



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

Thursday, January 26, 2023, 6:00 p.m.

Zoom

The Town of Milton is resuming the Committee of Adjustment and Consent (COA) meetings in person as of January 26, 2023. Applicants and interested parties can participate in person at Town Hall, Council Chambers, 150 Mary Street.

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. APPOINTMENT OF POSITIONS FOR COMMITTEE TERM	
3. DISCLOSURE OF PECUNIARY INTEREST	
4. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS	
4.1 A23-003M 2504 20 Side Road This minor variance will not be heard by the Committee.	
4.2 A23-004M 8551 Escarpment Way This minor variance will not be heard by Committee.	
5. MINUTES	
5.1 Minutes of Committee of Adjustment Hearing held on Thursday, November 10, 2022.	3
6. ITEMS FOR CONSIDERATION	
6.1 A23-001 Broccolini Sunlife A minor variance has been requested to reduce the minimum amount of office space required for an industrial or warehouse/distribution center use.	9
6.2 A23-002M - 943 Stearn Place A minor variance has been requested to accommodate an increase in gross floor area and height associated with an accessory structure.	20
6.3 A23-005M - 3025 James Snow Parkway A minor variance has been requested to accommodate a reduced setback of a parking area from a lot line.	25

6.4	A23-006 438 Pringle Ave	28
	A minor variance application has been requested to permit an above grade entrance in a required yard setback to accommodate a secondary dwelling unit.	
6.5	A23-007M 25 Bardoe Cres	30
	A minor variance has been requested to accommodate an increase in gross floor area and height associated with an accessory structure.	
6.6	A23-008M - 6941 Derry Road	33
	A minor variance has been requested to facilitate the installation of a menu board by permitting a reduced number of ingress queuing spaces.	
6.7	A23-009 3169 Steeles Ave W	37
	A minor variance has been requested to facilitate the construction of a new detached garage.	
7.	NEXT MEETING	
8.	ADJOURNMENT	



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

November 10, 2022, 6:00 p.m.

Members Present: Member Robinson, Slaght, Summers and Chandler

Members Absent: Chair Kluge

Staff Present: Greta Susa, Natalie Stopar, Rachel Suffern and Rachelle Reyes

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

1. AGENDA ANNOUNCEMENTS / AMENDMENTS

THAT Member Jeff Robinson be made acting chair of the committee of adjustment and consent in absence of Chair Mark Kluge.

Carried

2. DISCLOSURE OF PECUNIARY INTEREST

3. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS

4. MINUTES

Minutes of Committee of Adjustment Hearing held on Thursday, October 27, 2022.

THAT the minutes of Committee of Adjustment Hearing held on Thursday, October 27, 2022 **BE APPROVED.**

Carried

5. ITEMS FOR CONSIDERATION

5.1 A22-085M 255 Leiterman Drive

Natalie Stopar, Town planner for the application, address: 150 Mary Street, provided an overview of the application.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow two parking spaces to be a minimum of 2.73 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 0.02 metres for each space) **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 if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

5.2 A22-086M 1009 Tock Close

Henry Shaw and Kaley Shaw, the applicants, address: 1009 Tock Close, provided an overview of the application.

Member Summers inquired about the 5 feet 9 inches of height underneath the deck; Mr. Shaw confirmed that they plan to use that space for storage.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow a deck to project 4.16 metres into the rear yard whereas a maximum projection of 4.0 metres is permitted (an increase of 0.16 metres); a deck to be setback 2.84 metres from the rear lot line whereas a rear yard setback of 3.0 metres is required (an increase of 0.16 metres); and permit a landing to be setback 1.44 metres from the rear lot line and 0.81 metres from the interior side lot line, whereas a setback of 1.5 metres is required to a lot line (a decrease of 0.06 metres to the rear lot line and 0.67 metres to the interior side lot line) **BE APPROVED**, subject to the following conditions:

1. That the deck shall be located and constructed in accordance with the site plan date stamped by Town Zoning on October 7, 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.

Carried

5.3 A22-083M - 1825 Reading Court

Lino Malito, agent for the applicant, address: 6205 Airport Road, Mississauga, ON provided an overview of the application.

Member Summers inquired about the fire hazard of trailer parking; difficult vehicle management; and noted concern about corridors between trailers created by double-stacking trailers. Mr. Malito confirmed that this site will be properly managed and there will be no conflicts between any aisles being blocked for any significant amount of time.

Member Chandler inquired about how many additional trucks would be facilitated on site due to the application. Mr. Malito confirmed that there is no exact number, but noted that the trucks can be accommodated in the exact same way as the existing row. It provides flexibility to manage trucks in the rear yard.

Member Summers noted that it's fair to say that the number of trucks will be doubled. Mr. Malito agreed and mentioned that the transport study staff have raised no concerns.

Member Chandler recognizes that the nature of the site industrial, but immediately to the west of James Snow Parkway is residential, and inquired if a noise study was conducted. Any traffic or movement on the site. Town planner Rachel Suffern noted that there is enhanced landscaping and other items that reduce visual impact. Noise accommodations would have been looked at in the site plan application process. The intent of the parking spaces is not to increase traffic, but more to increase storage. Town staff is under the impression that it would not increase existing impact. Mr. Malito maintained that the double parking would be there for the flexibility of movement in a limited loading area.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow tandem trailer parking in the loading area north of the building **BE APPROVED**, subject to the following conditions:

1. That the additional tandem parking be generally located at the proposed area north of ‘Building B’, identified on site plan dated September 09, 2022.

Against (1): Member Summers

Carried (3 to 1)

5.4 A22-084M - 1655 Reading Court

Lino Malito, agent for the applicant, address: 6205 Airport Road, Mississauga, ON provided an overview of the application.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow tandem trailer parking in the loading area north of the building **BE APPROVED**, subject to the following conditions:

1. That the additional tandem parking be generally located at the proposed area north of ‘Building A’, identified on Block Plan dated September 09, 2022.

Carried

5.5 A22-075M - 11151 First Line Nassagaweya

M. Arshad Siddiqui, agent for the applicant, address: 10368 Winston Churchill Boulevard, Halton Hills, provided an overview of the application.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow a

balcony to be located in the interior side yard, whereas the Zoning By-law only permits a balcony in the rear yard, exterior side yard, and front yard; allow a driveway extension to have a gravel surface, whereas the Zoning By-law only permits parking areas to be surface treated **BE APPROVED**, subject to the following conditions:

1. That the dwelling shall be located and constructed in accordance with the site plan and building elevations, prepared by C-Architecture Limited, date stamped by Town Zoning on October 18, 2022, and in accordance with Conservation Permit 7933.
2. That prior to Building Permit issuance, a Detailed Grading Plan be provided, to the satisfaction of Town Development Engineering.
3. That a Building Permit be obtained for the proposed dwelling and septic system within two (2) years from the date of this decision.
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

5.6 A22-074M - 4375 Random Acres Road

Katharine Bambrick and Philip Jarrett, the owners, address: 4375 Random Acres Road, provided an overview of the application.

Member Summers inquired why there is such a difference of opinion between their arborist and the conservation authority staff; Ms. Bambrick noted that the Region of Halton has advised the applicant that they need to stay 30 metres away from the drip line as this area of the property is considered a significant wood line.

No public participation.

BE IT RESOLVED THAT THE APPLICATION FOR MINOR VARIANCE under Section 45(1) of the “Planning Act” - File (A22-042/M) to the Milton Committee of Adjustment and Consent requesting permission to allow two garages to be located on a lot, whereas only one is permitted on a lot; allow a garage to be 6.0 metres in height, whereas 4.3 metres is currently permitted (an increase of 1.70 metres); allow a portion of the proposed garage to be located in the front yard, whereas a garage is only permitted

to be located in the interior side yard or rear yard; allow a driveway extension to be gravel, whereas a parking area is required to be a hard surface **BE APPROVED**, subject to the following conditions:

1. That the detached garage shall be generally located and constructed in accordance with the site plan and building elevations, prepared by the owners, date stamped by Town Zoning on August 23, 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.

Carried

6. NEW BUSINESS

No new business to declare.

7. NEXT MEETING

Next scheduled meeting is on Thursday, January 26th, 2023 commencing at 6:00 pm.

8. ADJOURNMENT

There being no further business to discuss, the Chair adjourned the meeting at 7:28 p.m.

Greta Susa, Acting Secretary Treasurer



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/001 (6670, 6710, 6750 & 6790 Fifth Line)

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 permit:

- The required office component for an Industrial and/or Warehouse/Distribution Centre use to be 5% of the GFA for Buildings 2, 3 and 4 (a reduction of 10%)

The subject property is known municipally as 6670, 6710, 6750 & 6790 Fifth Line and is legally described as Part of Lot 10, Concession 5 Trafalgar. The property is currently under development and in the process of constructing four Industrial buildings.

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

The subject property is designated as Business Park Area and Natural Heritage Area in the Town's Official Plan. The area of the property subject to this Minor Variance application is Business Park Area. The main permitted uses within the Business Park Area designation are light industrial and office uses.

The subject lands are located within the Derry Green Corporate Business Park Secondary Plan. On Schedule C-9-B Land Use Plan, the lands subject to this Minor Variance application are designated Business Park Area with the Street Oriented Site overlay and Natural Heritage Oriented Area overlay.

Both the Street Oriented Site overlay and Natural Heritage Oriented Area overlay permit industrial uses with a significant office component, as to differentiate industrial uses from those lands designated Industrial Area to those designated Business Park Area. Additionally, the significant office component encourages additional office uses. There is no number associated with what constitutes a significant office component. Generally throughout the Derry Green Secondary Plan Area, staff have been applying a minimum 15% GFA be dedicated as office space through site-specific implementing Zoning By-law Amendments; however, have been amenable to reviewing this amount as 'significant' can vary greatly among different sized buildings.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended and the Derry Green Corporate Business Park Secondary Plan.

Zoning:

The subject lands are zoned as site specific Business Park (M1*306) under Comprehensive Zoning By-law 016-2014, as amended. In this zone, Industrial, Warehousing and Distribution uses are permitted.

Section 13.1.1.306 requires a minimum 15% Gross Floor Area be required to be dedicated as an office component for Industrial and/or Warehouse/Distribution Centre uses. In order to facilitate the development, the applicant is seeking to reduce the minimum 15% GFA requirement to 5% GFA for Buildings 2, 3 and 4. Building 1, fronting on Derry Road, will maintain the minimum 15% GFA as required in the site specific zoning.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2023. As of the writing of this report on, January 18, 2023, staff have received one letter objecting to the reduction in minimum office space, citing concerns with an increase in warehousing space and increased traffic on Fifth Line as a result of the reduction in office space, and impact on the existing residential uses within the vicinity.

As it relates to the request to reduce the amount of office space associated with Industrial and/or Warehousing/Distribution Centre uses, staff are of the opinion that the requested variance is related to the significance of the office component in the Business Park area, and not the principle of land use and permitted uses on the subject lands. The size of the use of the lands for Industrial, Warehousing and/or Distribution Centre uses is regulated by the zone standards of the Business Park (M1) zone, including lot coverage and setbacks, all of which are complied with for the proposed development. These uses are only three of the many uses permitted in the M1 zone, and the minimum office space component only applies to these particular uses as they are the most land intensive uses permitted in this zone. Additionally, the number of parking spaces and loading spaces provided does not change, regardless of the amount of office space provided for on the site, therefore a significant increase in truck traffic is not anticipated solely as a result of the reduction in the office space component.

Fifth Line is a minor arterial road under the jurisdiction of the Town of Milton. Minor arterial roadways are generally characterized with traffic movement being the primary function, high traffic volumes and no restrictions for heavy trucks. Fifth Line is currently 2 lanes and is intended to be reconstructed to 4 lanes in the future, in anticipation of the growth of both the Town and the Business Park Secondary Plan Area, and the related truck traffic anticipated.

All development contemplated with the Derry Green area is considered within the existing, approved policy framework, and it is Staff's opinion that the proposed variance conforms to these approved policies.

The Residential Special Policy Area designation is an overlay designation on the lands across Fifth Line from this site, where existing single detached dwellings exist. It is the intent of this Special Policy Area to recognize the existing residential uses which are unlikely to be redeveloped in the short term. Acknowledging that the residential uses may continue in perpetuity, through the Site Plan Application currently under review, the Town is directed to consider the provision of landscaping and other types of buffering on the boundary with the residential use.

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 reduce the minimum amount of office space required for Buildings 2, 3 and 4. Throughout the Derry Green Corporate Business Park Secondary Plan Area, staff have generally been applying a minimum 15% GFA office component to Industrial, Warehouse/Distribution Centre Uses, which differentiates these uses from those that are located within the Industrial Area, which does not require a significant office component.

Staff have reviewed the proposed 5% GFA to be dedicated as an office component for Buildings 2, 3 and 4, and based on the size of the buildings proposed, are in agreement that this constitutes as a significant office component. For Buildings 2, 3 and 4, the applicant proposes to construct a minimum of approximately 44,000 square feet of office space amongst the three buildings, in addition to the 15% GFA proposed to be maintained in Building 1, for a minimum of approximately 58,000 square feet of office space provided for throughout the development. This amount of GFA dedicated to office uses associated with the proposed Industrial and Warehouse/Distribution Centre uses meets the general intent of providing a significant office component throughout the Derry Green Corporate Business Park Secondary Plan Area.

The development of this property continues to be reviewed through Site Plan Application SP 37/21. Staff are of the opinion that the Site Plan Application is at an adequate point in the review that the proposal will not change and no additional relief is required.

Staff have reviewed the requested variance and offer no objection to its approval, as the proposal makes efficient use of the land, will continue to meet the intent of the Derry Green Business Park and Zoning By-law. The variance requested is considered to be minor in nature and will not be of a detrimental impact to the subject lands, the street or the surrounding area.

Recommendation:

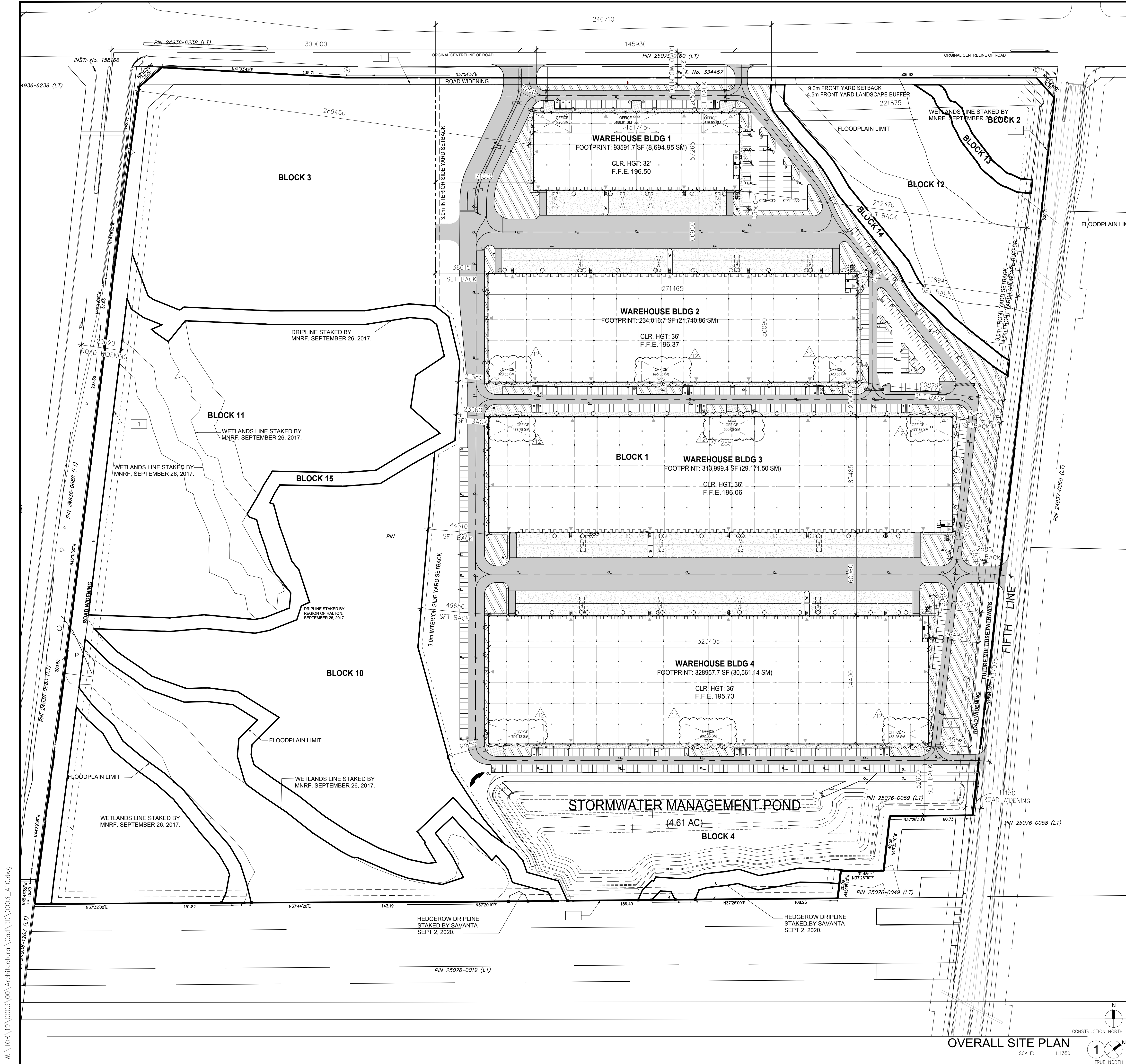
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That Buildings 2, 3 and 4 shall be generally located and constructed in accordance with the site plan and building floorplans, prepared by Ware Malcomb, dated November 24, 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.

