



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

Thursday, June 29, 2023, 6:00 p.m.
Council Chambers - In Person

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.

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6. NEXT MEETING

7. ADJOURNMENT



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

May 25, 2023, 6:00 p.m.

Members Present: Chair Kluge, Tyler Slaght, Christopher Trombino, Salman Ellahi

Members Absent: Tharushe Jayaveer

Staff Present: Greta Susa, Serena Graci, Natalie Stopar, Rachel Suffern

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

2. DISCLOSURE OF PECUNIARY INTEREST

Member Tyler Slaght declared a pecuniary interest in regard to item 5.4, file A23-029/M, address: 13318 First Line.

3. MINUTES

BE IT RESOLVED THAT

1. The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, April 27, 2023, BE APPROVED.

Carried

4. HOUSEKEEPING

Chair Kluge provided an overview of the housekeeping items.

5. ITEMS FOR CONSIDERATION

5.1 A22-038/M - 329 Kingsleigh Court

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

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A22-038/M) for 329 Kingsleigh Court in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the single detached dwelling shall be generally located and constructed in accordance with the site plan and building elevations, prepared by Jeff Jansen Consulting, date stamped by Town Zoning on April 12, 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.
4. That prior to building permit issuance, the Owner provide a Stormwater Management Brief to the satisfaction of Development Engineering Staff.
5. That prior to building permit issuance, the Owner provide a Detailed Grading Plan, in accordance with Town's Standard No. E-18 Urban Infill Lot Grading Plan, to the satisfaction of Development Engineering Staff.

Carried

5.2 A23-031/M - 2040 15 Side Road

Scott Bingham, owner, address: 2040 15 Side Road, Moffat provided an overview of the application.

Questions to the owner

Member Ellahi inquired about what was the purpose of the unheated addition. Owner Bingham stated the addition has a gas fireplace, which was keeping with the footprint and preserving theme of the house - being an older home. Member Ellahi inquired, whether or not it is then a heated

addition since there is a gas fireplace inside. Owner Bingham stated this it is indeed a heated addition.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23 – 031/M) for 2040 15 Side Road in the Town of Milton **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.
2. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met and/or a building permit is not secured.

Carried

5.3 A23-030/M - 101 Nipissing Road

Nancy Frieday, agent for the applicant, address: 162 Locke Street South Suite 200, Hamilton provided an overview of the application.

Questions to the agent

Member Ellahi inquired about the requested reduced visitor parking rate by 0.03 spaces for 726 residential units, and how much would the reduction of the total spaces be. Agent Frieday declared she did not have that information on hand. Member Ellahi stated his colleague did a calculation, in which approximately 22 visitor parking spaces would be reduced.

Questions to planner Stopar

Chair Kluge inquired whether or not the committee will see more applications such as this one. Planner Stopar declared it is possible the committee will have one or two more of these types of applications come through, where Council has already approved an OPA and Zoning By-law.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-030/M) for 101 Nipissing Road in the Town of Milton **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.
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.

Carried

5.4 A23-029/M - 13318 First Line

Frank Oudesluys, owner, address: 13318 First Line, Moffat, provided an overview of the application.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23– 029/M) for 13318 First Line in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the accessory structure shall be generally located and constructed in accordance with the site plan prepared by Ontario Drafting Services, date stamped by Town Zoning on April 5, 2023.
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

5.5 A23-032/M - 6390-6400 Fifth Line

Gerry Tchisler, agent for the applicant, address: 442 Brant Street, Suite 204 provided an overview of the application.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-032/M) for 6390-6400 Fifth Line in the Town

of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The no trees be permitted within the storm sewer easement along Fifth Line.
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

5.6 A23-033/M - 1010 Vickerman Way

Gregory Fiet, agent for the applicant, address: 10-5420 Finch Avenue East, Scarborough, provided an overview of the application.

Questions to Agent Fiet

Member Trombino inquired about the drawings shown by Agent Fiet, and whether the variances being proposed is indeed the grass area drawings presented by agent Fiet, or if the proposed variances is the drawings the committee received well in advance, that being the existing paved front lawn to remain. Agent Fiet clarified, stating the drawings he displayed was rather a suggestion, to minimize the impact of the paved front lawn, while still having the concrete impact, should they be in the position to ask the owner of the property to remove the concrete.

Member Ellahi inquired, how will they cut the existing concrete on the paved front lawn and keep the remaining portion as it is. Agent Fiet claimed, the cutting of the parliamentary is not the problem, as the thickness is 3.5 inches. Member Ellahi also questioned if you need a curb cut, when you are increasing the width of a driveway. Agent Fiet claimed the existing paved front lawn is not considered a part of the driveway, as the owner has no intention to drive over this surface. Rather, it is a safe environment in terms of holding a daycare.

Public Participation

Marie, address: 1017 Vickerman Way, stated her concern is the paved front lawn being used as a place for cars to be parked.

Mohammed, address: 903 Vickerman Way, complemented the work at 1010 Vickerman Way. He believes the implementing the curb cuts would take away the look of the property. He also sees extra value in using the paved front lawn as an extra parking space for a vehicle. For a comparison, Mohammed stated when he first moved to 903 Vickerman Way, he got a driveway extension done as well, not knowing the By-law at the time. Since he did not have a minor variance, which at the time he was unaware of, he had to perform a curb cut to reduce the size of the concrete, which took away the additional parking spot.

Questions to Planner Stopar

Member Ellahi expressed his concerns, that if the committee allows the owner to keep the width of their driveway that they will need a curb cut permit, and if so, will that be an added condition if the variance is approved by the committee. Planner Stopar stated, the zoning by-law has the 8 metre width because it is permitted for a range of different lot sizes, thus if an owner wanted to increase their driveway within the permitted width of the zoning by-law, they would need a curb cut permit. Which would be applied with the engineering department and engineering staff would cut the curb. Member Ellahi then inquired if they would need to add the condition of the curb cut permit into the approval process. Planner Stopar claimed changes to the recommended conditions would have to be made by the committee. If the committee voted to permit the paved front lawn as existing, the committee could add the condition that a curb cut permit be obtained. If the committee wanted to deny those variances to permit the driveway widening, then there would not be a need for the curb cut permit condition. Member Ellahi also expressed his concern, by allowing owners to have a paved front lawn, sooner or later they would use it as a parking space.

Chair Kluge commented on the fact he did a site visit of the property and noticed other properties that a similar paved front yard, which he is concerned about. He stated by paving over the front lawn, it is doing a disservice, and it is also a part of a bigger, broader picture, such as playing its part in climate change. He also stated the backyard is also paved, thus if you have both the front lawn and backyard paved, then where does the water go. In his opinion, the water would flow off onto neighbouring properties, and the town's storm water management system. Thus, if everyone paved their front lawns and/or backyards the towns storm water management system would be overtaxed.

BE IT RESOLVED THAT

Under Section 45(1)(2) of the *Planning Act*, the following minor variance for application 1010 Vickerman Way, –File (A23-033/M) in the Town of Milton **BE APPROVED**

Variance:

1. To permit a minimum rear yard setback of 3.58 metres, whereas a minimum rear yard setback of 7.0 metres is required.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions:

1. That the sunroom addition shall be located and constructed in accordance with the site plan and building elevations, prepared by CADK, and date stamped by Town Zoning on April 20, 2023.
2. That the North-West side elevation be constructed with a solid wall.
3. That a building permit application be obtained 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.
5. That the existing driveway be reduced to comply with the maximum driveway width regulations within the Zoning By-law.
6. That the driveway widening within the interior side yard be removed and the minimum required pervious landscaped surface within the interior side yard be reinstated in accordance with the Zoning By-law.

