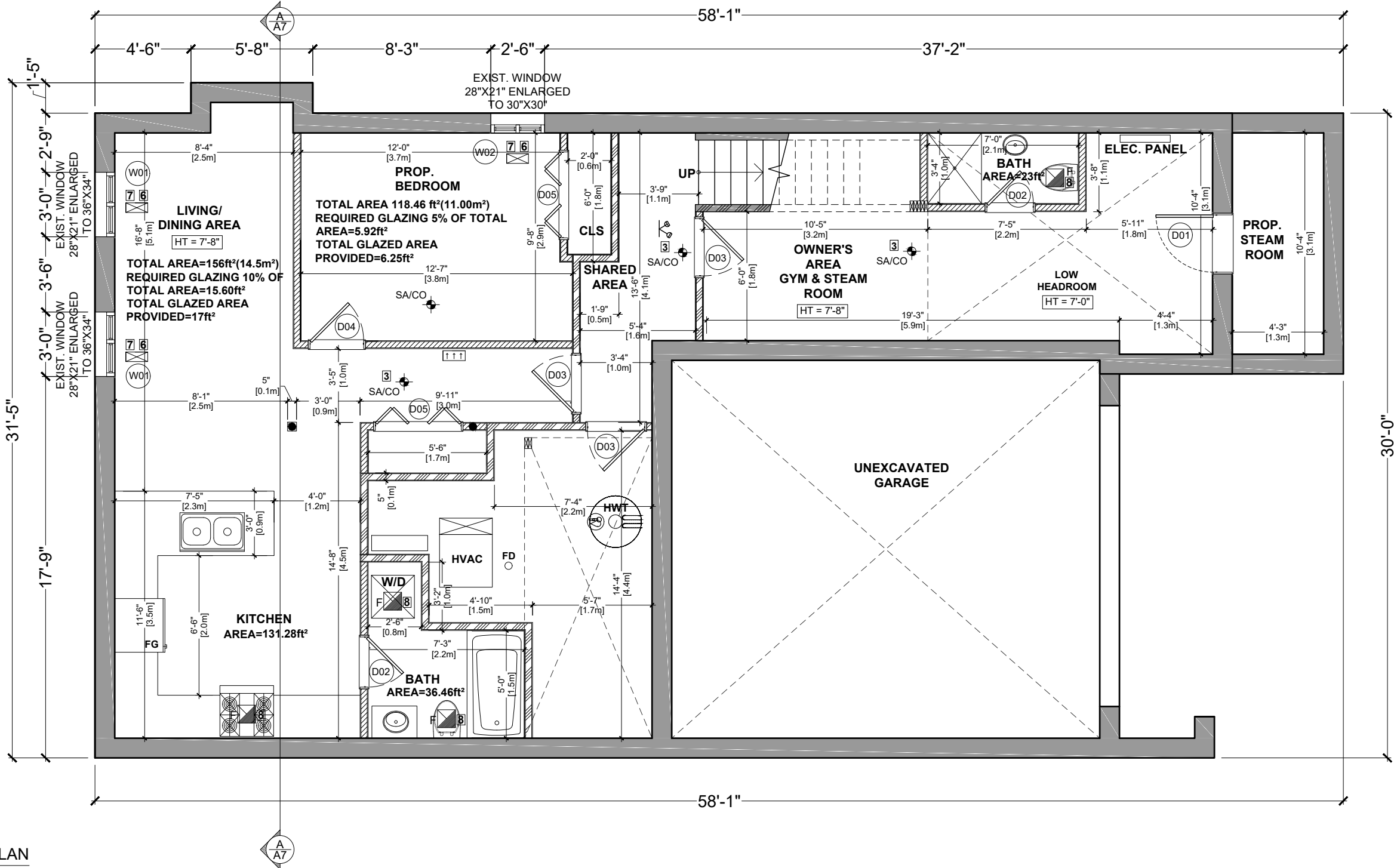
NOTE: IF THE SILL HEIGHT IS LOWER THAN THE GRADE, A WINDOW WELL CAN BE INTRODUCED SEE NOTE # 13

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MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*264 ZONE

ZONING: REVIEWED FOR C of A
marian.Gerges
ZONING OFFICER

SEP 12, 2022
DATE



MUNICIPAL SEAL:

CONSULTANTS SEAL:

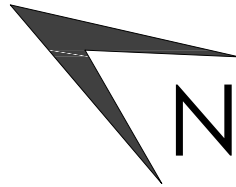
LICENSED PROFESSIONAL ENGINEER
H. SINGH
100156144
2022/05/16
PROVINCE OF ONTARIO

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A	SUBMITTED FOR PERMIT	YS	26.05.2022
REV.	DESCRIPTION:	BY:	DATE:
STATUS: SUBMITTED FOR PERMIT			

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A DIVISION OF ORANA INC.

CLIENT: Paul Chevon

SITE: 692 Kennedy Cir W, Milton ON, Canada			
TITLE: BASEMENT FLOOR PLAN			
SCALE AT 1/4" = 1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A2	REVISION: A	



DOOR SCHEDULE				
TAG	SIZE	REMARKS	QUANTITY	LINTEL SIZE
D03	32" x 6'-10"	20 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE	1	2-2"x8"
D06	32" x 6'-10"	EXTERIOR 45 MINUTE FIRE RATED DOOR W/SELF CLOSING DEVICE EGRESS DOOR	1	L3.5"x3.5"x1/4" +2-2"x8"



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*264 ZONE
ZONING: REVIEWED FOR C of A
marian.Gerges
ZONING OFFICER

SEP 12, 2022
DATE

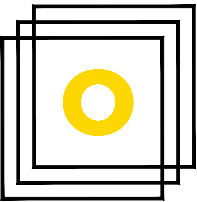
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MUNICIPAL SEAL:

CONSULTANTS SEAL:



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REV:	DESCRIPTION:	BY:	DATE:
STATUS: SUBMITTED FOR PERMIT			



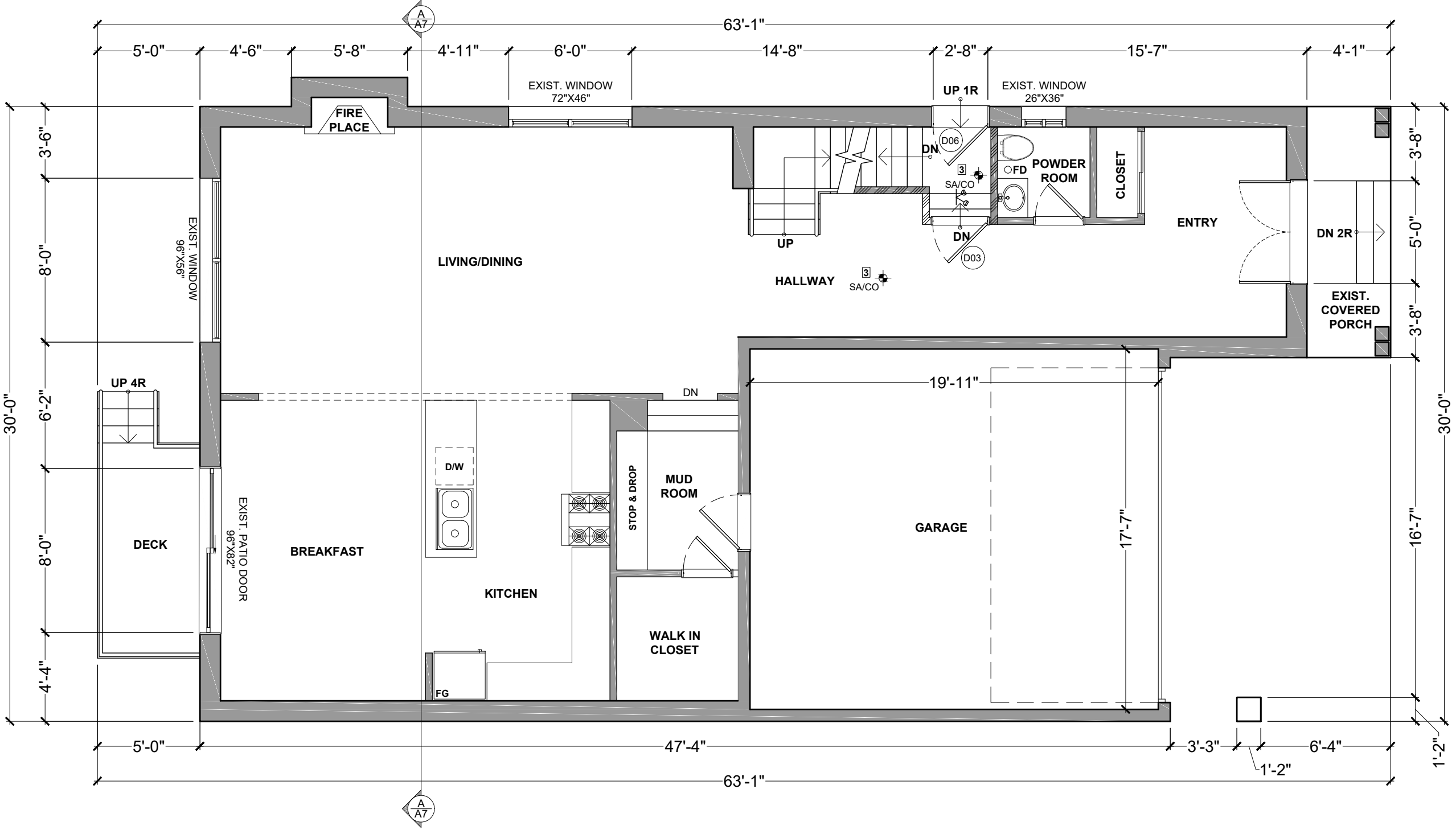
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CLIENT: Paul Chevon