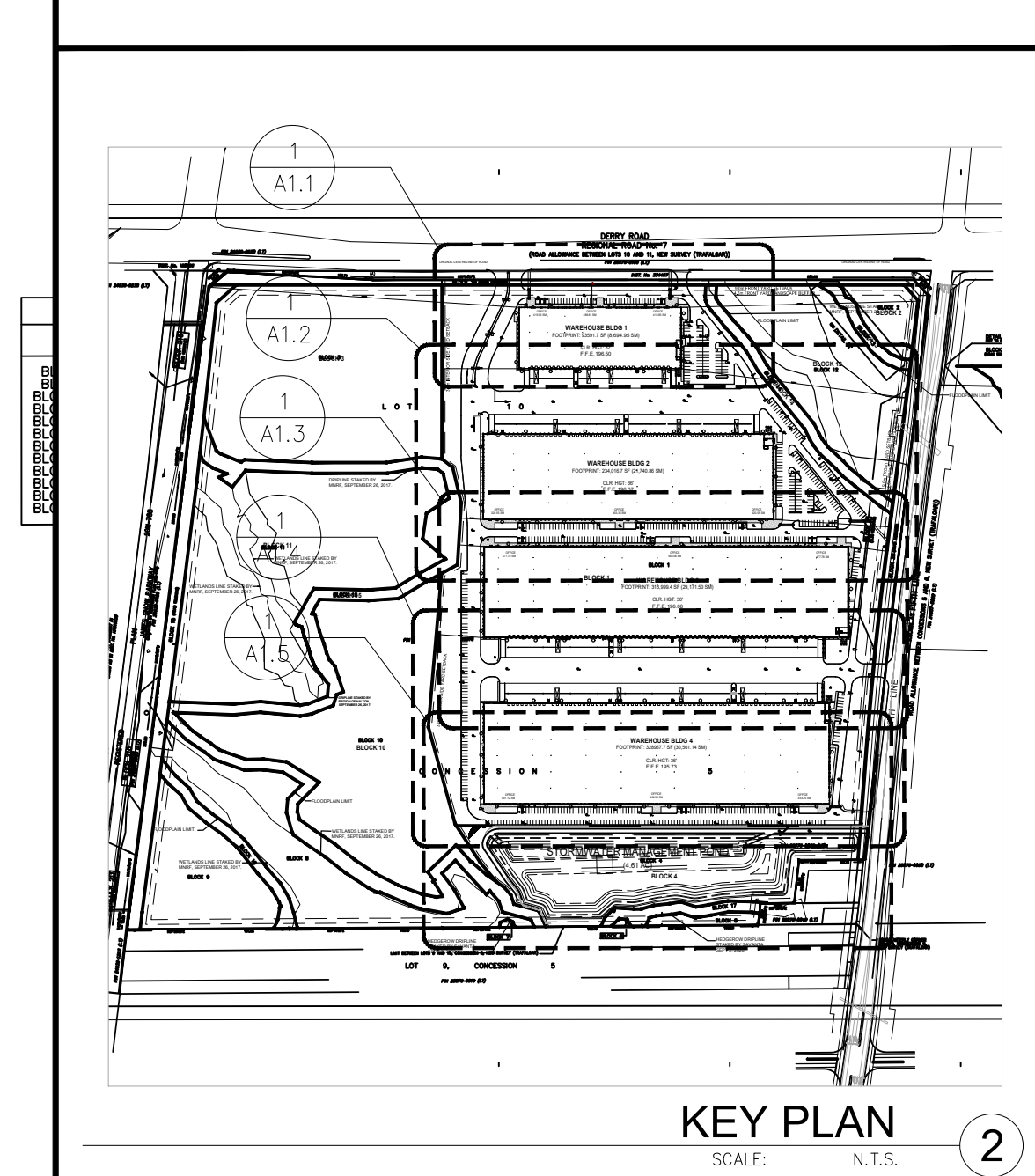
M. Kuchma

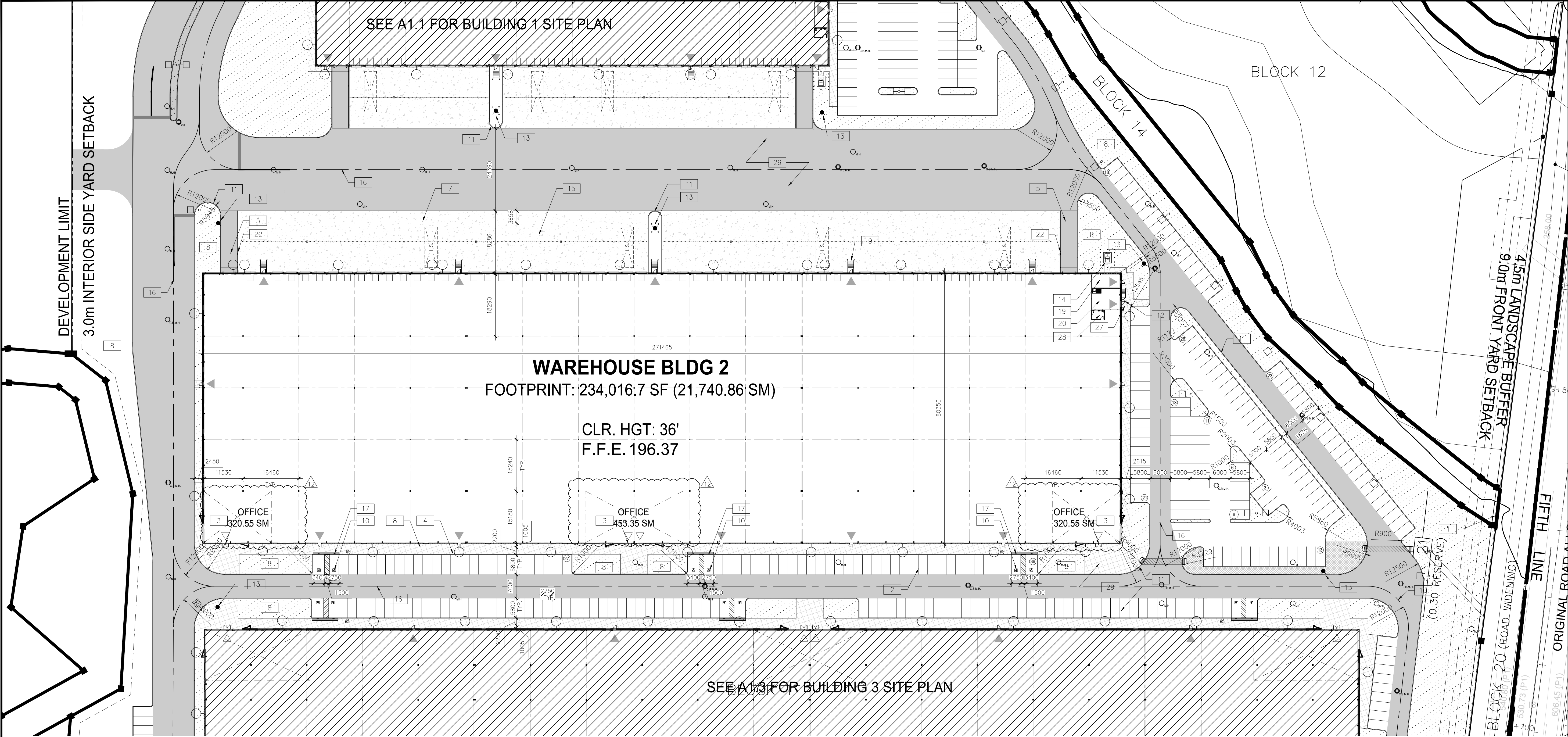
Mollie Kuchma, MSc, MPA, MCIP, RPP
Senior Planner, Development Review

January 26, 2023



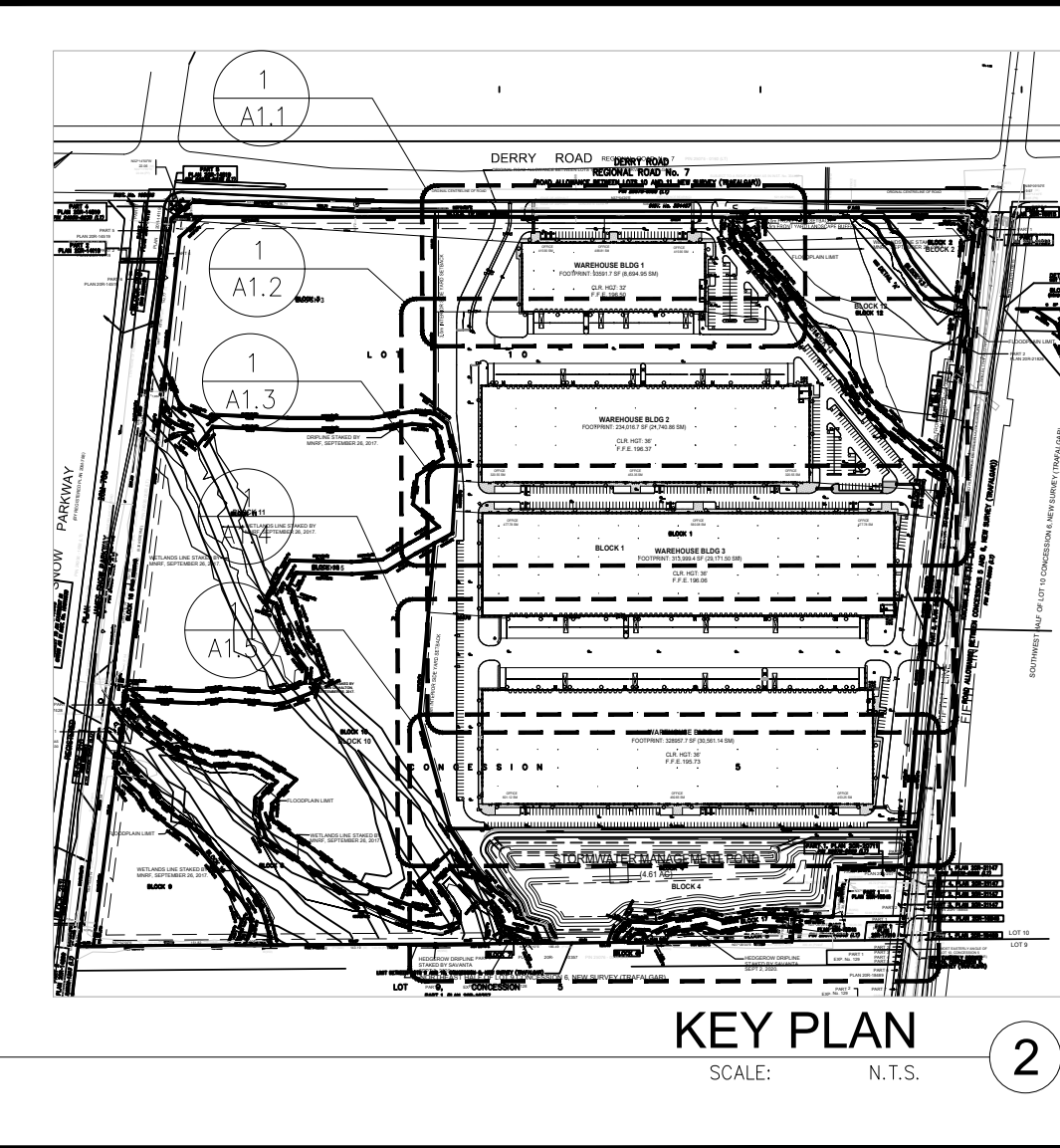
TOR19-0003-00 Site Statistics				
Zoning Category	M1			
Proposed Used	1-STORY INDUSTRIAL			
Town of Milton Comprehensive Zoning By-law 016-2014 Section 9, Table 8D				
	Proposed			Required
LOT FRONTAGE (M)	246.71			40.00
MIN. FRONT YARD BUILDING SETBACK (m)	20.52			9.00
MIN. INTERIOR SIDE YARD BUILDING SETBACK (m)	288.45			3.00
MIN. EXTERIOR SIDE YARD BUILDING SETBACK (m)	52.08			3.00
MIN. REAR YARD BUILDING SETBACK				3.00
MAX. BUILDING HEIGHT (M)	14.17m			15.00m
LANDSCAPE OPEN SPACE AREA RATIO	M1 Zone			M1 Zone
LANDSCAPING PROPOSED BLOCK 18 (INCLUDE POND)	50765.36 (20.95%)			10%
LANDSCAPE BUFFER				
MIN. LANDSCAPE BUFFER ADJUTING STREET LINE (NORTH)	4.5m			4.5m
MIN. LANDSCAPE BUFFER ADJUTING STREET LINE (EAST)	4.5m			4.5m
MIN. LANDSCAPE BUFFER (SOUTH)	N/A			N/A
MIN. LANDSCAPE BUFFER JAMES SNOW PARKWAY ST. LN (WEST)	N/A			N/A
	Proposed			Required
Lot Area (overall)	40.61 ha (100.35AC)			MIN. 0.3 ha (1.98 AC)
Lot Area Block 1	195,645			N/A
Total Ground Floor Area	90,166.45			N/A
Coverage Overall	22%			N/A
Coverage Block 1	46%			N/A
Lot Area Block 2 (FUTURE DEVELOPMENT)	31,126			N/A
Lot Area Block 3 (FUTURE DEVELOPMENT)	35,324			N/A
Lot Area Block 4 (STORM WATER MANAGEMENT POND)	24,628			N/A
	Building 1	Building 2	Building 3	Building 4
Office GFA (m²)	1320.61	1094.45	1515.64	1547.02
Industrial GFA (m²)	7,374.34	20,646.41	27,695.86	29,014.12
TOTAL BUILDING GFA (m²)	6,694.95	21,740.86	26,171.50	30,561.14
Town of Milton Comprehensive Zoning By-law 016-2014 Section 5, Table 5D:				
Parking is calculated for each individual industrial premises as follows:				
1. 10 to 1000m² shall provide 1 parking space per 100m² of gross floor area.				
2. 1000m² to 5000m² shall provide 1 parking space per 150m² of gross floor area.				
3. For gross floor areas in excess of 5000m² shall provide 1 parking space per 200m² of gross floor area.				
4. 5% is required on the portion of the lot of M2 zone.				
	Building 1	Building 2	Building 3	Building 4
Proposed No. of Parking Spaces	104	187	194	205
Required No. of Parking Spaces	97	162	199	206
BARRIER FREE PARKING SPACES (201 TO 1000 SPACES) 2 ACCESSIBLE PARKING SPACES PLUS 2%				
	5	6	7	7
Total Proposed No. of Parking Spaces	691			
Total Required No. of Parking Spaces	664			
NUMBER OF BICYCLE STALLS: 3% OF THE REQUIRED PARKING SPACES				
	3	5	6	6
PARKING STALL DIMENSIONS				
	STANDARD - 2.75m X 5.8m			
	ACCESSIBLE TYPE A - 3.4m X 5.8m			
	ACCESSIBLE TYPE B - 2.75m X 5.8m			
TOTAL NO. OF LOADING SPACE REQUIRED 744/m² or greater				
23.4M ALL TRUCKS REQUIRES 4 PARKING SPACES PLUS 1 ADDITIONAL LOADING SPACE PER 3000m²	4	4	4	4
TOTAL NO. OF LOADING SPACE PROVIDED	30	53	65	65
TOTAL NO. OF DRIVE-IN DOORS PROVIDED	2	2	2	2
Loading Space Dimensions				
	3.5m X 12.0m			