Carried

BE IT RESOLVED THAT

Under Section 45(1)(2) of the Planning Act, the following minor variance for application 1010 Vickerman Way, –File (A23-033/M) in the Town of Milton **BE DENIED**

Variance:

1. To permit a residential driveway width of 11.84 metres, whereas a maximum driveway width of 8.0 metres; and
2. To permit a minimum permeable residential landscape surface of 0.23 metres abutting the left side lot line and 0.13 metres abutting the right side lot line, whereas a minimum width of 0.60 metres is required abutting both interior side lot lines.

Carried

6. NEXT MEETING

Thursday, June 29, 2023 commencing at 6:00 p.m.

7. ADJOURNMENT

There being no further business to discuss the Chair adjourned the meeting at 6:53 p.m.

Serena Graci, Secretary Treasurer



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-040M - 66 Martin Street

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:

- Permit a maximum lot coverage of 35.2%, whereas the Zoning By-law currently allows a maximum of 30% (an increase of 5.2%).
- Allow a minimum front yard setback of 2.4 metres to the proposed garage, whereas the Zoning By-law currently requires a minimum setback of 4.0 metres (a reduction of 1.6 metres).
- Allow a minimum rear yard setback of 2.65 metres to the proposed rear addition, whereas the Zoning By-law requires a minimum of 7.5 metres (a reduction of 4.85 metres).
- Allow a minimum rear yard setback of 6.0 metres to the proposed garage, whereas the Zoning By-law requires a minimum of 7.5 metres (a reduction of 1.5 metres).
- Allow a porch to be setback a minimum of 2.3 metres from the rear lot line, whereas the Zoning By-law requires a minimum of 3.0 metres (a reduction of 0.7 metres).
- Allow a residential driveway to extend into the rear yard, whereas the Zoning By-law does not allow a driveway to do so.

The subject property is known municipally as 66 Martin Street and is legally described as Lots 4 and 5 of Block 7 on Plan 15. The lands are located at the south end of Martin Street on the west side, directly adjacent to Mill Pond. Surrounding land uses include residential, parkland and local commercial.

The property currently contains a two storey residential dwelling with a rear deck, along with two driveways - one located at the north property line and one at the south.

The applicant intends to construct a residential addition that would include a second storey at the rear of the existing structure and a two storey addition to the south of the structure that would accommodate additional living space and an attached garage.

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

The subject property is designated a Central Business District Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further identified as Low Density Residential Sub-Area on Schedule C - Central Business District Land Use Plan. Permitted uses include single detached dwellings, semi-detached dwellings and duplex dwellings.

This designation encourages development to be compatible with and sympathetic to existing built forms to support the established Character Area and mature neighbourhood.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended. The application is continuing the residential use through a single-detached dwelling and proposes a design that is sympathetic to the surrounding neighbourhood built-form.

Zoning:

The subject lands are zoned as Residential Low Density I (RLD1) under Town of Milton Urban Zoning By-law 016-2014, as amended. This zone permits residential uses, such as single detached dwellings, and accessory uses.

The applicant is seeking the following relief from the Zoning By-law:

Variance #1: Increased Lot Coverage

Section 6.2 Table 6B (I) of the Zoning By-law allows a maximum lot coverage of 30%. The intent of this provision is to prevent over-development of a site and to ensure appropriate drainage and grading features can be accommodated.

To accommodate the increase footprint associated with the residential dwelling and garage, the applicant is requesting a maximum of 35.2%.

Variance #2: Reduced Front Yard Setback

Section 6.2 Table 6B of the Zoning By-law requires a minimum front yard setback of 4.0 metres. The intent of this provision is to ensure that the development is not within the immediate vicinity of the public right-of-way and creating visual obstruction to the roadway, along with maintaining consistent siting of dwellings along a street with the intent to maintain urban design and façade principles.

To accommodate the proposed garage, the applicant is requesting a front yard setback of 2.4 metres.

Variance #3 and #4: Reduced Rear Yard Setback

Section 6.2 Table 6B of the Zoning By-law requires a minimum rear yard setback of 7.5 metres. The intent of this provision is to ensure that a structure is adequately setback from the lot line to maintain amenity space, protect for drainage features, and provide adequate privacy from neighbouring lands.

To accommodate the confirmation of the lot and proposed placement of development, the applicant is seeking a rear yard setback of 2.65 metres for the rear addition and 6.0 metres for the garage.

Variance #5: Porch/Veranda Encroachment

Section 4.19.5 Table 4H of the Zoning By-law requires that a porch or veranda shall not encroach within 3.0 metres of a rear lot line. The intent of this provision is to ensure that a porch or veranda does not impede privacy of neighbouring lands and that the site can accommodate all drainage within the property boundaries.

To accommodate the configuration of the lot and siting of existing deck, the applicant is requesting an encroachment of 0.7 metres, resulting in a setback of 2.3 metres.

Variance #6: Driveway

Section 5.6.2 vi of the Zoning By-law does not permit a driveway to extend into a rear yard, except in instances of a detached garage or carport. To accommodate the unique configuration of the lot, the applicant is requesting for the driveway to extend into the rear yard.

With exception of the above-noted provisions, the proposal maintains all other provisions set-out in the Zoning By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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.

The property is regulated by Conservation Halton (CH) as it is located within a floodplain associated with a tributary of Sixteen Mile Creek. CH Staff confirmed that the proposal adheres to its policy and issued Development Permit No. 8511.

The property is listed on Milton's Heritage Register as the property is identified as having heritage value within the community. While a Heritage Permit is not required, Urban Design and Policy Planning Staff offer no objection to the approval of this application.

While no objection was provided, Halton Region requested that an EIA Waiving Assessment be completed given the development's proximity (within 120 meters) of a Natural Heritage Feature. Given that no tree removal is required to accommodate this development, nor will any lands be disturbed beyond what is existing, Town Planning Staff are of the opinion that the intent of the above-noted policies are satisfied.

Planning and Development Department Comments:

The applicant has requested a minor variance to accommodate a proposed residential addition and attached garage. The owner intends to create additional living area with accessible features for their family's need.

Given the site's proximity to Mill Pond and Martin Street, the property has a greater frontage and reduced depth, which creates development restraints as it relates to setbacks.

Variance #1: Increased Lot Coverage

Given that the lot has an area less than 660 square metres, the Zoning By-law permits a maximum of 30% lot coverage. With the applicants intending to construct an attached garage and additional residential area, an increase in lot coverage is required to accommodate the overall footprint.

The applicant has provided a Grading Plan and Stormwater Management Brief in support of this application, to which Development Engineering Staff are satisfied with - if further information is required, this can be done so through the concurrent building permit review.

Since the applicant has demonstrated that no negative impacts will result in relation to drainage and grading, along with the reduced lot size, Planning Staff are of the opinion that this variance is minor in nature and will not result in over-development of the subject lands.

Variance #2: Reduced Front Yard Setback

The property's configuration and reduced depth restricts the developable area, along with the floodplain boundaries to the rear - as such, the applicant has proposed that the residential reduction encroaches into the required front yard setback to accommodate the desired residential gross floor area.

Given that the Transportation Staff has no concerns with the proposal as it relates to the right-of-way, along with the proposal's ability to maintain existing siting patterns and front façade along Martin Street, Planning Staff are of the opinion that the reduction is minor and will facilitate the residential addition.