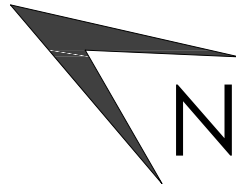
SITE: 692 Kennedy Cir W, Milton
ON, Canada

TITLE: MAIN FLOOR PLAN

SCALE AT 1/4" = 1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A3	REVISION: A	



1 | MAIN FLOOR PLAN
A3 | 3/16"=1'-0"



NOTE: THIS PLAN IS FOR REFERENCE ONLY
NO SCOPE OF WORK ON THIS FLOOR



TOWN OF MILTON

DEVELOPMENT SERVICES

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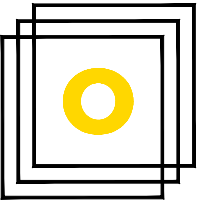
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CONSULTANTS SEAL:



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A	SUBMITTED FOR PERMIT	YS	26.05.2022
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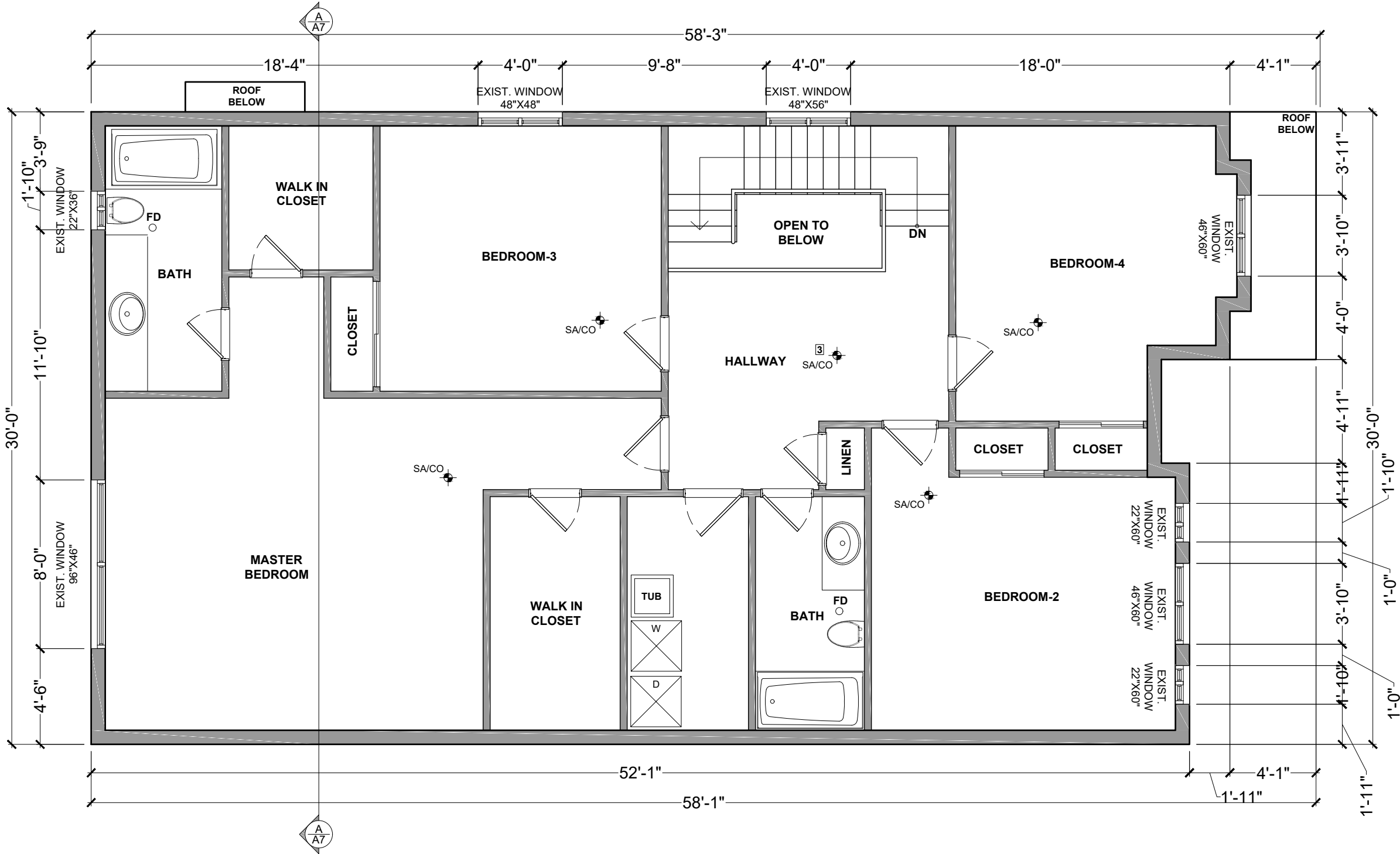
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CLIENT: Paul Chevon

SITE: 692 Kennedy Cir W, Milton
ON, Canada

TITLE: SECOND FLOOR PLAN

SCALE AT 1/16" = 1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A4	REVISION: A	



GLAZED OPENINGS:

WALL AREA: = 618.12 SFT / 57.44 M²
 LIMITING DISTANCE: 7.0 M
 WINDOW AREA PROVIDED: 73.61 SFT / 6.84 M² (11.90%)
 WINDOW AREA ALLOWED: 100%



TOWN OF MILTON
 DEVELOPMENT SERVICES
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 DATE

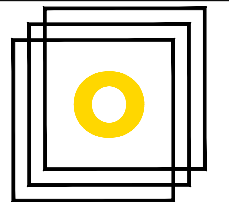
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MUNICIPAL SEAL:

CONSULTANTS SEAL:



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REV:	DESCRIPTION:	BY:	DATE:
STATUS: SUBMITTED FOR PERMIT			



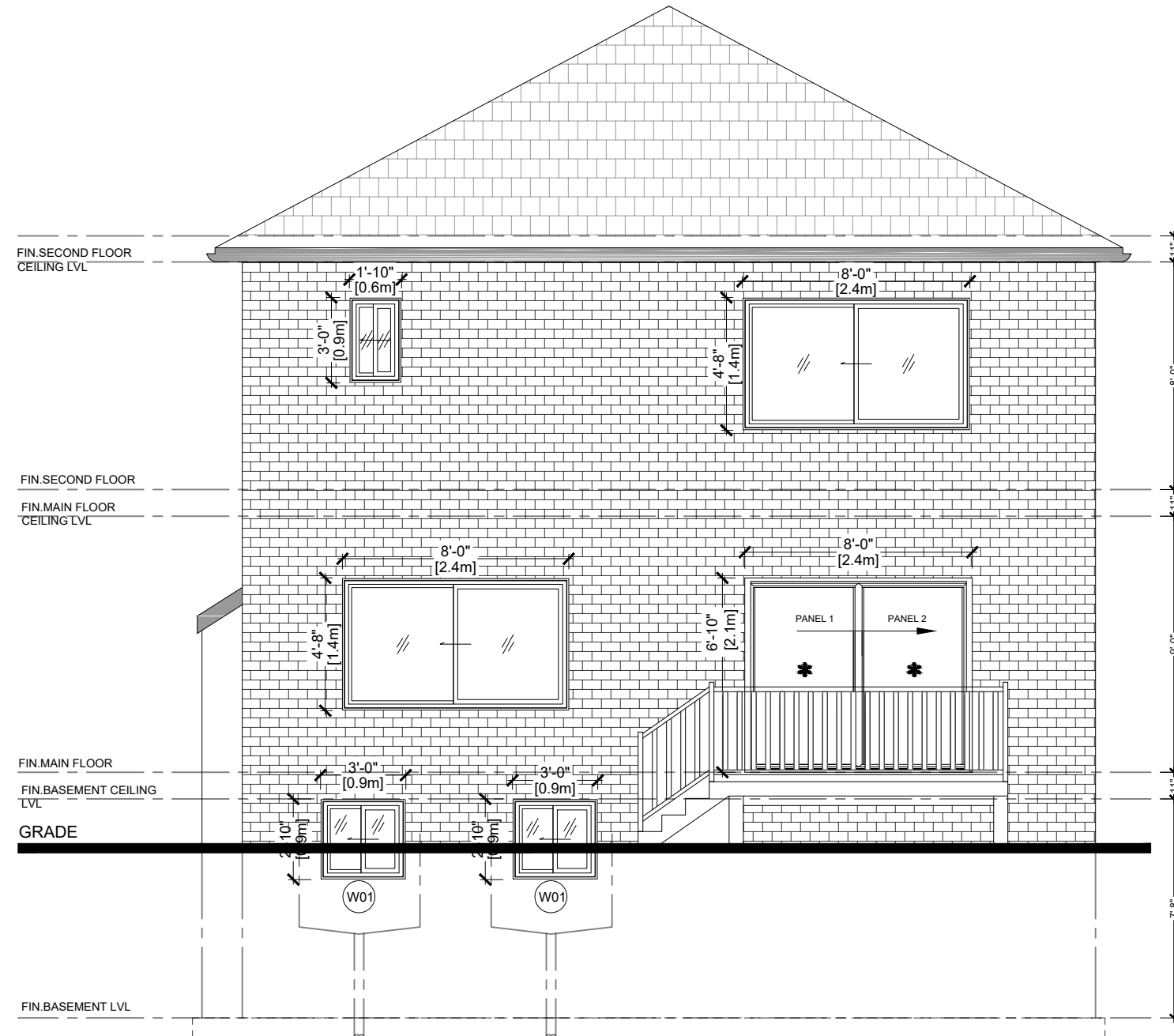
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CLIENT: Paul Chevon

SITE: 692 Kennedy Cir W, Milton
 ON, Canada

TITLE: REAR ELEVATION

SCALE AT 11" X 17": 3/16"=1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A5	REVISION:	A



1 | REAR ELEVATION
 A5 | 3/16"=1'-0"



MILTON

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RMD1*264 ZONE

ZONING: REVIEWED FOR C of A
 marian.Gerges SEP 12, 2022
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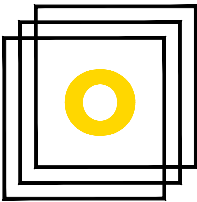
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MUNICIPAL SEAL:

CONSULTANTS SEAL:



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A	SUBMITTED FOR PERMIT	YS	26.05.2022
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STATUS: SUBMITTED FOR PERMIT			