SITE PLAN NOTES	
1	PROPERTY LINE
2	2750x5800 PARKING STALL, PAINTED PARKING STRIPING PER CITY MUNICIPAL STANDARDS
3	BARRIER FREE PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
4	2200mm MIN. WIDE SIDEWALK TYPICAL U.N.O
5	DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
6	GALVANIZED BICYCLE RACKS REFER TO LANDSCAPE DRAWINGS
7	CONCRETE APRON – SEE CIVIL DWGS.
8	LANDSCAPE AREA – SEE LANDSCAPE DWGS.
9	EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
10	TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF TORONTO STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (2) 3.4m WIDE X5.6m LONG WITH A 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
11	150mm WIDE CURB TYPICAL
12	FIRE DEPARTMENT / SIAMESE CONNECTION
13	NEW FIRE HYDRANT
14	PROPOSED TRANSFORMER LOCATION
15	LOADING SPACE 12.00mx3.50m (MILTON ZONING BY-LAW 016-2014)
16	FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (———)
17	ACCESSIBLE PARKING SIGNAGE
18	CONCRETE FILLED STEEL BOLLARD, PAINTED SAFETY YELLOW
19	PROPOSED LOCATION OF ELECTRICAL ROOM
20	PROPOSED LOCATION OF MECHANICAL ROOM
21	HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
22	RETAINING WALL – SEE CIVIL DWGS.
23	ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. SITE ENTRANCE PER CITY STANDARD.
24	CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
25	18m WIDE X 3m HEIGHT SOUND BARRIER WALL –REFER TO GHQ NOISE IMPACT STUDY.
26	FUTURE MULTIUSE PATHWAYS
27	PROVIDE STAIR AND LANDING FOR FIRE PUMP TANK FILING
28	UNIVERSAL WASHROOM
29	EXCESS SNOW WILL BE REMOVED BY PRIVATE COMPANY

SITE LEGEND	
	NEW HEAVY DUTY PAVEMENT (HATCHED)
	NEW LANDSCAPED AREA (HATCHED)
	PAINTED DIAGONAL LINES WHERE INDICATED
	FINISHED CONCRETE SIDEWALKS
	CONCRETE DOLLY PADS
	FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
	PROPERTY LINE
	PARKING STALL COUNT TOTAL
	FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
	PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
	LIGHT POLE
	WALL MOUNTED LIGHT
	MAIN ENTRANCE / BARRIER FREE
	EXIT DOORS
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE VEHICLE PARKING SIGN
	D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A1.0
	M.H. DENOTES MANHOLE
	C.B. PROPOSED CATCH BASIN
	C.B.M.H. PROPOSED CATCH BASIN MANHOLE
	E.V. ELECTRIC VEHICLE CHARGING STATION



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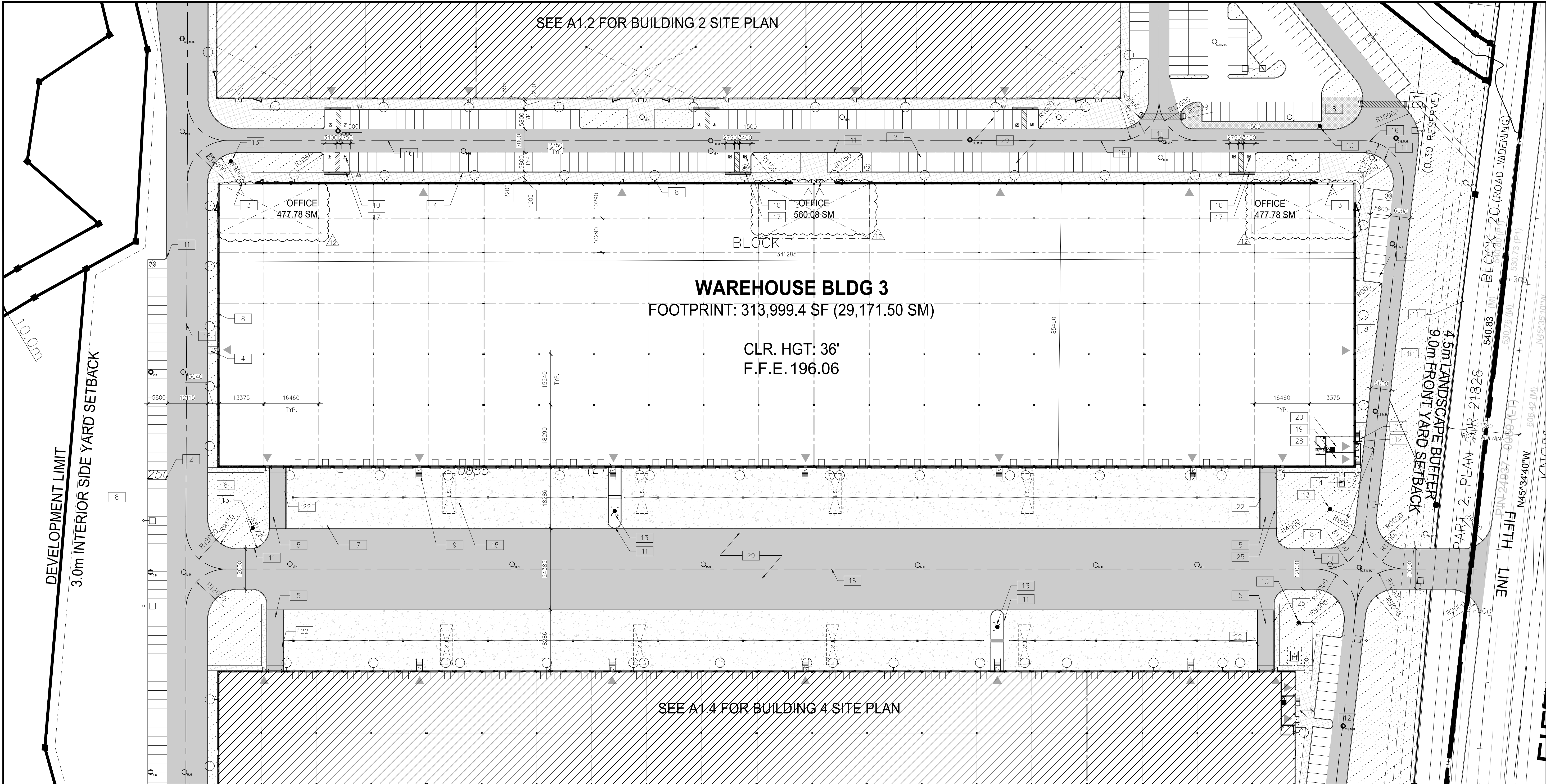
**SUN LIFE ASSURANCE
INDUSTRIAL
DEVELOPMENT**
6712 FIFTH LINE
MILTON, ONTARIO

ENLARGED SITE PLAN
BUILDING 2

DATE	REMARKS
7/ 2022-06-22	ISSUED FOR TENDER
8/ 2022-07-18	ISSUED FOR ADDENDUM #1
9/ 2022-11-09	SPA THIRD SUBMITTAL
10/ 2022-11-15	PERMIT APPLICATION (ROOFING/ENVELOPE)
11/ 2022-11-16	ISSUED FOR SI 12
12/ 2022-11-24	SPA THIRD SUBMITTAL

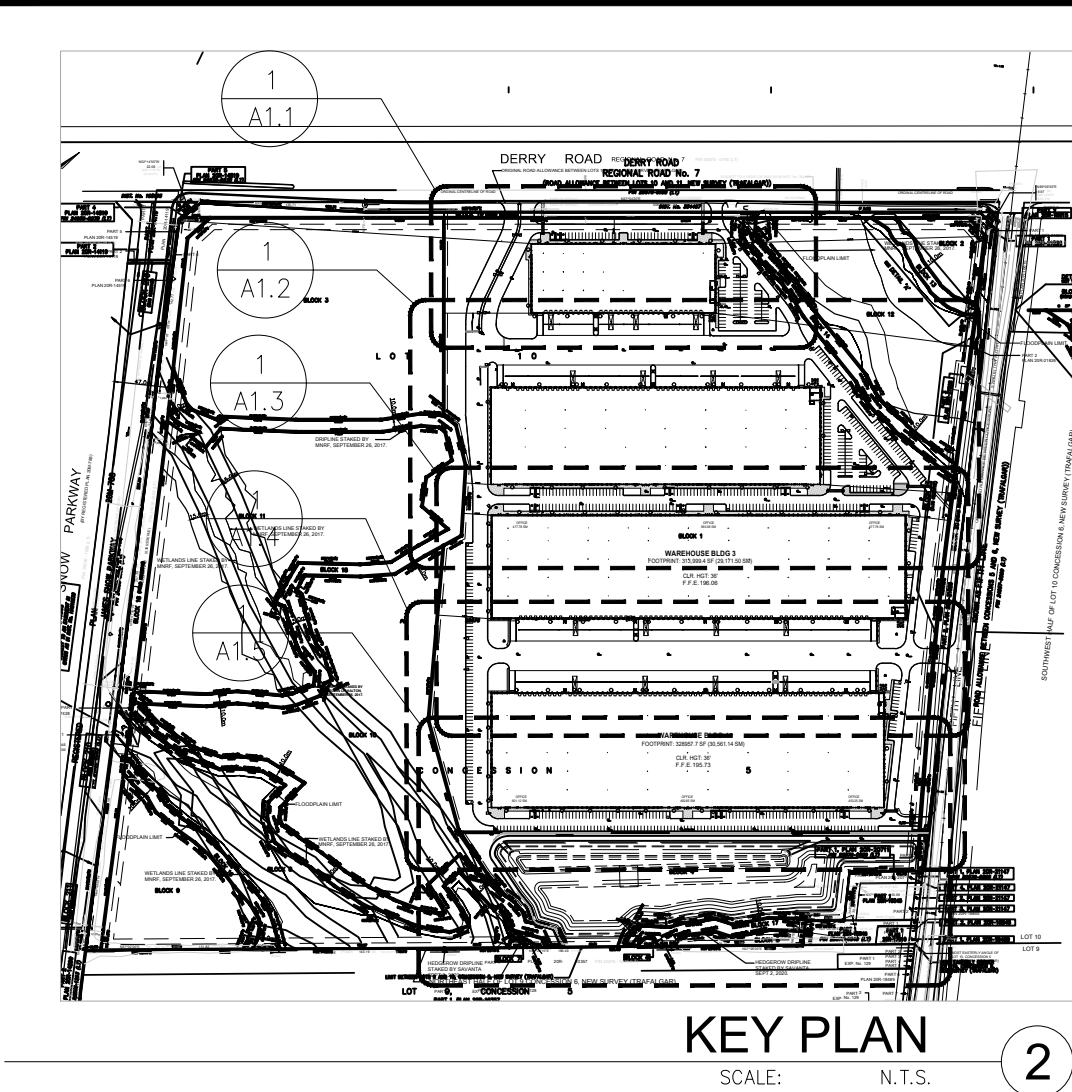
PA / PM:	C.ROCHA
DRAWN BY:	H.B
JOB NO.:	TOR19-0003-00

SHEET
A1.2
SP-37/21



SITE PLAN NOTES	
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10	TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF TORONTO STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (2) 3.4m WIDE X5.6m LONG WITH A 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
11	150mm WIDE CURB TYPICAL
12	FIRE DEPARTMENT / SIAMESE CONNECTION
13	NEW FIRE HYDRANT
14	PROPOSED TRANSFORMER LOCATION
15	LOADING SPACE 12.00mx3.50m (MILTON ZONING BY-LAW 016-2014)
16	FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ()
17	ACCESSIBLE PARKING SIGNAGE
18	CONCRETE FILLED STEEL BOLLARD, PAINTED SAFETY YELLOW
19	PROPOSED LOCATION OF ELECTRICAL ROOM
20	PROPOSED LOCATION OF MECHANICAL ROOM
21	HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
22	RETAINING WALL – SEE CIVIL DWGS.
23	ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. SITE ENTRANCE PER CITY STANDARD.
24	CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. – SEE CIVIL DWGS.
25	18m WIDE X 3m HEIGHT SOUND BARRIER WALL –REFER TO GHQ NOISE IMPACT STUDY.
26	FUTURE MULTIUSE PATHWAYS
27	PROVIDE STAIR AND LANDING FOR FIRE PUMP TANK FILING
28	UNIVERSAL WASHROOM
29	EXCESS SNOW WILL BE REMOVED BY PRIVATE COMPANY

SITE LEGEND	
	NEW HEAVY DUTY PAVEMENT (HATCHED)
	NEW LANDSCAPED AREA (HATCHED)
	PAINTED DIAGONAL LINES WHERE INDICATED
	FINISHED CONCRETE SIDEWALKS
	CONCRETE DOLLY PADS
	FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
	PROPERTY LINE
	PARKING STALL COUNT TOTAL
	FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
	PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
	LIGHT POLE
	WALL MOUNTED LIGHT
	MAIN ENTRANCE / BARRIER FREE
	EXIT DOORS
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE VEHICLE PARKING SIGN
	D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A1.0
	M.H. DENOTES MANHOLE
	C.B. PROPOSED CATCH BASIN
	C.B.M.H. PROPOSED CATCH BASIN MANHOLE
	EV ELECTRIC VEHICLE CHARGING STATION



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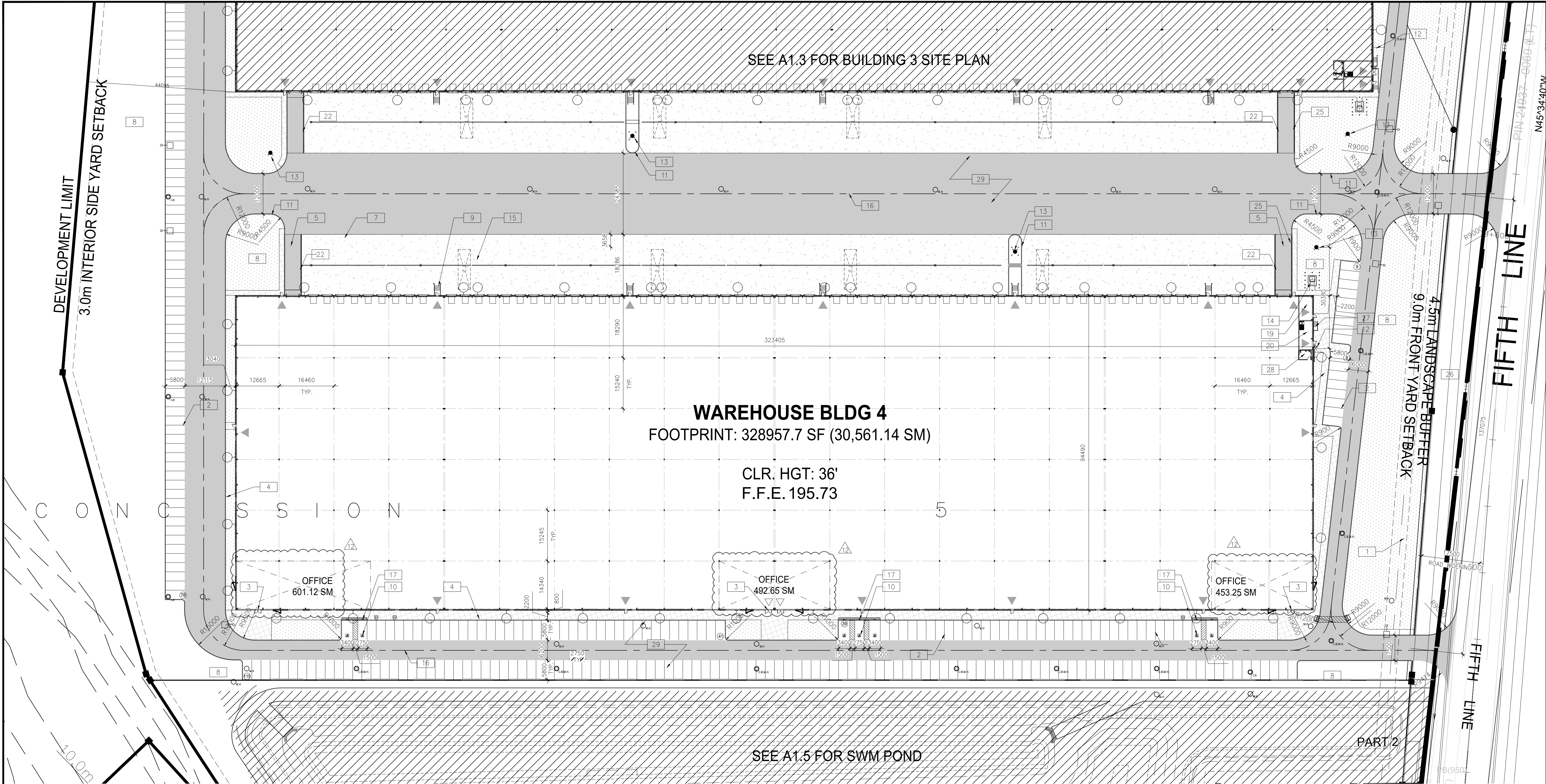
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vaughan, ontario, L4K 5W9
p 905.760.1221
f 905.248.3344
a business name of WMA Inc.