Variance #3 and #4: Reduced Rear Yard Setback

The applicant is proposing a second storey to the existing one-storey at the rear of the dwelling. Given that the setback is existing and not being perpetuated through this application, along with Conservation Halton expressing no concerns, Planning Staff offer no objection to the approval of this variance.

Variance #5: Porch/Veranda Encroachment

Similar to the above, the property's configuration and reduced depth restricts the developable area, along with the floodplain boundaries to the rear. The existing deck that will be removed and replaced shares the same setback - given that Conservation Halton Staff offered no objection and that the re-build of the deck is not worsening conditions, Planning Staff are of the opinion that this variance is minor and any impact is negligible.

Variance #6: Driveway Extension

Similar to above, the subject driveway is existing and will be slightly extended to accommodate the proposed garage. Given the property's configuration and reduced depth, there is no other location suitable for this driveway.

Based on the aforementioned, Planning Staff offer no objection to relief being requested through this application. The variances are minor in nature, desirable for the development of the subject lands, maintain the intent of the Zoning By-law and conform to the Official Plan.

Recommendation:

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

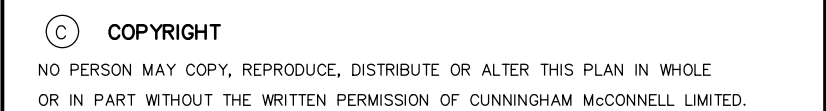
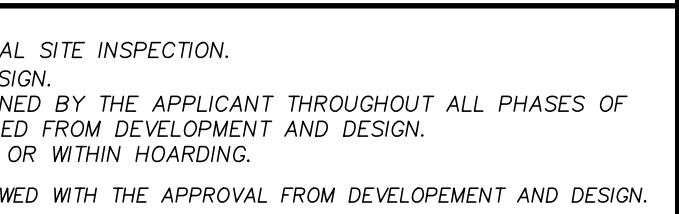
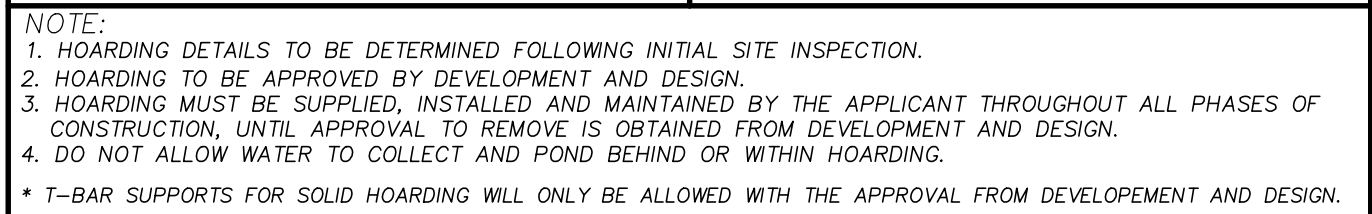
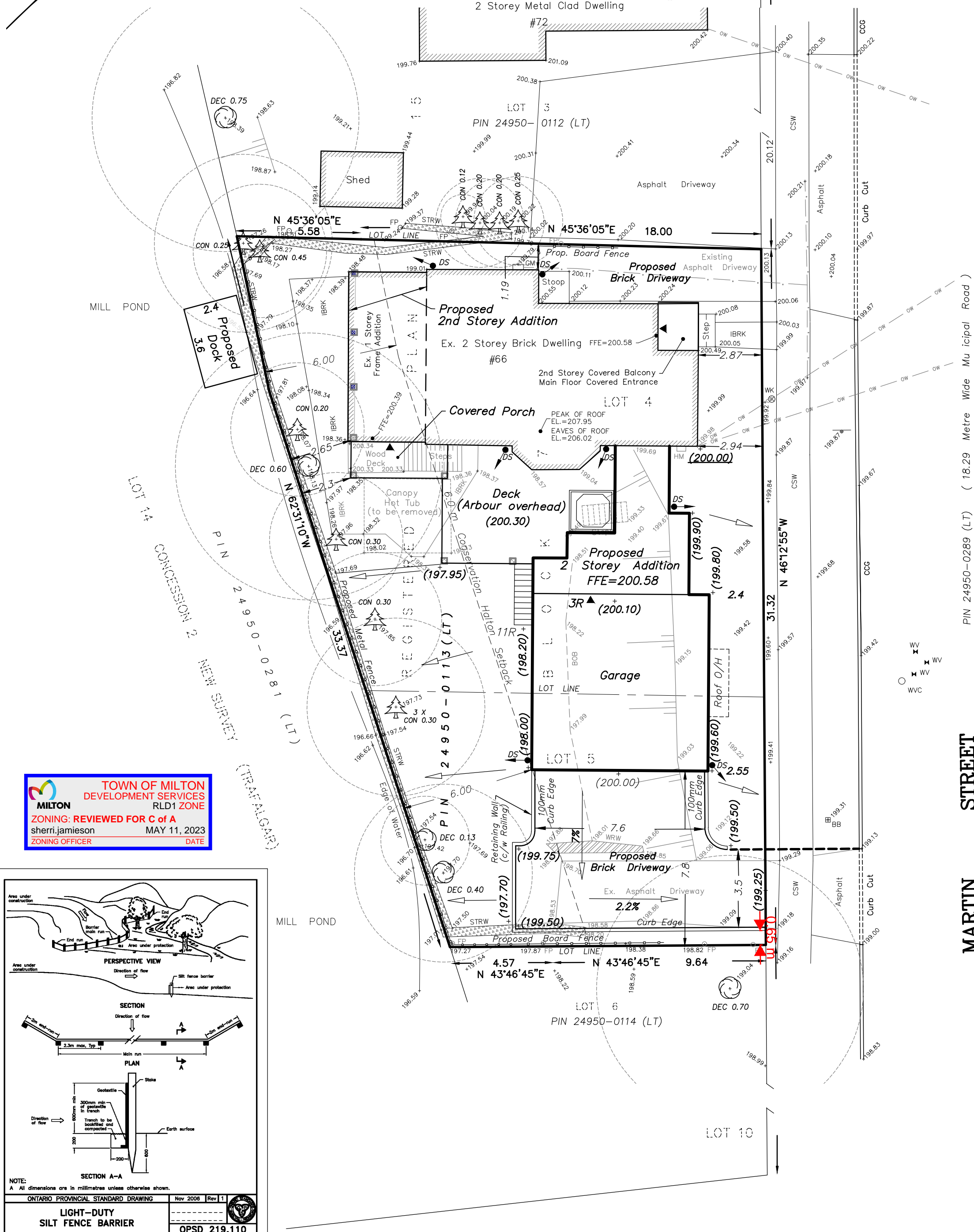
1. That the residential addition and attached garage shall be generally located and constructed in accordance with the site plan and building elevations, prepared by Pamela Farrow, date stamped by Town Zoning on May 11, 2023.

2. That engineered drawings for the proposed retaining wall, prepared and stamped by a professional engineering be submitted to the satisfaction of Town Engineering, prior to building permit issuance.
3. That a building permit application be obtained 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.