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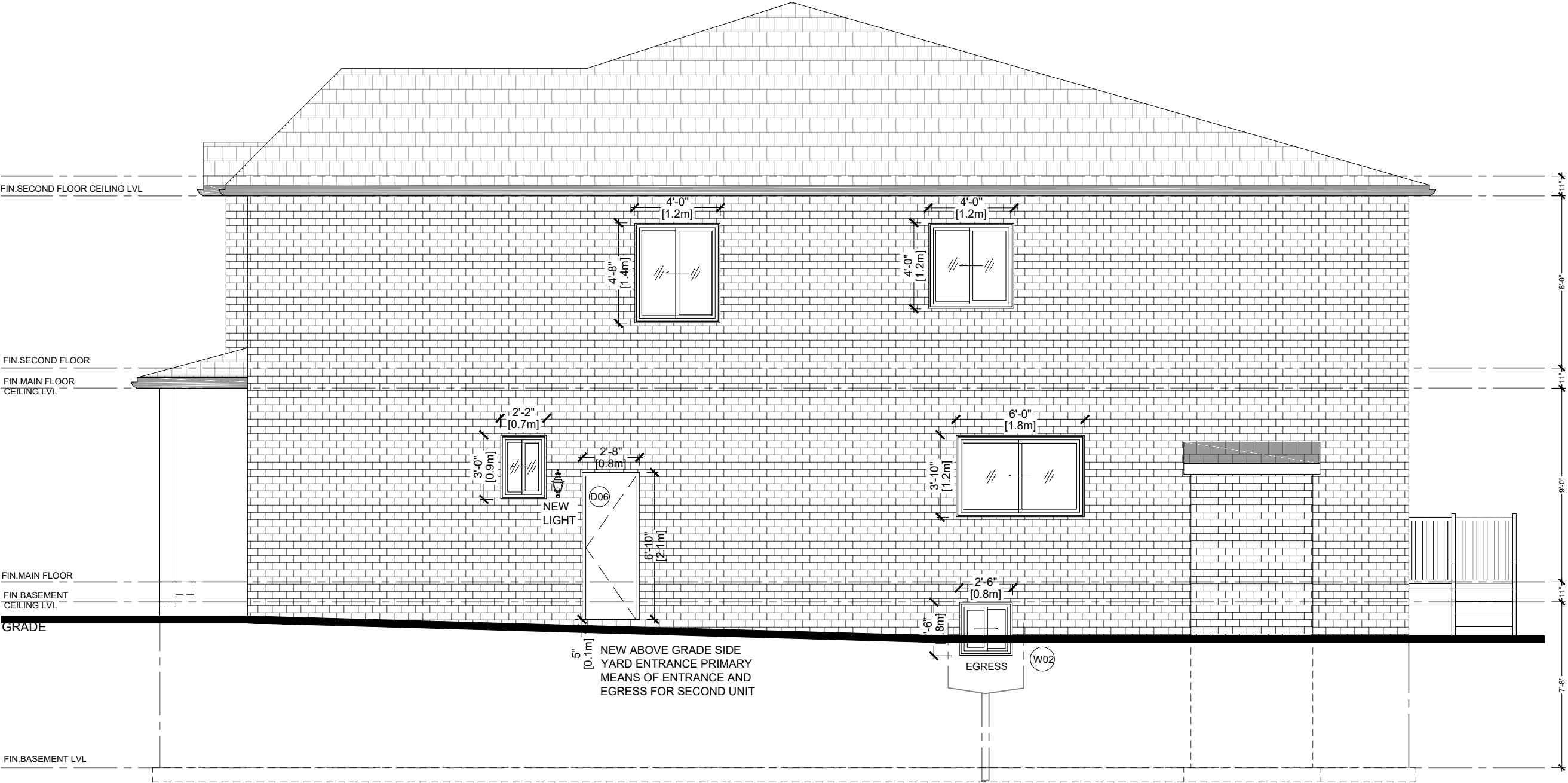
CLIENT:	Paul Chevon
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SITE:	692 Kennedy Cir W, Milton ON, Canada
TITLE:	SIDE ELEVATION

SCALE AT 11" X 17": 3/16"=1'-0"	DATE: 26.05.2022	DRAWN: YS	CHECKED: DS
PROJECT NO: 22-47	DRAWING NO: A6	REVISION:	A

GLAZED OPENINGS:

WALL AREA: = 1097.69 SFT / 102.01 M²
 LIMITING DISTANCE: 1.93 M
 WINDOW AREA PROVIDED: 47.11 SFT / 4.37 M² (4.28%)
 WINDOW AREA ALLOWED: 7%



1 | SIDE ELEVATION
 A6 | 3/16"=1'-0"