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MILTON, ONTARIO

ENLARGED SITE PLAN BUILDING 3	
DATE	REMARKS
7/2022-06-22	ISSUED FOR TENDER
8/2022-07-18	ISSUED FOR ADDENDUM #1
9/2022-11-09	SPA THIRD SUBMITTAL
10/2022-11-15	PERMIT APPLICATION
11/2022-11-16	(ROOFING/ENVELOPE)
12/2022-11-24	ISSUED FOR SI 12
12/2022-11-24	SPA THIRD SUBMITTAL
PA / PM:	C.ROCHA
DRAWN BY:	H.B
JOB NO.:	TOR19-0003-00

SHEET
A1.3
SP-37/21



SITE PLAN NOTES

- 1

PROPERTY LINE
- 2

2750x5800 PARKING STALL, PAINTED PARKING STRIPING PER CITY MUNICIPAL STANDARDS
- 3

BARRIER FREE PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4

2200mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 5

DRIVE-IN RAMP, SEE CIVIL DRAWING FOR SLOPE %
- 6

GALVANIZED BICYCLE RACKS REFER TO LANDSCAPE DRAWINGS
- 7

CONCRETE APRON – SEE CIVIL DWGS.
- 8

LANDSCAPE AREA – SEE LANDSCAPE DWGS.
- 9

EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 10

TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY OF TORONTO STANDARDS. EACH PAIR OF SHARED STALLS TO HAVE (2) 3.4m WIDE X5.6m LONG WITH A 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
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150mm WIDE CURB TYPICAL
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FIRE DEPARTMENT / SIAMESE CONNECTION
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NEW FIRE HYDRANT
- 14

PROPOSED TRANSFORMER LOCATION
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LOADING SPACE 12.00mx3.50m (MILTON ZONING BY-LAW 016–2014)
- 16

FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (—————)
- 17

ACCESSIBLE PARKING SIGNAGE
- 18

CONCRETE FILLED STEEL BOLLARD, PAINTED SAFETY YELLOW
- 19

PROPOSED LOCATION OF ELECTRICAL ROOM
- 20

PROPOSED LOCATION OF MECHANICAL ROOM
- 21

HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
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- 26

FUTURE MULTIUSE PATHWAYS
- 27

PROVIDE STAIR AND LANDING FOR FIRE PUMP TANK FILING
- 28

UNIVERSAL WASHROOM
- 29

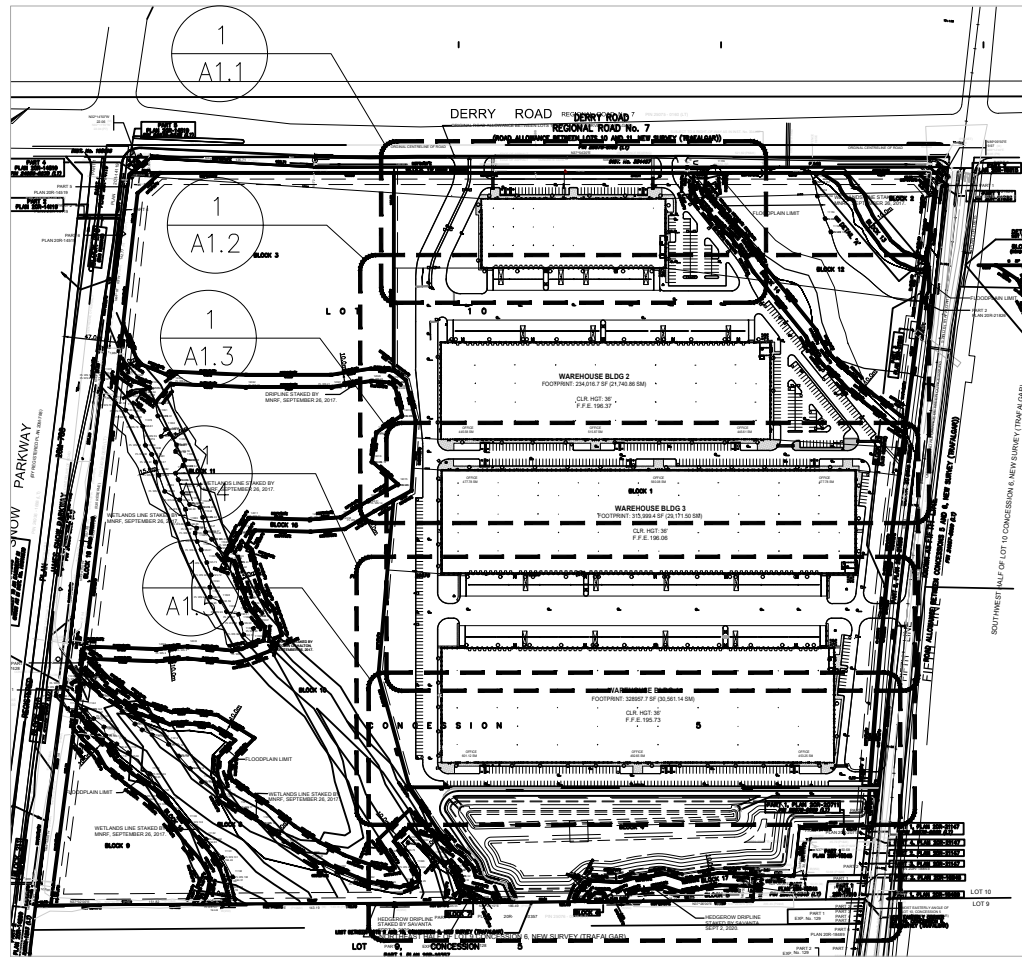
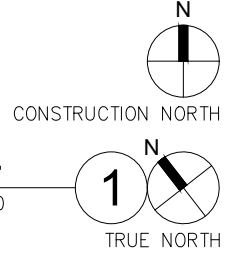
EXCESS SNOW WILL BE REMOVED BY PRIVATE COMPANY

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FINISHED CONCRETE SIDEWALKS
- CONCRETE DOLLY PADS
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- PROPERTY LINE
- PARKING STALL COUNT TOTAL
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- LIGHT POLE
- WALL MOUNTED LIGHT
- MAIN ENTRANCE / BARRIER FREE
- EXIT DOORS
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE VEHICLE PARKING SIGN
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- M.H. DENOTES MANHOLE
- C.B. PROPOSED CATCH BASIN
- C.B.M.H. PROPOSED CATCH BASIN MANHOLE
- E.V. ELECTRIC VEHICLE CHARGING STATION

ENLARGED SITE PLAN BUILDING 4

SCALE: 1:600



ENLARGED SITE PLAN
BUILDING 4

DATE	REMARKS
7/ 2022-06-22	ISSUED FOR TENDER
8/ 2022-07-18	ISSUED FOR ADDENDUM #1
9/ 2022-11-09	SPA THIRD SUBMITTAL
10/ 2022-11-15	PERMIT APPLICATION (ROOFING/ENVELOPE)
11/ 2022-11-16	ISSUED FOR SI 12
12/ 2022-11-24	SPA THIRD SUBMITTAL

PA / PM:	C.ROCHA
DRAWN BY:	H.B
JOB NO.:	TOR19-0003-00

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A1.4
SP-37/21

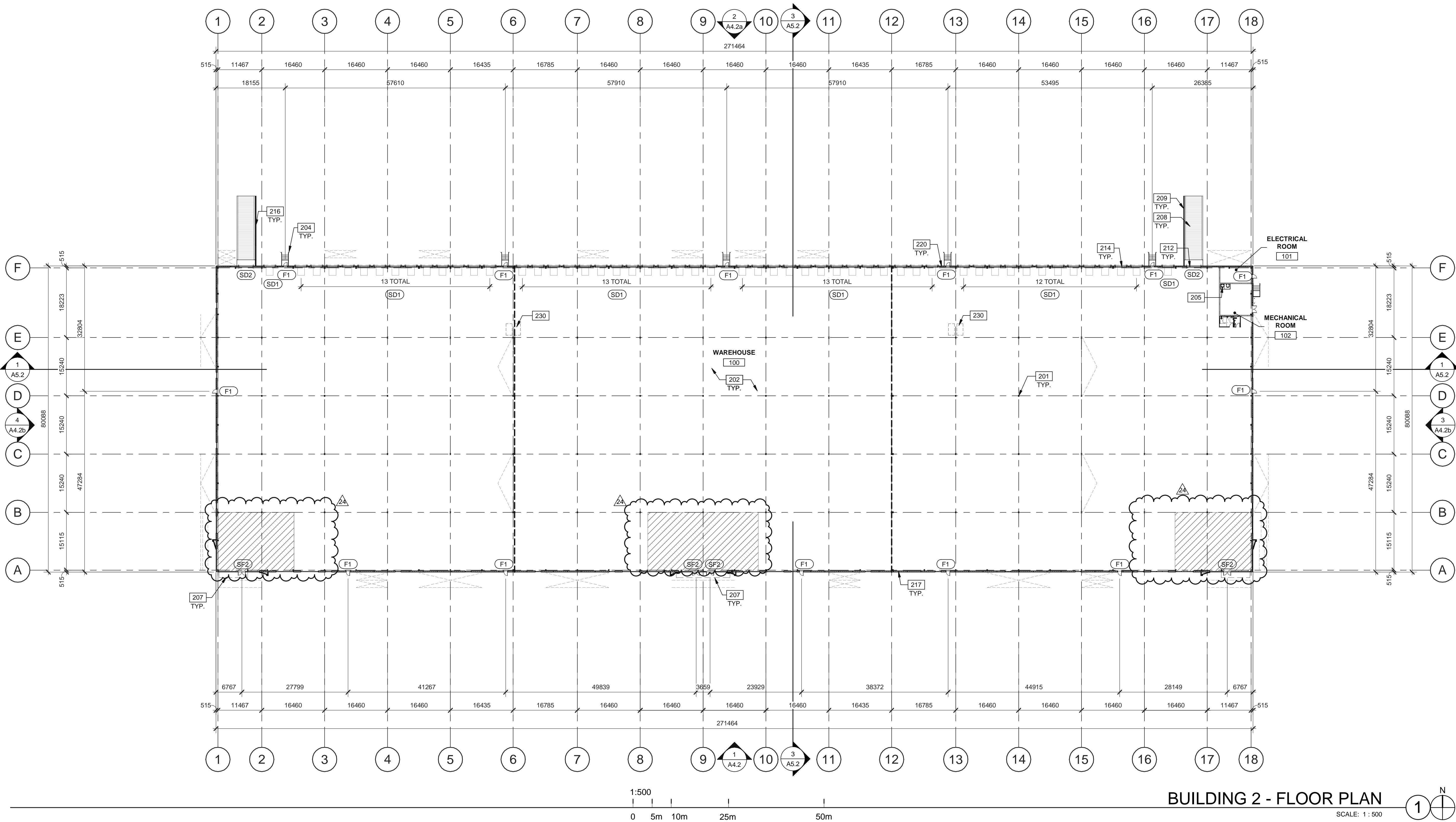
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BUILDING 2 - FLOOR PLAN

SCALE: 1 : 500

DOOR TYPES

(SF1) ALUMINUM STOREFRONT

(SF2) 965mm x 2440mm CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

(SF2) 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:

- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA EXIT DEVICE
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 2 EA OH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

(F1) HOLLOW METAL

(F1) 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

HARDWARE:

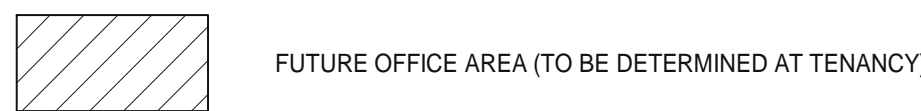
- 3 EA HINGES
- 1 EA EXIT DEVICE
- 1 EA CYLINDER
- 1 EA CLOSER
- 1 EA PERIMETER SEAL
- 1 EA BOTTOM DRIP
- 1 EA THRESHOLD
- 1 EA LOCK GUARD
- 1 EA HVY DUTY FLOOR STOP

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

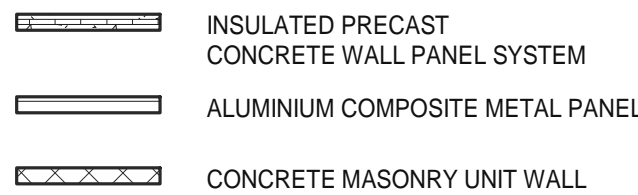
VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND



FUTURE OFFICE AREA (TO BE DETERMINED AT TENANCY)

WALL LEGEND



INSULATED PRECAST CONCRETE WALL PANEL SYSTEM

ALUMINIUM COMPOSITE METAL PANEL

CONCRETE MASONRY UNIT WALL

KEYNOTES

- 201 STRUCTURAL STEEL COLUMN.
- 202 CONCRETE SLAB. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE. 10 mm VAPOUR BARRIER UNDER OFFICE AREAS.
- 204 127mm O.D. STEEL PIPE BOLLARD, CONCRETE-FILLED 1220 MIN. ABOVE FINISHED GRADE, PAINTED SAFETY YELLOW.
- 205 ROOF ACCESS LADDER.
- 207 OUTLINE OF CANOPY ABOVE.
- 208 ASPHALT RAMP.
- 209 CONCRETE RETAINING WALL.
- 212 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 214 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
- 216 1070MM HIGH GUARDRAIL GALVANIZED AND PAINTED ON RETAINING WALL.
- 217 PRECAST PANEL AT SOUTH WALL TO BE 1 HOUR FRR.
- 220 PRECAST PANEL AT NORTH WALL TO BE 1 HOUR FRR.
- 230 PROPOSED LOCATION OF REFUSE AND RECYCLING OPERATION PRIVATELY OPERATED BY FUTURE TENANT

BUILDING 2 - FLOOR PLAN

DATE	ISSUED FOR SPA	REMARKS
2021-12-15	SPA SECOND SUBMITTAL	
2022-05-13	SPA THIRD SUBMITTAL	
2022-11-09	SPA THIRD SUBMITTAL	
2022-11-24	SPA THIRD SUBMITTAL	