Rachel Suffern

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

June 21, 2023



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Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-042M - 377 Martin Street

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:

- Allow a maximum lot coverage of 23.32%, whereas the Zoning By-law currently permits a maximum of 20% (an increase of 3.32%).
- Allow a minimum required side yard setback of 0.70 metres, whereas the Zoning By-law currently permits a minimum setback of 1.80 metres (a reduction of 1.10 metres).
- Allow a garage face to project 3.4 metres from the building front wall, whereas the Zoning By-law currently requires a 5.5 metres setback from the building front wall (a difference of 8.9 metres).
- Allow a maximum gross floor area of 23.23 square metres for an accessory structure, whereas the Zoning By-law permits a maximum of 16 square metres (an increase of 7.23 metres).

The subject property is known municipally as 377 Martin Street and is legally described as Parts of Lot 12 and 13 on Plan 364. The lands are located on the east side of Martin Street and south of Steeles Avenue. Land uses directly adjacent are residential, however nearby land uses include industrial and commercial.

The applicant intends to construct a residential addition to the existing single storey dwelling with an attached deck, along with a cabana in the rear.

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

The subject property is designated as Residential on Schedule B - Urban Land Use Plan in the Town of Milton Official Plan. This designation permits a range of residential uses, along with uses accessory to the primary use.

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 special Residential Low Density I (RLD1*281). Permitted uses through this zone include single detached dwellings and semi-detached dwellings, along with accessory structures.

With exception of the below-noted relief being requested, this proposal maintains all other provisions of the Town of Milton Urban Zoning By-law 016-2014, as amended:

Variance One: Increased Lot Coverage

Section 6.2 Table 6B (I) of the Zoning By-law permits a lot with an area greater than 830 square metres will have a maximum lot coverage of 20%. The intent of this provision is to ensure a lot is not overdeveloped and does not result in grading or drainage issues on the subject lands.

To accommodate the proposed addition, the applicant is requesting a maximum lot coverage of 23.32% (an increase of 3.32%).

Variance Two: Reduction in Minimum Side Yard Setback

Section 6.2 Table 6B of the Zoning By-law requires a minimum interior side yard setback of 1.8 metres. The intent of this provision is to ensure unobstructed access to the rear yard can be maintained for life safety and property maintenance items, along with ensuring there is no disruption on adjacent land owners in way of privacy or drainage run-off.

To accommodate the proposed addition, the applicant is requesting a minimum interior side yard of 0.70 metres (a reduction of 1.1 metres).

Variance Three: Garage Face Setback

Section 6.3.2 ii) b) of the Zoning By-law requires that where a width of a garage face is greater than 3.6 metres, the garage must be setback 5.5 metres from the building wall face. The intent of this provision is to maintain existing neighbourhood built form and patterns, specifically detached garages that are located setback from the dwelling or attached garages with similar setbacks.

To accommodate the proposed addition, the application is requesting a projection from the building wall face of 3.4 metres (a difference of 8.9 metres).

Variance Four: Increase GFA for Accessory Structure

Section 4.2.1 Table 4A(I) of the Zoning By-law permits a maximum gross floor area of 16 square metres for accessory structures located on lots with an area greater than 830 square metres. The intent of this provision is to ensure that the structure remains secondary to the primary principle structure and use, along with mitigating over development of the lands.

To accommodate the proposed cabana, the applicant is requesting 23.23 square metres in gross floor area (an increase of 7.23 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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 minor variances to accommodate a proposed addition along the northern interior side yard, along with a cabana in the rear. The additional interior living area provides greater space for the owner's personal use, along with the cabana to provide amenity space.

Variance One: Increased Lot Coverage

The applicant has requested an increase in lot coverage to accommodate the proposed footprint of the addition. A preliminary grading plan was provided and Town engineering staff are satisfied in regard as the applicant will provide further information through the building permit application, as per conditions set-out in part with the recommended approval. Further to, the proposed addition maintains respectful setback from adjacent land owners and does not result in over-development of the subject lands. Planning staff have no concerns about the proposed increase in lot coverage.

Variance Two: Reduction in Minimum Side Yard Setback

The applicant has requested a reduction in interior side yard setback along the northerly lot line. The subject side yard would maintain a 1.3 metre unobstructed access to the rear yard and the alternate side yard 1.5 metres. Planning staff are satisfied that this provides ample access to the rear yard and neither setback will result in intrusion on neighbouring lots.

Variance Three: Garage Face Setback

The existing garage currently protrudes from the front face of the dwelling. In order to accommodate the proposed layout of the addition, the applicant intends to shift the garage forward. Given the condition is existing and the siting will only be moved a short distance forward, planning staff are of the opinion that the increase is negligible and will not impact any sightlines or neighbourhood built-form beyond what is currently existing.

Variance Four: Increase GFA for Accessory Structure

To accommodate the proposed cabana, the applicant is requesting an increase in gross floor area. Given the size of the lot and setbacks provided, planning staff are of the opinion that no negative impact will occur as a result of the increased area - the structure maintains all other zoning provisions, including height.

Based on the aforementioned, planning staff are of the opinion that the relief being requested is minor in nature, desirable for the development of the subject lands, maintains the intent of the Zoning By-law and conforms to the Official Plan. As a result, 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 residential addition shall be generally located and constructed in accordance with the site plan and building elevations, prepared by Valencia Enterprises Inc., date stamped by Town Zoning on May 25, 2023.

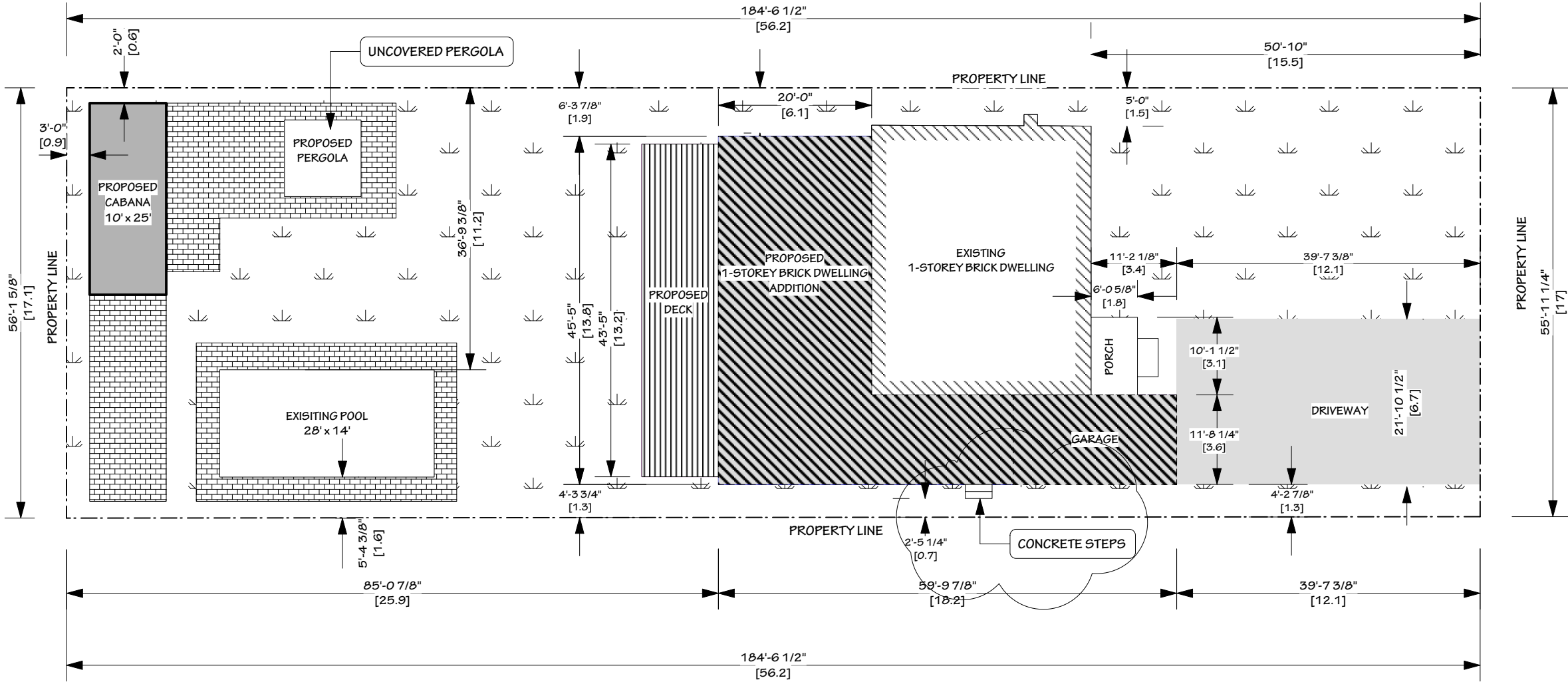
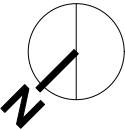
2. That a building permit application be obtained within two (2) years from the date of this decision.
3. That the applicant provide, to the satisfaction of Town Development Engineering, a Stormwater Management Brief, prepared and stamped by a professional engineer, prior to building permit issuance.
4. That the applicant provide, to the satisfaction of Town Development Engineering, a detailed Grading Plan, in accordance with the Town of Milton Std. No. E-18, prior to building permit issuance.
5. 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

June 21, 2023

SITE PLAN STATISTICS - PROPOSED				
LOT A				
DESCRIPTION	AREA [m2]	AREA [ft2]	REQUIRED	GIVEN
LOT AREA	=	960.71 m2	10337.20 ft2	450.00m2100%
FRONT YARD	=	247.60 m2	2664.18 ft2	-25.773%
REAR YARD	=	443.02 m2	4766.84 ft2	-46.113%
BUILDING AREA	=	222.15 m2	2390.34 ft2	20.00%23.12%
DRIVEWAY	=	79.34 m2	853.68 ft2	-%32.04%
LOT COVERAGE	=	227.05 m2	2443.04 ft2	20.00%23.63%
LANDSCAPE TOTAL AREA	=	485.33 m2	5222.11 ft2	30.00%50.52%
F.Y.LANDSCAPE	=	157.86 m2	1698.62 ft2	-%63.76%
R.Y.LANDSCAPE	=	279.14 m2	3003.49 ft2	-%63.01%



1 Proposed Site Plan
Scale: 1:200



TOWN OF MILTON

DEVELOPMENT SERVICES

RLD1*281 ZONE

ZONING: REVIEWED FOR C of A

marian.gerges

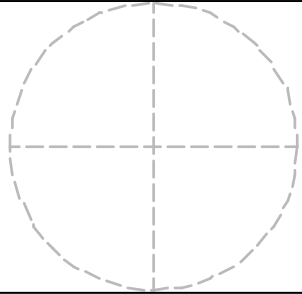
MAY 25, 2023

ZONING OFFICER

DATE

PRELIMINARY

Rev. Mark	No.	Date	By	Revision Notes
	3	06/10/2022		ISSUE FOR CLIENT REVIEW
	2	12/15/2021		ISSUE FOR CLIENT REVIEW
	1	11/19/21		ISSUE FOR CLIENT REVIEW
	No.	Date		Issue Notes




THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER			
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE			
ENRIQUE VALENCIA		XXXXXX	
NAME	SIGNATURE	BCIN/BCDN	
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE			
FIRM NAME		BCIN/BCDN	

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- Do not scale drawings.
- Verify all dimensions prior to construction.
- Report all discovery of errors, omission or discrepancies to the Architect or Design Engineer as applicable.
- Use only latest and approved drawings or those that are marked "ISSUED FOR CONSTRUCTION".
- These documents are the sole property of VALENCIA ENTERPRISES INC. and are solely intended for the use of this project.

VALENCIA ENTERPRISES INC.
Architectural/Engineering/ Design/ Planning

260 HANLAN RD.
WOODBRIIDGE, ON L6A 3Y9

williamv@valenciaenterprises.ca
www.valenciaenterprises.ca
t. 1-416-895-1392



VALENCIA
ENTERPRISES INC.

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Design By: MP	Project Title:
Project Date: 11/16/21	
Review By: WV	
Drawn By: MP	
Check By: WV	
Approved By:	
File Date: Dec. 2021	
CAD File Name: 1121182-01-02	
Revision No.: R00	

337 Martin St. - Concept Package			
337 Martin St., Milton, ON, L9T 2R7			
Proposed Site Plan w/ Structures			
Size: ASME B	Paper Size: B Size: 11 x 17	Drawing No.: A0.3.0	
Scale: AS NOTED	Units: AS SHOWN		



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-039M - 382 Broadway 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 a dwelling face to be a minimum of 44% of the building face, where as the Zoning By-law currently requires 50% (a reduction of 6%).

The subject property is known municipally as 382 Broadway Avenue and is legally described as Lot 52 on Plan 154.

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. The Residential designation permits a range of residential uses, such as single-detached dwellings, semi-detached dwellings and associated 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 Residential Low Density II (RLD2) 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.

The proposal complies with the Zoning By-law, with the exception of the following provision:

Section 6.3.3 i) requires that a dwelling face must be a minimum of 50% of the building face, whereas the applicant is requesting 44%. This provision seeks to ensure that dwellings maintain urban design principles, appropriate proportions and to ensure that the garage is not the dominant feature of the dwelling.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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 two-storey dwelling with an attached two car garage. Currently located on site is a one-storey dwelling which will be demolished prior to construction.

Given the lot size and proposed dwelling footprint, the resultant dwelling face does not maintain the provision requiring that the garage face shall not exceed 50% of the overall dwelling face. In an effort to design the dwelling to be proportional and provide a positive front façade, the applicant is seeking a reduction from 50% to 44%.

Planning staff have reviewed the application and offer no objection. The proposal does not impact adjacent lands nor disrupt existing neighbourhood character or urban design. As such, planning staff are of the opinion that the application is minor in nature, desirable for the development of the subject lands, conforms to the Official Plan and maintains the intent of the Zoning By-law.

Recommendation:

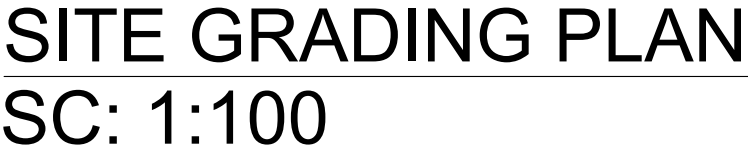
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the dwelling shall be generally located and constructed in accordance with the site plan and building elevations, prepared by MEM Engineering Inc., date stamped by Town Zoning on May 17, 2023.
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.

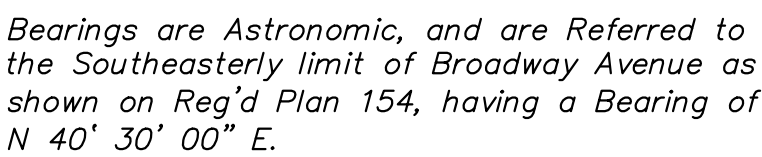
Rachel Suffern

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

June 21, 2023



DATE : 2023-05-11



CHECKED BY



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-037M - 5290 Sixth Line

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variance to Zoning By-law 144-2003, as amended, has been requested to:

- Allow a minimum front yard setback of 12.32 metres, where as the Zoning By-law required a minimum of 15.0 metres (a reduction of 2.68 metres).