PA/PM:	C. ROCHA
DRAWN BY:	I.P.
JOB NO:	TOR19-0003-00

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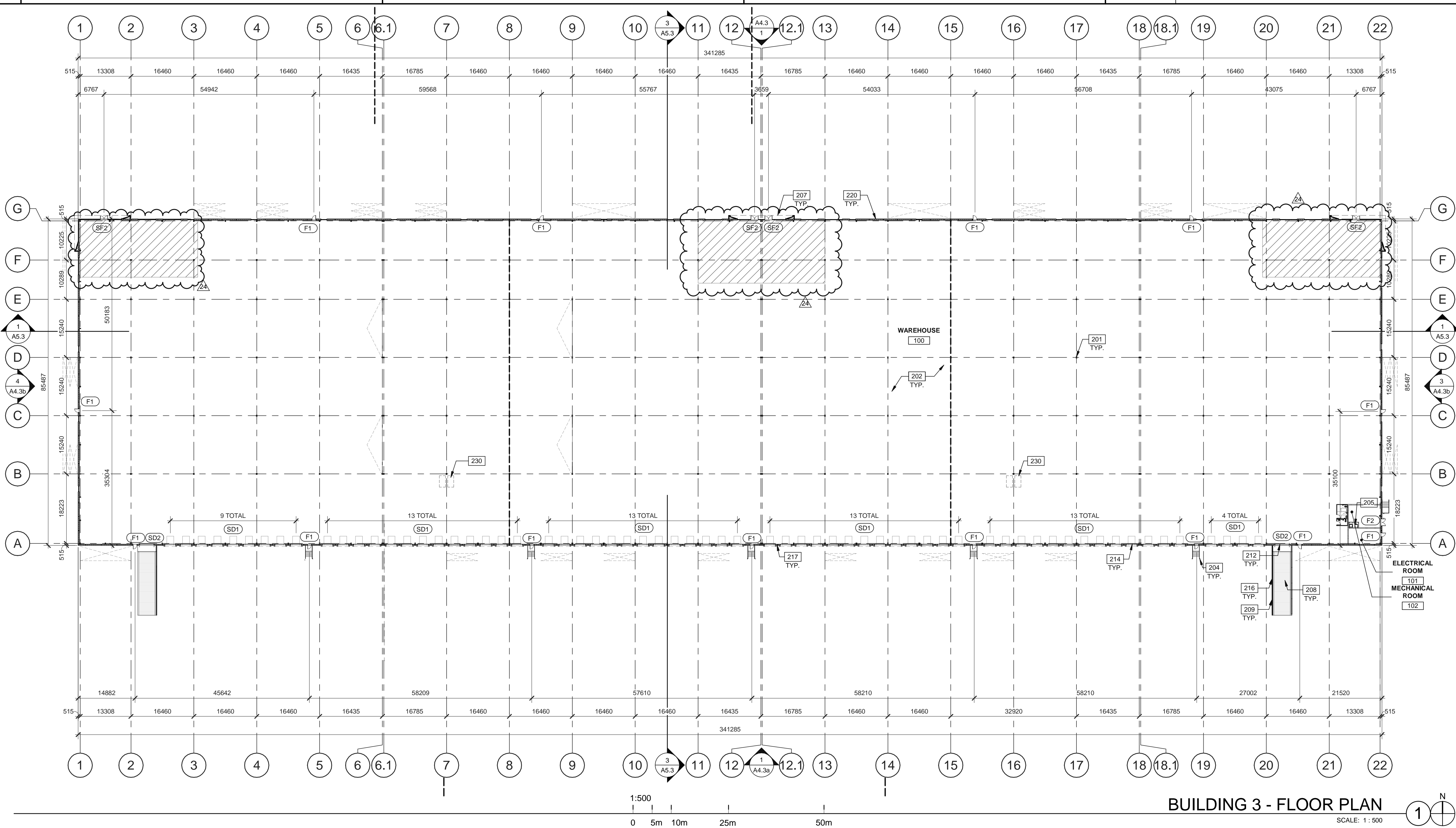
SUN LIFE ASSURANCE

INDUSTRIAL DEVELOPMENT

SHELL INDUSTRIAL BUILDING 2

6712 FIFTH LINE
MILTON, ONTARIO

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DOOR TYPES

SF1 ALUMINUM STOREFRONT

SF2 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:

- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA EXIT DEVICE
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 2 EA OH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL

F1 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

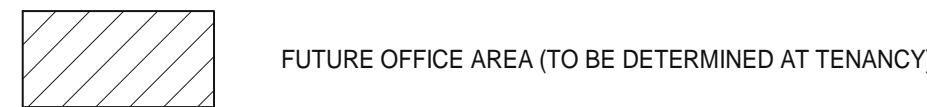
HARDWARE:

- 3 EA HINGES
- 1 EA EXIT DEVICE
- 1 EA CYLINDER
- 1 EA CLOSER
- 1 EA PERIMETER SEAL
- 1 EA BOTTOM DRIP
- 1 EA THRESHOLD
- 1 EA LOCK GUARD
- 1 EA HVY DUTY FLOOR STOP

DOOR NOTES

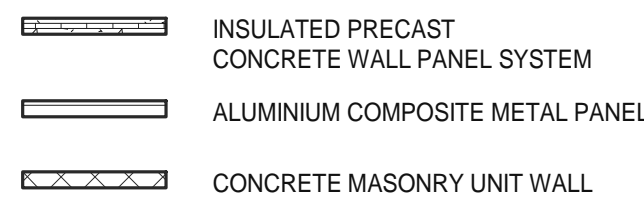
BUTT HINGES: SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL.
STOPS: TRIMCO W1200 SERIES DOOR STOP.
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD.

LEGEND



FUTURE OFFICE AREA (TO BE DETERMINED AT TENANCY)

WALL LEGEND



KEYNOTES

- 201 STRUCTURAL STEEL COLUMN.
- 202 CONCRETE SLAB. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE. 10 mm VAPOUR BARRIER UNDER OFFICE AREAS.
- 204 127mm O.D. STEEL PIPE BOLLARD, CONCRETE-FILLED 1220 MIN. ABOVE FINISHED GRADE, PAINTED SAFETY YELLOW.
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- 208 ASPHALT RAMP.
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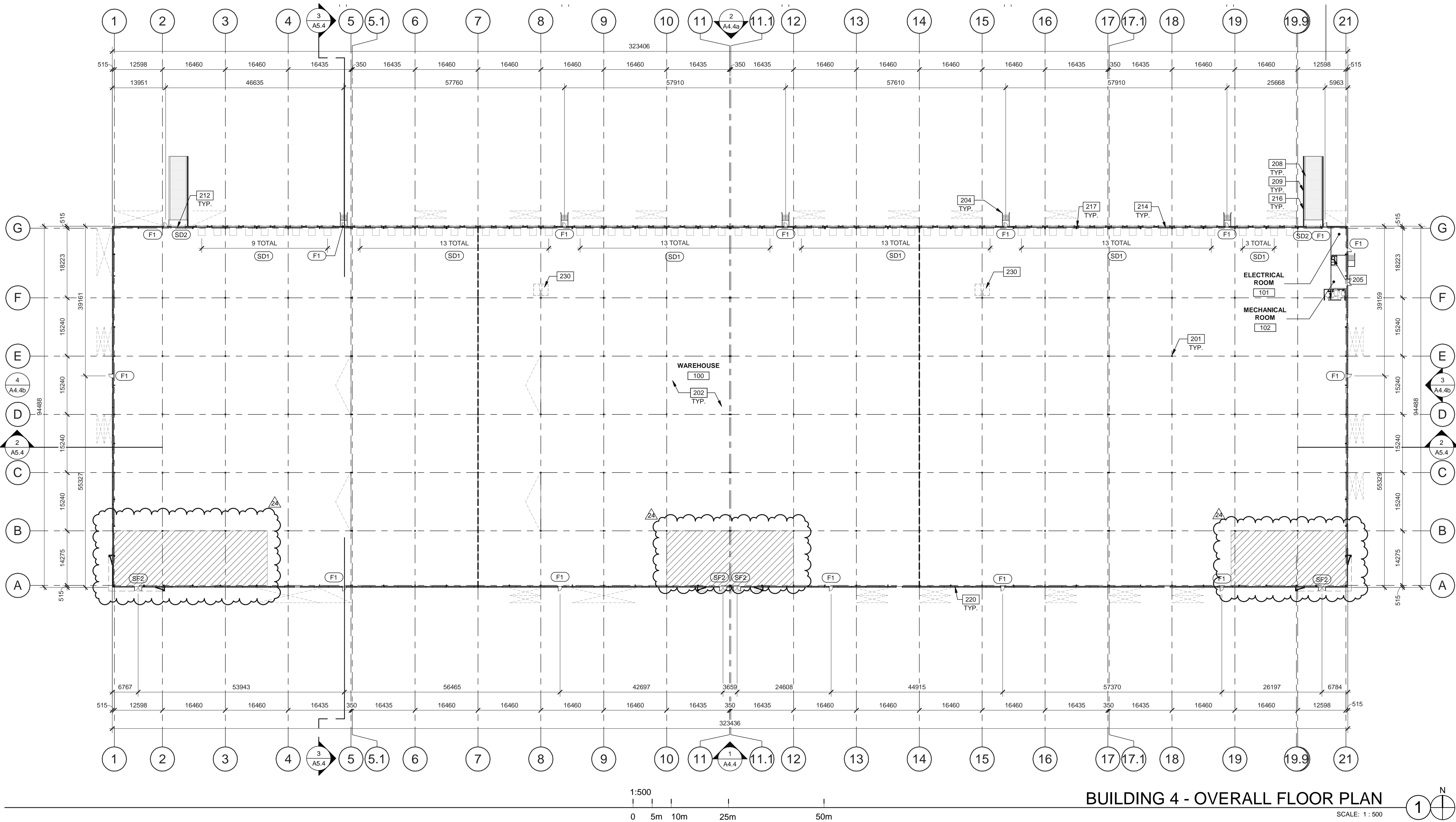
BUILDING 3 - FLOOR PLAN

DATE	ISSUED FOR	REMARKS
2021-12-15	SPA SECOND SUBMITTAL	
2022-05-13	SPA THIRD SUBMITTAL	
17	2022-11-09	SPA THIRD SUBMITTAL
24	2022-11-24	SPA THIRD SUBMITTAL

PA/PM:	C. ROCHA
DRAWN BY:	I.P.
JOB NO:	TOR19-0003-00

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A2.3



DOOR TYPES

SF1 ALUMINUM STOREFRONT

SF2 1930mm x 2440mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUFACTURER

HARDWARE:

- 2 SETS PIVOT SET
- 2 SETS INTER PIVOT
- 1 EA EXIT DEVICE
- 1 EA MORTISE CYLINDER
- 2 SETS OFFSET PULL
- 2 EA OH CLOSER
- 1 EA THRESHOLD
- 1 EA DECAL

NOTE: WEATHERSEAL BY DOOR MANUFACTURER

F1 HOLLOW METAL

F1 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL

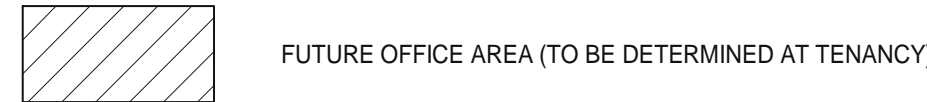
HARDWARE:

- 3 EA HINGES
- 1 EA EXIT DEVICE
- 1 EA CYLINDER
- 1 EA CLOSER
- 1 EA PERIMETER SEAL
- 1 EA BOTTOM DRIP
- 1 EA THRESHOLD
- 1 EA LOCK GUARD
- 1 EA HVY DUTY FLOOR STOP

DOOR NOTES

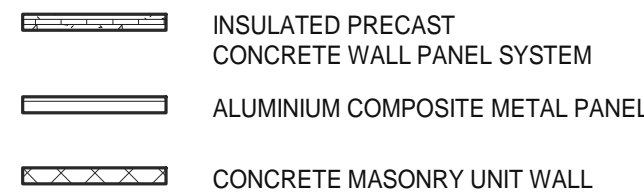
BUTT HINGES: SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
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STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND



FUTURE OFFICE AREA (TO BE DETERMINED AT TENANCY)

WALL LEGEND



KEYNOTES

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BUILDING 4 - FLOOR PLAN

DATE	ISSUED FOR	REMARKS
2021-12-15	SPA SECOND SUBMITTAL	
2022-05-13	SPA THIRD SUBMITTAL	
2022-11-09	SPA THIRD SUBMITTAL	
2022-11-24	SPA THIRD SUBMITTAL	

PA/PM:	C. ROCHA
DRAWN BY:	I.P.
JOB NO:	TOR19-0003-00

SHEET

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SUN LIFE ASSURANCE

INDUSTRIAL DEVELOPMENT

SHELL INDUSTRIAL BUILDING 4
6712 FIFTH LINE
MILTON, ONTARIO



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-002/M - 943 Stearn Place

General Description of Application:

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

- Allow a maximum gross floor area of 40.86 square metres for Accessory Buildings and Structures, whereas the Zoning By-law permits a maximum of 10 square metres (an increase of 30.85 square metres).
- Allow a maximum height of 4.17 metres for an Accessory Structure, whereas the Zoning By-law permits a maximum of 3 metres (an increase of 1.17 metres).

The subject property is known municipally as 943 Stearn Place and is legally described as Lot 37 on Plan 20R-893. The property is generally located north of Louis St. Laurent Avenue and west of Fourth Line. Surrounding land uses are primarily residential consisting of single detached dwellings.

The applicant is proposing to construct a gazebo in the rear yard for personal amenity use.

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

The subject property is designated as 'Residential Area' on Schedule B- Urban Land Use Plan within the Town of Milton Official Plan. The property is further designated as 'Residential Area' on Schedule C.6.D - Bristol Survey Secondary Plan Land Use Plan. Both designations generally permit low to medium density residential dwellings, as well as additional uses necessary to create a residential neighbourhood environment.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended. The proposal is a permitted residential use and contributes to creating a residential neighbourhood environment.

Zoning:

The subject lands are zoned as Residential Medium Density I * 25 (RMD1*35) within the Town of Milton Zoning By-law 016-2014, as amended.

Variance One: Increase in Gross Floor Area

Section 4.2 Table 4A permits a total maximum gross floor area of 10 m² for all accessory structures located on the lot. The intent of this provision is to ensure that the structures do not result in over development of the subject property and that they remain secondary to the primary residential use.

The applicant is seeking relief in regard to this provision to accommodate a total gross floor area of 40.86 m² (an increase of 30.86 m²) for the proposed gazebo and existing shed.

Variance Two: Increased Height

Section 4.2 Table 4A permits a maximum height of 3 metres for Accessory Structures. The intent of this provision is to ensure that the structure does not negatively impact adjacent land owners in way of view or sightline and further, that it remains subservient to the primary residential structure.

The applicant is seeking relief in respect to this provision to accommodate a total height of 4.17 metres (an increase of 1.17 metres) for the proposed gazebo.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on, January 13, 2023. As of the writing of this report on, January 18, 2023, there has been one public objection. An adjacent property owner expressed concern regarding the proposal in relation to the increased gross floor area and height. They also noted the proposed patio and other site features, which were of concern. Planning Staff have reviewed and noted these concerns when writing this report and a copy has been provided to the Committee in advance of the hearing.

For additional clarity, the gazebo and existing shed are the only elements of the proposal subject to this application. All other features, including the patio and hardscaping, either comply with the Zoning By-law or are not regulated under such provisions. Engineering Staff will review during the Building Permit process to further confirm.

Further to the above, Minor Variance Applications are not precedent setting and each application is reviewed on its own merits.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. Building Staff note that should the development proceed, a Building Permit would be required for the gazebo.

Planning and Development Department Comments:

The applicant has requested a minor variance to facilitate the construction of a gazebo in the rear yard. The subject property is approximately 1,007 square meters in size and currently has a single detached dwelling and a garden shed.

Variance One: Increase in Gross Floor Area

Given the existing garden shed (approximately 9.5 square metres), the total gross floor area being requested is 40.86 square metres. The proposed gazebo is 31.36 square metres.

The siting of the gazebo proposes generous setbacks from the side and rear lot lines, with the smallest setback being 1.3 metres - the Zoning By-law currently requires 0.6 metres at minimum. Further to, the lot is generous in size and the additional gross floor area will not result in over development as there remains significant amenity space and

landscaped open space. Development Engineering expressed no concerns with the increased gross floor area. There is no tree removal associated with the construction of this property. Further to, based on the design of the structure, the gazebo will remain clearly accessory to the primary residential dwelling.

Variance Two: Increased Height

The proposed gazebo has a height of 4.17 metres, which represents an increase of 1.17 metres from that which is currently permitted under the Zoning By-law. While the height does exceed the maximum, the increased setbacks and roof design minimizes the impact on adjacent properties. Should the applicant have elected to maintain the permitted height, it is noted that the structure would remain visible by adjacent landowners. There are currently cedar trees along the easterly side lot line that add screening from neighbouring properties.

Based on the considerations noted above, Planning Staff are of the opinion that the variances being requested are minor. However, to further ensure that any impact on adjacent property owners in way of sightlines and personal enjoyment is minimized, the applicant has agreed to include enhanced landscaping and screening along the side and rear lot line - should this application be approved, a condition has been added to ensure that the landscaping be included as part of the project, to the satisfaction of the Planner on file.

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

Recommendation:

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

1. That the gazebo shall be located and constructed in accordance with the site plan and building elevations, prepared by Betz Pools, date stamped by Town Zoning on November 30, 2023.
2. That a building permit application be obtained within two (2) years from the date of this decision.
3. That prior to building permit issuance, the applicant provide a landscape plan, to the satisfaction of the Planner, that includes enhanced screening along the side and rear lot lines.
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

Rachel Suffern

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

January 18, 2023



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-005M - 3025 James Snow Parkway

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 permit:

- A commercial use, to have a minimum setback of a parking area from a lot line of 0.0 metres, whereas the Zoning By-law requires 1.5 metres.

The subject property is known municipally as 3025 James Snow Parkway and is legally described as Part of Block 4 on 20M-952. Surrounding land uses include convenience store, warehouse and business park uses. The lands are located directly north of James Snow Parkway and west of Regional Road 25.

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

The subject property is designated as 'Business Park Area' on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as 'Business Park Area' within the 401 Business Park Secondary Plan.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan and 401 Business Park Secondary Plan, as amended.

Zoning:

The subject lands are zoned Business Park (M1*132) within the Urban Zoning By-law 016-2014, as amended.

Section 5.12 Table 5L of the Zoning By-law requires that, in instances of a commercial use, a parking area is setback 1.5 metres from a lot line. To accommodate the proposed mutual access with 8551 Escarpment Way, the applicant is requesting a reduction in setback to a lot line, resulting in a 0.0 metres setback.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2022. As of the writing of this report on, January 18, 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.

Development Planning Staff confirm that a Consent Application will be required to establish a mutual access easement for both 3025 James Snow Parkway and 8551 Escarpment Way.

The Site Planner reviewing the concurrent Site Plan Approval application (SP-15/22) has confirmed that the site plan has advanced to a satisfactory stage to consider the minor variance being requested.

Planning and Development Department Comments:

The applicant has requested a minor variance to accommodate a reduced setback for a parking area adjacent to a lot line. The subject property currently contains a gas bar.

The neighbouring lands at 8551 Escarpment Way are undergoing a concurrent Site Plan Approval application to enable the construction of an industrial development. The owners of both 8551 Escarpment Way and 3025 James Snow Parkway intend to create a future access from Regional Road 25 to serve both properties.

To access the future entrance on Regional Road 25, traffic from 8551 Escarpment Way will cross the subject site's lot line. Therefore, a forthcoming Consent Application to establish a shared access easement is required so that internal traffic can legally flow from 8551 Escarpment Way to 3025 James Snow Parkway and vice-versa. As a result, the drive area and parking area will be 0.0 metres setback from the lot line to create the mutual access.

Planning Staff are of the opinion that the requested relief is minor in nature as it is creating a shared access point between the sites and will not impact the overall use of the properties in way of functionality. Further Transportation Planning Staff are reviewing the concurrent Site Plan Approval application and express no concerns in respect to the addition of the proposed access. All pedestrian walkways and buildings are sufficiently setback from the parking areas and driveways such that a safety issue is not being created by the reduced setback.

Planning Staff have reviewed the requested variance and do not object to its approval. Based on the aforementioned, it is Planning Staff's opinion that the relief is minor in nature, maintains the intent of the Zoning By-law, conforms to the Official Plan and is desirable for the development of the subject lands.

Recommendation:

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

1. That the approval be subject to an expiry of two (2) years from the date of decision.

Rachel Suffern

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

January 18, 2023

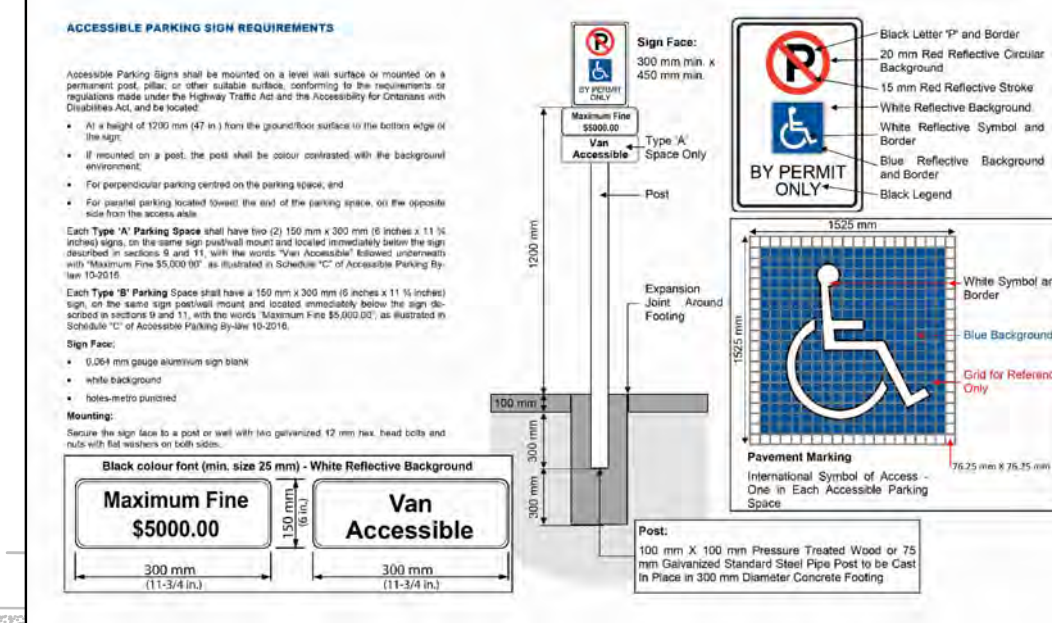
DRAFT - FORREFERENCE ONLY!

REGIONAL ROAD No. 25

EXISTING GAS BAR

ESCARPMENT WAY

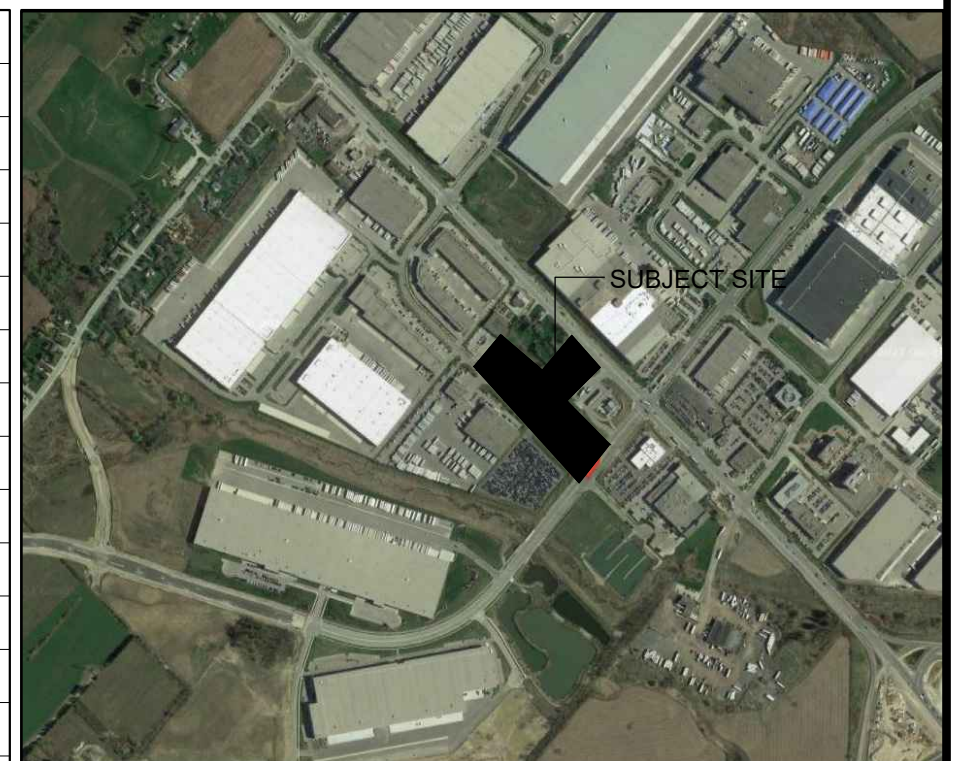
TYPICAL BARRIER FREE PARKING SIGNAGE



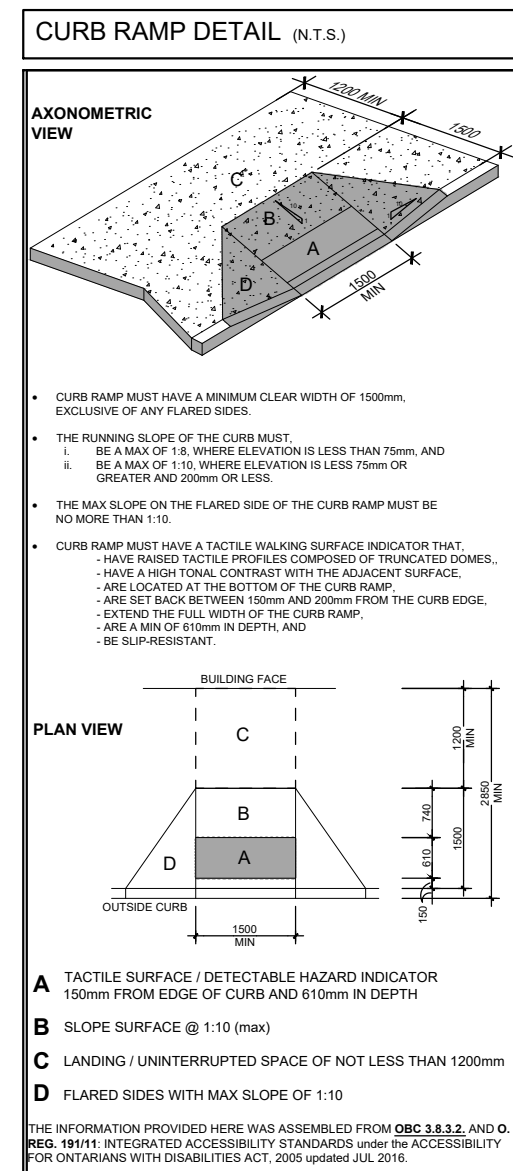
SYMBOL LEGEND

MAN DOOR	LOADING DOCK DOOR
DRIVE-IN / OVERHEAD DOOR	HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMESE	CATCH BASIN
DOUBLE CATCH BASIN	SANITARY MAN HOLE
CATCH BASIN / MAN HOLE	CATCH BASIN / MAN HOLE
STORM MAN HOLE	HYDRO POLE STANDARD / UTILITY POLE
BIKE RACK (1.8m x 0.6m)	HYDRO TRANSFORMER
ACCESSIBLE PARKING SPACE	ACCESSIBLE PARKING SPACE SIGNAGE
SNOW STORAGE AREA	GAS METERS
STOP SIGN	FIRE ROUTE SIGN
STEEL PIPE BOLLARD	EXISTING HYDRANT AND VALVE
LIGHTING STANDARD	

KEYMAP

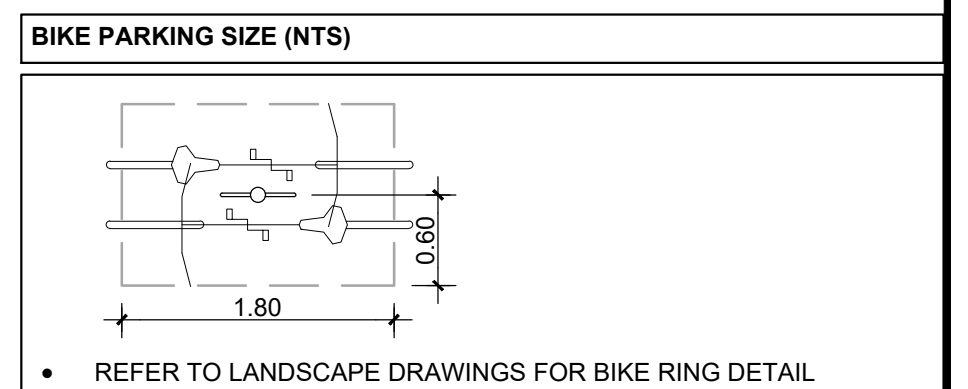


LEGAL DESCRIPTION	PROJECT NORTH
PLAN OF SURVEY PART OF BLOCK 4 REGISTERED PLAN 20M-952 TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON	TRUE NORTH
AS PREPARED BY: TARASICK McMillan KUBICKI LIMITED ONTARIO LAND SURVEYORS	



SITE STATISTICS		
SITE AREA	28,069.59 m ²	or 6.94 acres
ZONING	M1 * 132 - BUSINESS PARK	
LOT FRONTAGE	REQUIRED	PROVIDED
EXTERIOR SIDE YARD (NORTH)	40.00 m	73.16 m
EXTERIOR SIDE YARD (SOUTH)	9.00 m	24.51 m
INTERIOR SIDE YARD	3.00 m	8.98 m
REAR YARD (WEST)	3.00 m	3.00 m
EXTERIOR SIDE YARD (EAST)	12.00 m	15.80 m
FRONT YARD (EAST)	9.00 m	18.50 m
SITE COVERAGE	13,287.30 m ²	or 47.34%
LANDSCAPED AREA	4,419.70 m ²	or 15.75%
PAVED AREA	10,362.59 m ²	or 36.92%
BUILDING A	7,426.87 m ²	or 79,942 sqf
WAREHOUSE	569.38 m ²	or 6,129 sqf
BUILDING B	4,214.07 m ²	or 45,360 sqf
WAREHOUSE	1,646.36 m ²	or 17,721 sqf
BUILDING C	400.90 m ²	or 4,315 sqf
WAREHOUSE	14,257.58 m ²	or 153,467 sqf
TOTAL BUILDING GFA	REQUIRED	PROVIDED
INDUSTRIAL PARKING		
< 1000 m ² @ 1 space / 30 m ²		
1001 m ² - 5000 m ² @ 1 space / 100 m ²		
5001 m ² - 10000 m ² @ 1 space / 200 m ²		
BUILDING A	89 spaces	
BUILDING B	67 spaces	
BUILDING C	56 spaces	
TOTAL PARKING	212 spaces	173 spaces
BARRIER-FREE PARKING		
For 201-1000 spaces total reqd. parking spaces:	7 spaces	7 spaces
2 plus 2% of parking required		
LOADING SPACES		
> 7,441m ² 3 spaces plus 1 additional for each additional 9,300m ²	4 spaces	12 spaces
BICYCLE SPACES (1.8m x 0.6m)		
3% of required parking	6 spaces	8 spaces

- SITE NOTES**
- "OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNOCCLUDED BY SNOW DURING MAJOR SNOW EVENTS."
 - WASTE TO BE STORED INTERNALLY AND COLLECTED PRIVATELY.
 - ALL BOLLARDS TO BE GALVANIZED AND HAVE YELLOW JACKET COVER.



No.	ISSUED	DATE
1	ISSUED FOR SPA SUBMISSION	FEB. 4, 2022
2	ISSUED FOR SPA RESUBMISSION	JUN. 16, 2022

No.	REVISION	DATE
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BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:



JAMES SNOW
PARKWAY

8551 ESCARPMENT WAY
MILTON, ON.

SITE PLAN

SP 01-22			
DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2021			1:500
PROJECT No.	DRAWING No.		