The subject property is known municipally as 5290 Sixth Line and is legally described as Lot 2 on Concession 7. Surrounding land uses include residential, agriculture and natural heritage features.

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

The subject property is designated as Natural Heritage Systems. The lands are also identified within the Greenbelt Plan. Through this designation, single detached dwellings are permitted on existing lots of record.

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 Agriculture (A1) within the Town of Milton Rural Zoning By-law, as amended. In this zone, single detached dwellings are permitted.

With the exception of provision 10.2 Table 10B, the proposal complies with the Zoning By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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.

The subject property is regulated by Conservation Halton due to an adjacent tributary of Sixteen Mile Creek and contains a portion of flooding and erosion hazards associated with the watercourse. As such, CH has issued a permit (No. 8542) for the proposed works and offer no objection to the approval of this variance.

Planning and Development Department Comments:

The applicant has requested a minor variance to facilitate a residential addition, located at the front of an existing single detached dwelling. The proposed addition will provide the owner with increased living space.

The applicant has proposed this specific siting in order to reduce any impact on the adjacent natural heritage features to the rear and mitigate risks associated with the floodplain hazards, as identified by Conservation Halton. As such, by siting the addition to the front of the house, a variance is required to reduce the minimum front yard setback.

Planning staff have reviewed the requested relief and offer no objection. The impact of the reduced setback is negligible so far as impacts on the sightlines - both in respect to neighbors and the public right-of-way - and will not impede the functionality and/or future development of Sixth Line.

The variance being request 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.

Recommendation:

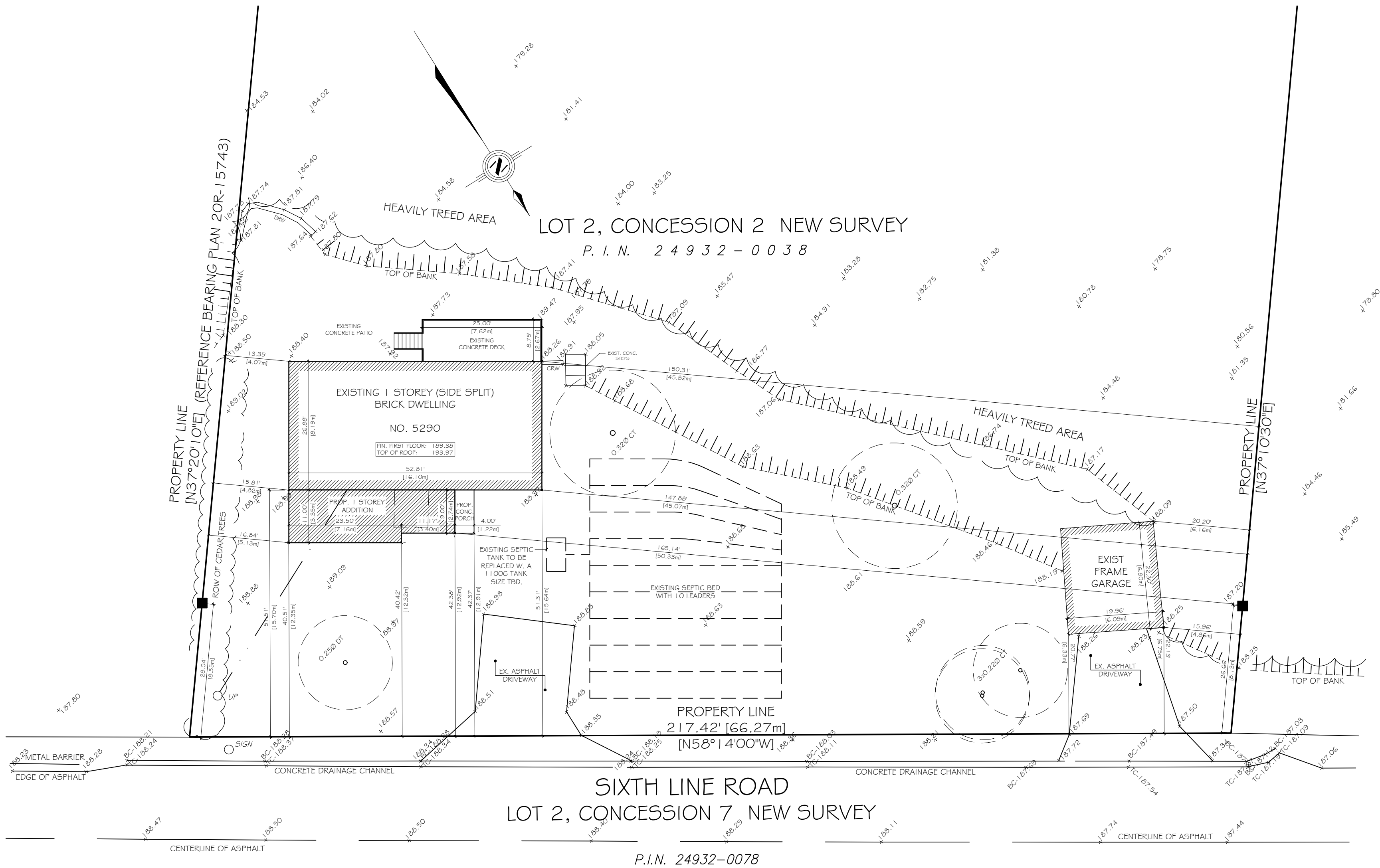
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the residential addition shall be generally located and constructed in accordance with the site plan, prepared by Cunha Design Consultants Inc., date stamped by Town Zoning on May 17, 2023.
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

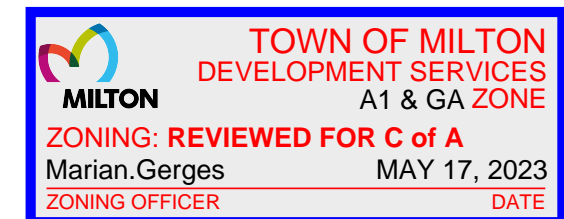
Rachel Suffern, MPA, M.Sc. (Pl)
Planner, Development Review

June 21, 2023



SIXTH LINE ROAD
LOT 2, CONCESSION 7 NEW SURVEY

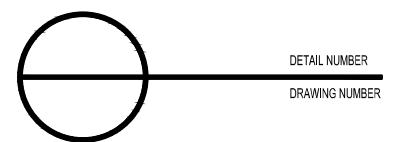
P.I.N. 24932-0078



All prints and specifications are the sole property of the Architectural Technologist and must be returned at the completion of the project.

Prints and specifications shall not be reproduced without the permission of the Architectural Technologist.

The contractor shall check and verify all dimensions on the work and report any discrepancies to the Architectural Technologist before proceeding. Drawings are not to be scaled. Drawings are not to be used for construction purposes unless signed by the architectural Technologist.



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.

Qualification Information: Required unless design is exempt under Div. C - 3.2.5.1. of the building code.

Ian Cunha 28005
Name Signature BCIN

Registration Information: Required unless design is exempt under Div. C - 3.2.4.1. of the building code.