P-21082

A-1.0



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/006/M 438 Pringle 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 permit:

- Stairs and a landing to be setback a minimum of 0.67 metres from the side lot line, whereas stairs and landings are not permitted within the required side yard setback of 1.2 metres (a reduction of 0.53 metres).

The subject property is known municipally as 438 Pringle Avenue and is legally described as Lot 40 on Plan 20M-1053. The property is located on the east side of Pringle Avenue in a low density residential neighbourhood.

The applicant is proposing to construct an accessory apartment in the existing single detached dwelling 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. Second Residential Units are permitted. It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning:

The subject lands are zoned as Residential Medium Density 1 with site specific provisions (RMD1*104) in the Town of Milton Urban Zoning By-law 016-2014, as amended. In this zone, single detached dwellings are permitted.

The RMD1 zone requires a minimum interior side yard setback of 1.2 metres in the subject side yard. As the stairs and landing are proposed to be located within 0.67 metres of the interior side yard, a variance is required.

The proposed accessory apartment meets all other Zoning By-law provisions.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2023. As of the writing of this report on, January 19, 2023, 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 are of the opinion that the encroachment into the required side yard is minor and will not impact adjacent properties or the functionality of the single detached dwelling and accessory apartment. The subject side yard is approximately 1.7 metres at the front of the property to 1.2 metres at the rear. The proposed steps and landing for the accessory apartment will be a small encroachment into the interior side yard and the majority of the side yard will remain unencumbered. Access to the rear yard will still be available through the side yard.

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 a building permit application be obtained within two (2) years from the date of this decision for the accessory apartment.
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, MCIP, RPP
Planner, Development Review

January 19, 2023



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/007/M 25 Bardoe 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 permit:

1. A total gross floor area of 14.5 square metres for all accessory structures, whereas a total gross floor area of 10 square metres is currently permitted (an increase of 4.5 square metres); and
2. An increase in the maximum height of an accessory structure to 3.06 metres, whereas a maximum height of 3.0 metres is currently permitted (an increase of 0.06 metres).

The subject property is known municipally as 25 Bardow Crescent and is legally described as Lot 81 on Registered Plan 20M-1017. The lot currently contains a single detached dwelling with a single car garage. The applicant is proposing to construct a gazebo in the rear yard and has requested a minor variance application to permit the increased building size and height of the accessory structure.

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

The subject property is designated "Residential Area" on Scheduled B - Urban Land Use Plan. A range of residential uses, including single detached dwellings and associated residential accessory structures, are permitted within the Residential Area designation.

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 Residential Medium Density 1 with site specific provisions (RMD1*79) under Comprehensive Zoning By-law 016-2014, as amended. In this zone, single-detached dwellings and accessory structures are permitted.

Variance One: Increase Gross Floor Area

Section 4.2.1 Table 4A permits a maximum accessory structure gross floor area of 10 square metres. The applicant is requesting an increase in the maximum gross floor area of an accessory structure to 14.5 square metres (an increase of 4.5 square metres).

Variance Two: Increase to Building Height

Section 4.2.1 Table 4A permits a maximum building height of 3.0 metres for accessory structures. The applicant is requesting an increase to the maximum building height to 3.06 metres (an increase of 0.06 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2023. As of the writing of this report on January 19, 2023, 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.

Staff note that development engineering confirmed that they have no concerns with the proposed variances however, they requested that the applicant ensure that the proposed patio has a minimum setback of 0.45 metres from the side lot line to ensure that the side yard swale remains undisturbed.

Staff recommend that should the variance be approved, that a condition be added to ensure that the patio is setback 0.45 metres from the side lot lines.

Planning and Development Department Comments:

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

The intent of maximum gross floor area and building height provisions 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 by 4.5 square metres is minor and the structure will be clearly secondary to the primary single detached dwelling. The proposed increase to the maximum building height by 6 centimeters is also minor and it will not significantly change the appearance of the structure. Lastly, staff note that the structure is proposed to be setback 1.14 metres from the rear property line and 1.56 metres from the side property line, which greatly exceeds the minimum 0.6 metres required in the Zoning By-law. This will further reduces any potential visual impact from the proposed structure on adjacent properties.

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 a building permit be obtained 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; and
3. That the patio be setback a minimum of 0.45 metres from the side lot lines.

Natalie Stopar

Natalie Stopar, MCIP, RPP
Planner, Development Review

January 18, 2023



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-008/M - 6941 Derry Road 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 a minimum of six ingress queuing spaces for a Restaurant Drive-Through, whereas the Zoning By-law requires ten spaces (a reduction of four spaces).

The subject property is known municipally as 6491 Derry Road West and is legally described as Part of Lot 11 on 20R-22197. Surrounding land uses within the plaza include limited commercial uses, restaurants and medical clinics.

The applicant has a concurrent application (SV-03-22) being considered by Planning Staff to enable a Sign Variance that would permit the applicant to have two menu boards located at the drive-through, where the Sign By-law only permits one.

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

The subject property is designated as 'Office Employment Area' on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan.

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 Employment (EMP-2 *122) which permits uses such as a medical clinic, convenience store and restaurant.

With the exception of Section 5.18.1 i) Table 5N complies the Zoning By-law 016-2014, as amended.

The applicant is seeking relief as the above-noted section requires a minimum of ten ingress queuing spaces for a Restaurant Drive-Through, whereas the applicant is proposing six.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2023. As of the writing of this report on, January 18, 2023, 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 site subject to the Minor Variance application is currently used as a Drive-Through Restaurant. The applicant is intending to add a second menu board to their drive-through in order to provide more efficient customer service. Through previous planning approvals, the subject drive-through currently has seven ingress queuing spaces.

To facilitate the siting of a second menu board in the existing drive through, the applicant has requested a minor variance to reduce the number of ingress queuing spaces to six spaces. There are no physical changes proposed to the site.

To determine the number of ingress queuing spaces, it is done by calculating the number of spaces from the entrance of the drive-through to the first point of contact, such as a menu board (effectively the end of what is considered to be the ingress queuing lane). Based on the current siting of sole existing menu board, the drive through has seven ingress queuing spaces when considered as-is.

If this application is approved, the number of ingress queuing spaces will be changed from the existing seven spaces to six because of the addition of the second board, making the first point of contact closer to the drive through entrance than is currently existing. There are no queuing spaces physically being removed - the location of the menu board is triggering a change in definition of the queuing space located at the second board: it will be considered an egress queuing space, rather than an ingress.

Transportation Planning Staff did not express concerns with this proposal given that it's technical in nature and does not physically change the site or drive-through and any impact on the traffic flow of the drive-through is negligible.

Given that no changes are proposed to site circulation and the only physical update is the installation of the menu board, Planning Staff believe any impact on the surrounding area is negligible beyond that in which currently exists.

It is Planning Staff's opinions that the minor variances being requested is minor in nature, is desirable for the development of the subject lands, maintains the intent of the Zoning By-law and conforms to the Official Plan. Based on the aforementioned, Planning Staff offer no objections to the approval of this application.

Recommendation:

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

1. That the menu board shall be located and constructed in accordance with the site plan and building elevations, prepared by EXP Services Inc, date stamped by Town Zoning on November 30, 2023.
2. That a sign 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 sign permit is not secured.

Rachel Suffern

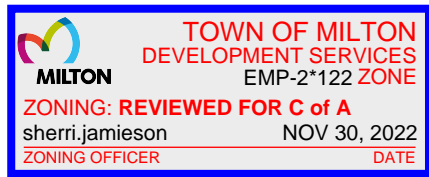
Rachel Suffern, MPA, M.Sc (PI)
Planner, Development Review

January 18, 2023

NEW EQUIPMENT LIST		
ITEM	QUANTITY	NOTES
ODMB 1x3	2	1 NEW, 1 EXISTING
Presell 1x1	0	
Loyalty Scanners	2	FUTURE
Magnetic Loops	2	1 NEW, 1 EXISTING
Bollards	4	2 EXISTING
Directional Signage	0	
Canopies	2	FUTURE
Height Restrictor Bars	1	FUTURE

INTEGRATED SPEAKER MENU BOARDS (ISMB) TO BE SET AT 32.4m FROM PICK-UP WINDOW, MEASURED ALONG ¶ OF DRIVE-THRU LANE.

OVERALL LOSS OF 0 PARKING SPACE

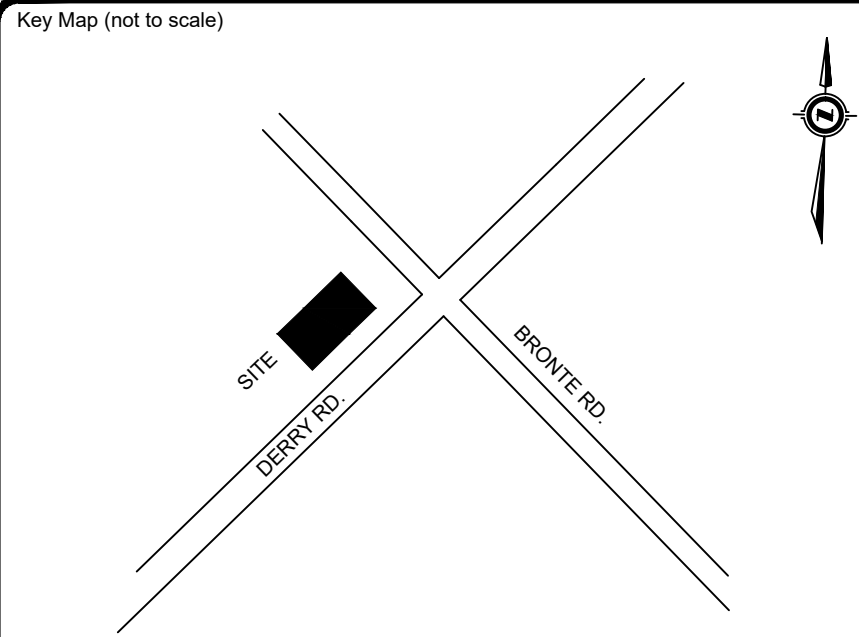
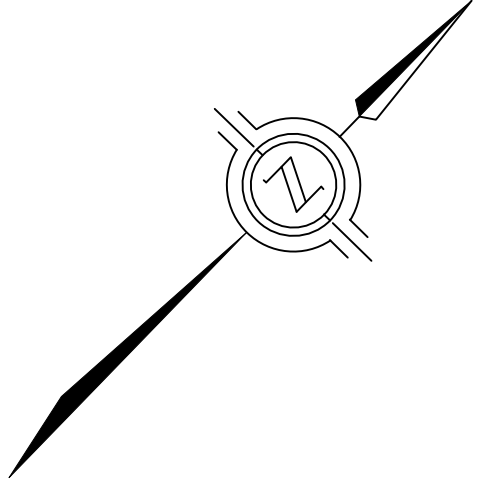
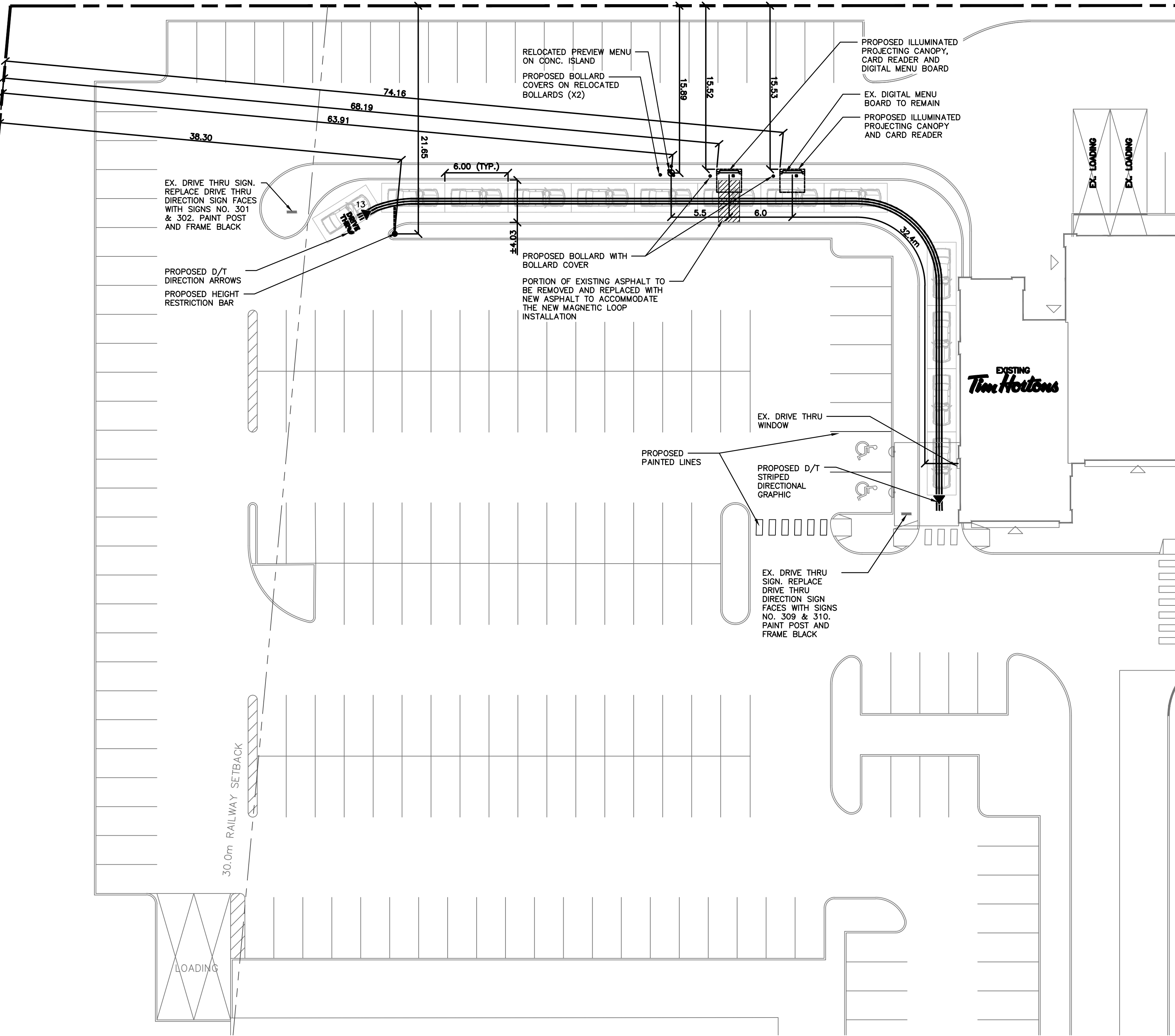


CONSTRUCTION NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ASSOCIATED SPECIFICATIONS DOCUMENT TITLED "CONSTRUCTION SPECIFICATIONS FOR 2021 DUAL ORDER DRIVE THRU CONVERSION AND DT ADDITION PROGRAM" PREPARED FOR TDL GROUP CORP. BY DILLON CONSULTING DATED JUNE 2021
- CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL SPECIFICATIONS AND DETAILS INCLUDED WITHIN THE ABOVE REFERENCED DOCUMENT. ANY DISCREPANCIES ARE TO BE REPORTED TO TDL GROUP CORP.
- AREAS NOTED FOR FULL DEPTH ASPHALT CONSTRUCTION ARE TO INCLUDE SUBBASE AND BASE GRANULARS AS PER PAVEMENT SPECIFICATIONS DETAIL INCLUDED IN THE TDL CONSTRUCTION SPECIFICATIONS DOCUMENT, APPENDIX D – PAGE 1
- TOP COURSE ASPHALT TO BE PLACED IN SINGLE APPLICATION TO INCLUDE AREA NOTED FOR RESURFACING FOR ONE CONTINUOUS SURFACE WITH NO COLD JOINTS
- ALL CONCRETE ISLANDS ARE TO BE CONSTRUCTED AS PER DOUBLE ORDER STATION ISLAND SECTION INCLUDED IN THE TDL CONSTRUCTION SPECIFICATIONS DOCUMENT, APPENDIX A – PAGE 9
- PAVEMENT MARKINGS ARE TO BE INSTALLED AS PER THE TDL CONSTRUCTION SPECIFICATIONS DOCUMENT
- SPECIFICATIONS AND DETAILS INCLUDED IN THE TDL CONSTRUCTION SPECIFICATIONS DOCUMENT REPRESENT TDL GROUP CORP. MINIMUM STANDARDS AND ARE SUBJECT TO INCREASE IF DETERMINED THROUGH A SITE SPECIFIC GEOTECHNICAL REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH MUNICIPAL AND PROVINCIAL DEVELOPMENT STANDARDS AND SPECIFICATIONS. CONTRACTOR TO MAINTAIN ALL EXISTING PROPERTY ACCESS, SIDEWALKS AND TRAFFIC MOVEMENT DURING CONSTRUCTION. IF TRAFFIC CONTROL OR TRAFFIC RESTRICTIONS ARE NECESSARY, THE CONTRACTOR SHALL OBTAIN MUNICIPAL APPROVALS PRIOR TO COMMENCEMENT. PURSUANT TO THE TDL CONSTRUCTION SPECIFICATION DOCUMENT SECTION 1, ITEM 4.2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS AND CONDITIONS SET OUT IN ANY RELATED PERMITS. A COPY OF ALL PERMITS AND FINAL PLANS ARE TO BE AVAILABLE ON SITE AT ALL TIMES.