Cunha Design Consultants Ltd 29902
Firm Name BCIN

MECHANICAL NOTES

- MECHANICAL EXHAUST VENT
- SMOKE ALARM
- CARBON MONOXIDE ALARM

No. 02	23-05-03	CONSERVATION HALT ON APPLICATION	T.C.
No. 01	23-05-03	C OF A APPLICATION	T.C.
No.	Date	Revision	Int.

Consultant:



Owner:

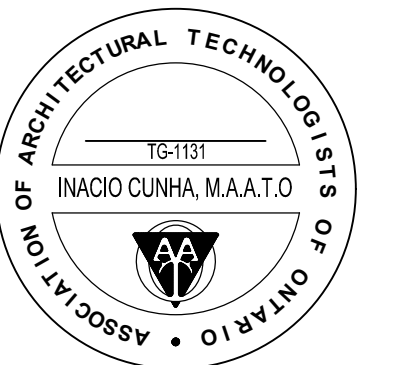
Robert Roerig &
Nicole Krasic
5290 Sixth Line
Milton, Ontario

Project:

Prop. 1 Sty. Front
Addition To Exist. 1
Sty. Brick Dwelling
5290 Sixth Line
Milton, Ontario

Drawing Title:

Site Plan



Drawn:	DB / CCW	Date:	April-2023
Checked:	IC	Scale:	1/16" = 1'-0"
File No:		Drawing No:	A1
Project No:			



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-038M - 1380 Costigan Road

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:

- Requesting permission to allow stairs and landings to be located closer to the lot line than the required 1.0 metre for stairs and 1.5 metres for landings (see attached Summary of Reduction sheet)

The subject property is known municipally as 1380 Costigan Road and is legally described as Part of Lot 11, Concession 4 (HSCP 604). The lands contain a townhouse condominium with associated parking and greenspace. Surrounding land uses include residential and stormwater management facilities.

The stairs and/or landing affecting 31 units are subject to this application. Given that the stairs and landings are identified as common elements, all 31 stairs and/or landings are being considered in one application on behalf of the condo corporation.

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

The subject property is designated Residential Office Area.

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 site-specific Residential High Density (RHD*70B). Permitted uses within the zone include only back-to-back townhouses and multiple dwellings.

With exception of the relief being requested through this application, pertaining to Section 4.19.5 i) Table 4H of the Urban Zoning By-law, the development maintains all other provisions.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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 legalize the identified common-element stairs and/or landings that directly affect 31 units. Upon construction, the identified stairs and/or landings were not constructed in accordance with site plan approved drawings so far as the elements' setback to the lot line - therefore, a minor variance and subsequently, a building permit would be required to legalize these elements.

In order to do so, the applicant has requested that the stairs and/or landings are able to encroach to the lot line with resultant setbacks ranging from 0.30 metres to 0.96 metres. The resultant setbacks for each unit have been identified through Figure 2 in this report.

Planning staff have consulted Town operation staff to ensure that the provided setbacks are sufficient in order to accommodate maintenance of the Town-owned boulevard, including snow removal. Operations staff confirmed that a minimum unobstructed 0.30 metre setback is required to ensure there is no conflict for ongoing Town maintenance, nor a safety issue.

As such, planning staff offer no objection to the approval of this application as the resultant setbacks will not hinder maintenance of the public right-of-way, the relief does not impact adjacent lands and that the elements provide clear access to the identified units for owners/tenants. Based on the aforementioned, planning staff are of the opinion that the variance is minor in nature, desirable for the subject lands, conforms to the Official Plan and maintains the intent of the Zoning By-law.

Recommendation:

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

1. That the landings and stairs shall remain located in accordance with the survey and building elevations, prepared by Rose Surveyors Inc., date stamped by Town Zoning on May 17, 2023.
2. That Trustee Clearance be obtained, confirming the landowner is in good standing with the Landowner's Group, prior to building permit issuance.
3. That the stairs/landings affecting units 32 and 35 be re-constructed to comply with the Zoning By-law.
4. That a building permit application be obtained within two (2) years from the date of this decision.
5. 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

June 21, 2023

Building	Exclusive Use part	Setback	
25-36	L25	0.31	Setback are from first riser (regar
	P26	0.58	
	P29	0.4	
	L36	0.41	
46-54	L46	0.66	
	P47	0.78	
	L48	0.65	
	L49	0.65	
	P50	0.73	
	L51	0.32	
	L52	0.36	
	P53	0.46	
	L54	0.37	
	L55	0.38	
	P56	0.49	
55-66	L57	0.39	
	L58	0.33	
	P59	0.45	
	L60	0.38	
	L61	0.31	
	P62	0.96	
	L63	0.67	
	L64	0.69	
	P65	0.96	
	L66	0.68	
	L69	0.96	
67-75	L70	0.74	
	P71	0.91	
	L72	0.41	
	L73	0.43	
	P74	0.91	

dless of construction material to property line



Memorandum to Committee of Adjustment Members

Minor Variance Application: A23-043M - 817 Willow 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:

- Allow a maximum height of 3.8 metres for the cabana and 3.6 metres for the shed, where as the Zoning By-law permits 3.0 metres (an increase of 0.8 metres and 0.6 metres).
- Allow a maximum gross floor area of 54.2 square metres, where as the Zoning By-law currently allows 10 square metres (an increase of 40.2 square metres).

The subject property is known municipally as 817 Willow Avenue and is legally described as Lot 30 on Plan M76. Primary surrounding land uses include residential.

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.

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 VI (RLD6). Single detached dwellings and accessory structures are permitted within this zone.

The applicant is seeking relief in respect to the following provisions:

Section 4.2.1 Table 4A of the Zoning By-law permits a maximum height of 3.0 metres, where as the applicant is requesting 3.8 metres for the cabana and 3.6 metres for the shed.

Section 4.2.1 Table 4A(I) of the Zoning By-law permits a maximum gross floor area of 10 square metres, where as the applicant is requesting a total gross floor area (for both the cabana and shed) of 54.2 square metres.

With the exception of the above-noted provisions, the proposal complies with the Zoning By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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 subject property currently contains a single detached dwelling and an in-ground pool. To accommodate outdoor living space and pool storage, the applicant intends to construct a shed and cabana. In doing so, the applicant has requested to increase the permitted gross floor area and height associated with accessory structures.

Given the size of the lot and location of the structures, planning staff are of the opinion that the requested variances do not result in over-development of the subject lands, nor impede adjacent properties in way of privacy or sightline.

The additional height and gross floor area will not create any additional impact beyond what would otherwise be permitted as-of-right based on the siting and design/elevations of the structures.

Based on the aforementioned, planning staff offer no objection to the approval of the requested relief. The variances are minor in nature, desirable for the development of the subject lands, maintain the intent of the Zoning By-law and conform to the Official Plan.