1 TDL NEW DIRECTIONAL SIGN
SCALE: N.T.S.



LEGEND	
ASPHALT	
LIGHT POLE –	COUNT 0
RELOCATION	

No.	REVISIONS	Date	By	App.
C	ISSUED FOR MUNICIPAL APPROVAL	SEP. 20, 2022	JC	PV
B	ISSUED FOR TENDER	SEP. 20, 2022	JC	PV
A	ISSUED FOR CLIENT REVIEW	SEP. 14, 2022	JC	PV

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Owner/Client:

Tim Hortons®
THE TDL GROUP CORPORATION

Location: RESTAURANT No. 103599
6941 DERRY RD. W.
MILTON, ON.

Title: TANDEM ORDER DRIVE THRU
CONVERSION SITE PLAN

Designed By: ---	Drawn By: ---	Checked By: PV
Scale: 1:250	Date: SEPT. 2022	Drawing No.: SP-CON
Project No.: V00606400-J2		



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/009/M 3169 Steeles Avenue West

General Description of Application:

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

1. An additional garage on the lot, whereas a garage or carport is only permitted on a lot where an attached or detached garage or carport is not already located (an increase of 1 additional garage);
2. An increase in the maximum driveway width to 18.82 metres, whereas a maximum driveway width of 8.0 metres is permitted for lots with a lot frontage greater than 11.5 metres (an increase of 10.82 metres wide);
3. An increase to the maximum height of a detached garage to 6.02 metres ,whereas a maximum height of 4.3 metres is permitted (an increase of 1.72 metres); and
4. An increase to the maximum garage door height to 3.06 and 3.67 metres, whereas a maximum garage door height of 2.43 metres is permitted (an increase of 0.63 metres and 1.24 metres).

The subject property is known municipally as 3169 Steeles Avenue West and is legally described as Part Lot 1, Concession 2 on 20R-3734. The lot is located on the north side of Steeles Avenue West, to the east of Peru Road. It currently contains a single detached dwelling with an attached garage and a detached structure (labelled as “shop”) which is used for storage.

The applicant is proposing to construct an addition to the attached garage and a detached garage in the rear yard. The detached garage is intended to store a motor home and snowmobiles, and includes a 2nd floor loft which will accommodate additional storage space. Staff note that the proposed minor variances are all related to the proposed detached garage and additional variances are not required to accommodate the addition to the existing attached garage.

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.

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 Future Development (FD) under Comprehensive Zoning By-law 016-2014, as amended. This zone only permits uses that have legally existed as of the date that the Zoning By-law came into effect however, additions to existing buildings and accessory structures (including detached garages) are permitted.

Variance 1: Additional Garage

Section 4.2.2.1 i) permits a garage and carport on the lot provided that an attached or detached garage or carport is not already located on the lot. As the lot already contains an attached garage, a variance is required to permit the additional detached garage in the rear yard (an increase of 1 garage).

Variance 2: Increased Driveway Width

Section 4.2.2.1 ii) & 5.6.2 dE) of the Zoning By-law permit a maximum driveway width of 8.0 meters for a lot having a lot frontage greater than 11.5 metres. The applicant has requested a maximum driveway width of 18.82 metres for the driveway adjacent to the proposed detached garage (an increase of 10.2 metres).

Variance 3: Increased Building Height

Section 4.2.2.2 i) d) of the Zoning By-law permits a detached garage to have a maximum height of 4.3 metres. The applicant has requested a detached garage with a height of 6.02 metres (an increase of 1.72 metres).

Variance 4: Increased Height of Garage Doors

Section 4.2.2.1 iv) of the Zoning By-law permits garage doors to have a maximum height of 2.43 metres in height. The applicant is proposing two garage doors for the detached garage, one with a height of 3.06 metres and the other with a height of 3.67 metres (an increase of 0.63 metres and 1.24 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, January 13, 2023. As of the writing of this report on, January 19, 2023, 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 detached garage in the rear yard. Variances are required to permit an additional garage on the lot, an increase in the maximum driveway width, an increase to the building height, and an increase to the height of the garage doors.

The subject property is 9,389 square metres (2.3 acres) in size and is located in an area of the municipality with a more rural character. As such, it is staff's option that an

additional detached garage is appropriate on this property given the size and context of the lands. The structure is not proposed to be habitable, nor is it proposed to be used for any use other than personal storage.

The intent of the maximum building height provisions is to ensure that the detached garage remains secondary to the primary use and does not adversely impact adjacent lands. The increased height of the garage by 1.72 metres is minor, and the structure will be clearly secondary to the primary single detached dwelling. Staff note that the detached garage is proposed to be setback 7.01 metres from the rear property line and 8.09 metres from the side property line, which greatly exceeds the minimum 0.6 metres required in the Zoning By-law. This will further reduces any potential visual impact from the proposed structure on adjacent properties.

Lastly, the proposed increases to the garage door heights and maximum driveway width are required to accommodate the type of vehicles to be stored within the structure. The applicant has indicated that the vehicles are intended for personal use only. Furthermore, due to the large lot size and location of the proposed structure, the detached garage and driveway will not be greatly visible from neighboring properties or the street.

Based on the foregoing, staff is of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and are 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 detached garage shall be located and constructed in accordance with the site plan prepared by Jansen Consulting, date stamped by Town Zoning on January 17, 2023.
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.





Natalie Stopar

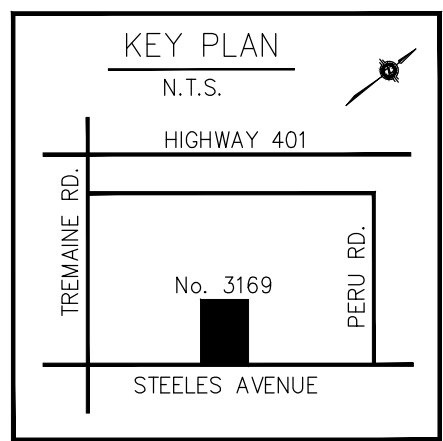
Natalie Stopar
Planner, Development Review

January 19, 2023

PART OF S.W. 1/2 LOT 1
REGISTERED PLAN No. 20R-3734 CON. 2
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

- | | |
|---|---|
|  | DEVOTES RAIN WATER LEADERS
DIRECTION |
|  | ENTRY POINTS INTO BUILDING |
|  | GM
EXISTING GAS METER |
|  | HM
EXISTING HYDRO METER |
| F.F. | FINISHED FLOOR |
| T.F.W. | TOP OF FDN WALL |
| U.S.F. | UNDER SIDE OF FTG. |
| T.B.S. | TOP OF BSMT. SLAB |
| <div style="border: 1px solid black; padding: 2px;">x 000.00</div> | REVISED NEW GRADE POINTS |
| 000.00 | EXISTING GRADE POINTS |



- | | |
|--|-------------------------|
| | SILTATION FENCING |
| | TREE HOARDING |
| | OVERHEAD WIRE |
| | TOP OF BANK |
| | BURIED WATER SERVICE |
| | BURIED SANITARY SERVICE |

GENERAL NOTES :

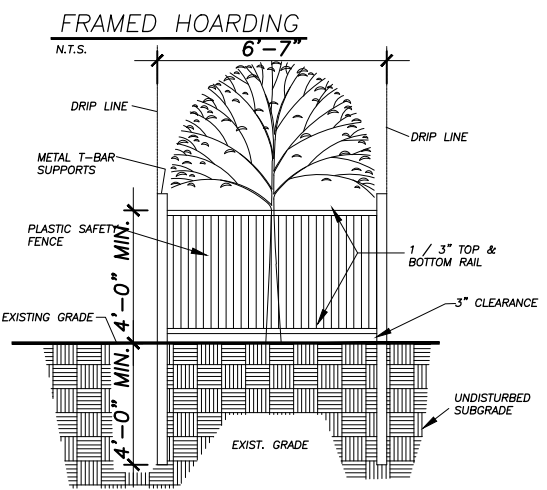
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE PLACEMENT OF STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE RESISTED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO JANSEN CONSULTING FOUNDATIONS WALLS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.



NO OPEN BURNING
PERMITTED

EXISTING GRADES TO
REMAIN UNLESS NOTED
EXISTING DRAINAGE
PATTERN TO REMAIN

NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY

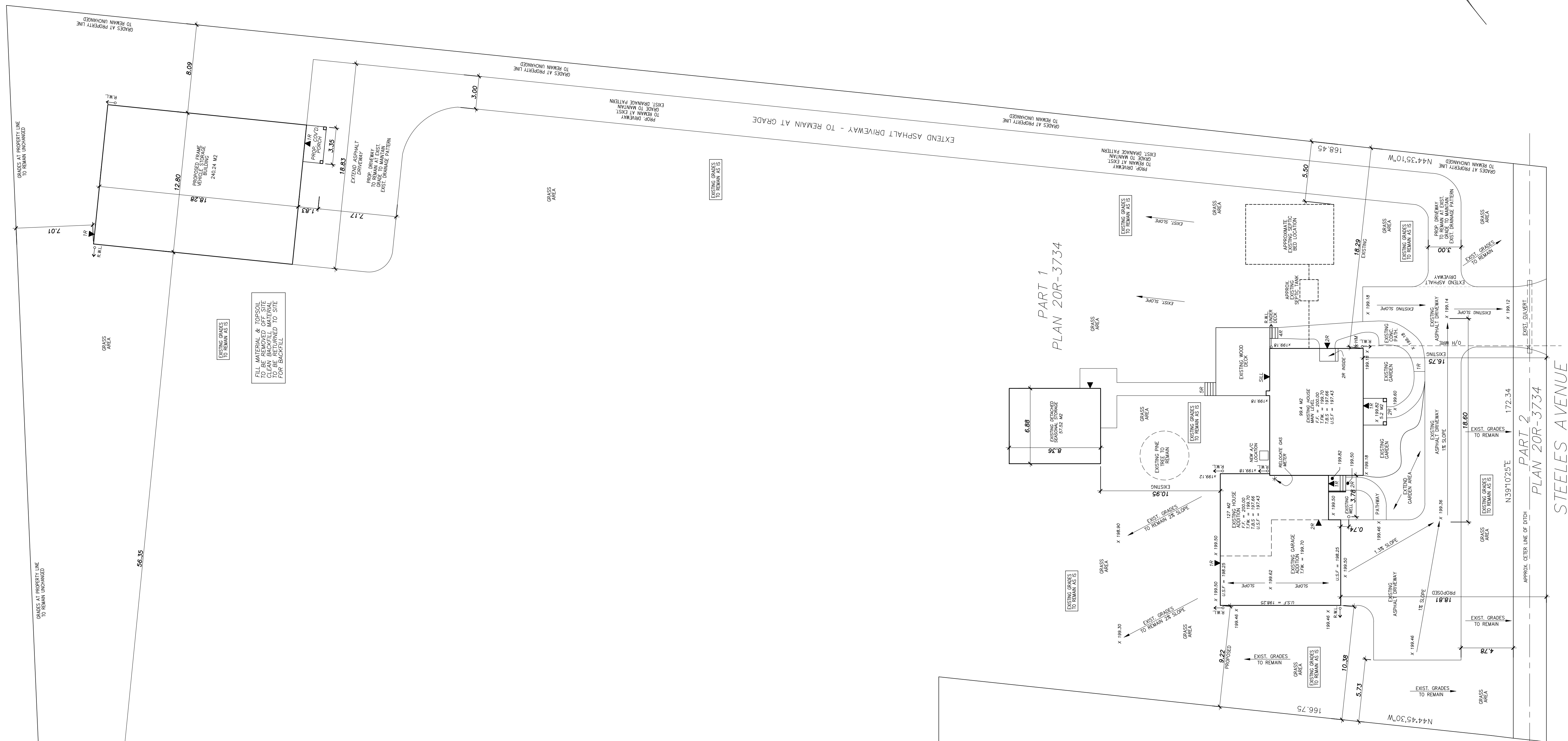
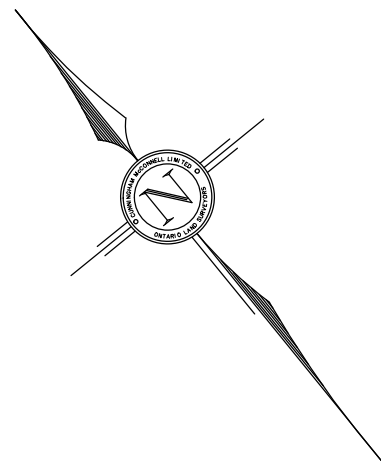
GRADING NOTES:

- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
- FOUNDATION AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- ALL SUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STREET SEWER OR TO GRADE.
- A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE TOP OF FINISHED FLOORING MUST BE PROVIDED, TYP.
6. THE FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DEPARTMENT BASED ON THE MIN. TOP OF FOUNDATION ELEVATION PROVIDED.

TOWN OF MILTON NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING, AND THAT THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND FOR SERVING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE, (ROAD OCCUPANCY).
- SILT FENCE IS REQUIRED TO BE INSTALLED AROUND ALL DISTURBED AREAS AS PER OPSD 219.110
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND COMPACTION TESTING SHALL BE UNDERTAKEN TO THE SATISFACTION OF THE DIRECTOR, DEVELOPMENT ENGINEERING
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO TOWN STANDARDS
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL ROAD ALLOWANCE ARE TO BE REINSTATED TO EXISTING CONDITIONS OR BETTER.


TOWN OF MILTON
DEVELOPMENT SERVICES
FD ZONE
ZONING: REVIEWED FOR C of A
 Marian.gerges JAN 17, 2023
 ZONING OFFICER DATE




3169 STEELES AVE

ITEM		ZONING BY-LAW REQUIREMENTS	PROPOSED
A	ZONING CATEGORY	FD	FD
B	LOT AREA	AS EXISTING	9389 M2
C	LOT COVERAGE	N/A	529.4 M2
D	PERCENTAGE OF LANDSCAPE	N/A	N/A
E	MAXIMUM BUILDING HEIGHT FROM GRADE	3M METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	7.4 M
F	SIDE YARD SETBACKS	0.6 M	8.09 M & 56.35 M
	HOUSE INTERIOR EXTERIOR	N/A	N/A
G	FRONT SETBACK	4 M	114.38 M
H	REAR SETBACK	0.6 M	7.01 M

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I, JEFF JANSEN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042

DATE: OCT 11 2022 SIGNATURE: 



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

TYPE : M-035

PROJECT :
DETACHED GARAGE
LOCATION :
MILTON, ON

OWNERS INFORMATION :
JOSH EVANS
3169 STEELES AVE
MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION

REVISIONS

SCALE 1:200	DATE OCT 11 2022
DRAWN BY AS	CHECKED BY JJ
FILE NAME 2022-035	

PROJECT NO.
2022-035

DRAWING NO.
S1