Recommendation:

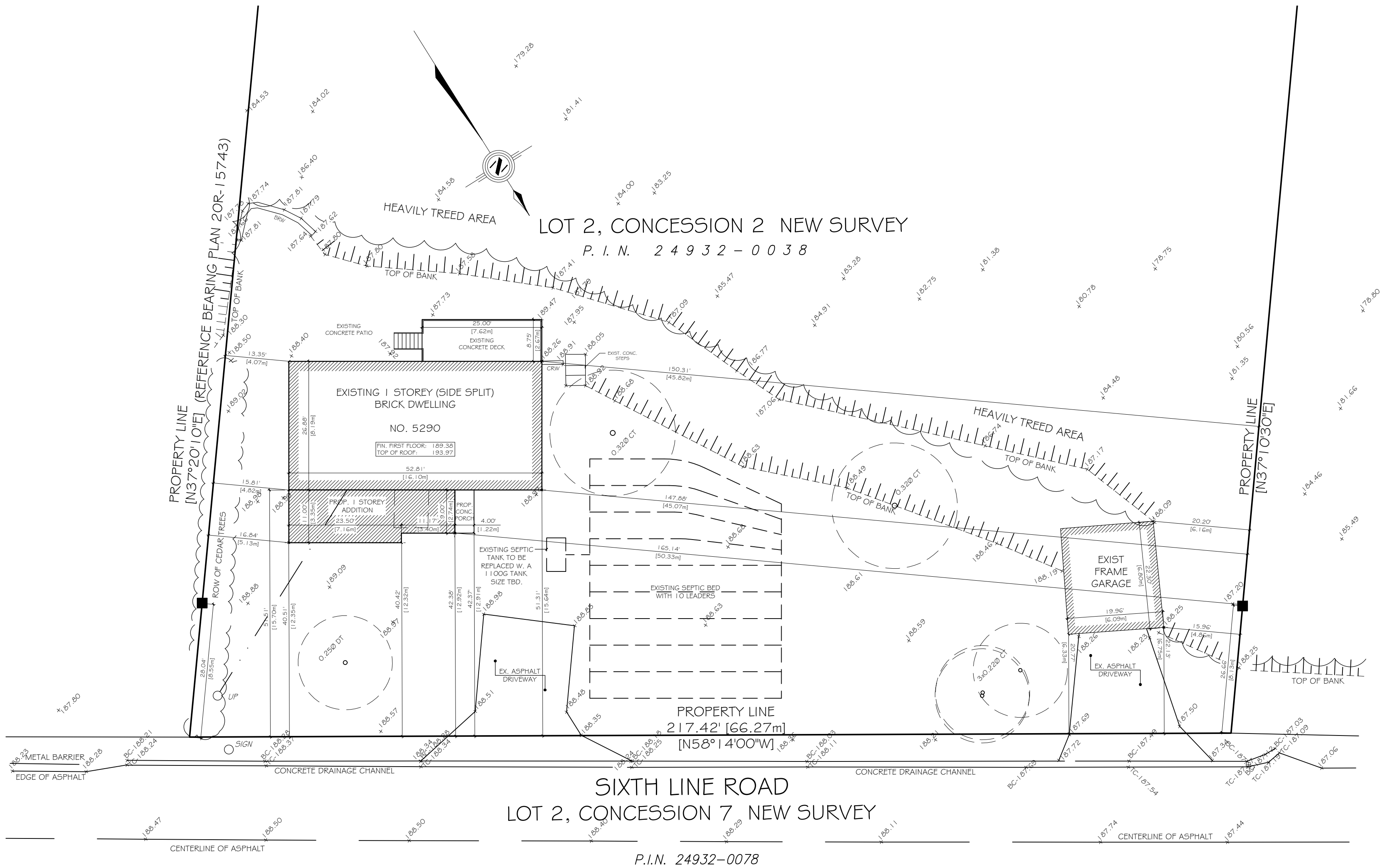
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the shed and gazebo shall generally be located and constructed in accordance with the site plan and building elevations, prepared by KLAB, date stamped by Town Zoning on May 26, 2023.
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

June 21, 2023



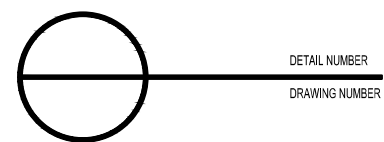
P.I.N. 24932-0078



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Prints and specifications shall not be reproduced without the permission of the Architectural Technologist.

The contractor shall check and verify all dimensions on the work and report any discrepancies to the Architectural Technologist before proceeding. Drawings are not to be scaled. Drawings are not to be used for construction purposes unless signed by the architectural Technologist.



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.

Qualification Information: Required unless design is exempt under Div. C - 3.2.5.1. of the building code.

Signature: Ian Cunha
Name: Ian Cunha
Signature: [Signature]
Name: Ian Cunha
Signature: [Signature]
Name: Ian Cunha

Registration Information: Required unless design is exempt under Div. C - 3.2.4.1. of the building code.

Firm Name: Cunha Design Consultants Ltd.
Firm Name: Cunha Design Consultants Ltd.
Firm Name: Cunha Design Consultants Ltd.

MECHANICAL NOTES

- MECHANICAL EXHAUST VENT
- SMOKE ALARM
- CARBON MONOXIDE ALARM

No. 02	23-05-03	CONSERVATION HALT ON APPLICATION	T.C.
No. 01	23-05-03	C OF A APPLICATION	T.C.
No.	Date	Revision	Int.

Consultant:



Owner:

Robert Roerig &
Nicole Krasic
5290 Sixth Line
Milton, Ontario

Project:

Prop. 1 Sty. Front
Addition To Exist. 1
Sty. Brick Dwelling
5290 Sixth Line
Milton, Ontario

Drawing Title:

Site Plan



Drawn:	DB / CCW	Date:	April-2023
Checked:	IC	Scale:	1/16" = 1'-0"
File No:		Drawing No:	A1
Project No:			



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/034/M 90 Mary Street

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 maximum lot coverage of 33.3%, whereas a maximum lot coverage of 25% is permitted for a lot with an area between 660 and 830 square metres;
2. A residential driveway to include a granular (i.e. gravel) material, whereas the definition of a residential driveway only includes a hard surface; and
3. A minimum width of a permeable residential landscape surface abutting an interior side lot line of 0.35 metres, whereas a minimum width of 0.6 metres is required.

The subject property is known municipally as 90 Mary Street and is legally described as Survey Foster Block 5 Park Lot 7. The property currently contains a single detached dwelling. The existing dwelling is a listed heritage building.

The applicant is proposing to construct a covered veranda addition and a detached garage on the lands. The proposed also includes the extension of the existing gravel driveway to the new detached garage in the rear yard.

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

The subject property is designated Central Business District (Schedule B-Urban Land Use Area Plan) and Low Density Residential Sub-Area (Schedule C-Central Business District Land Use Plan) in the Town of Milton Official Plan. A range of residential uses, including single detached dwellings and associated residential accessory structures are permitted.

The property is also located within a Character Area and Mature Neighbourhood Area as described on Schedule D of the Official Plan. The Official Plan policies intend for Mature Neighbourhood Areas around the Central Business District to remain relatively stable. The policies specify that in these areas, infill and development must be compatible with and respectful of the existing neighbourhood character.

The policies further state that minor variance applications for development within Mature Neighbourhood Areas shall be evaluated based on the following additional criteria:

- a) that the scale, massing, building height, built form features and coverage are compatible with and respectful of the existing character of the Mature Neighbourhood Area; and
- b) that the impacts on adjacent properties are minimized.

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 Low Density 1 (RLD1) under Comprehensive Zoning By-law 016-2014, as amended. In this zone, single-detached dwellings and accessory structures including detached garages are permitted.

Variance 1 -Lot Coverage

Section 6.2, Table 6B(I) states that a maximum lot coverage of 25% is permitted for a lot with a lot area between 660sq.m. and 830sq.m. The applicant is proposing an increase to the lot coverage to 33.3% (an increase of 8.3%). The lot coverage increase includes the area of the veranda addition and the detached garage.

Variance 2 -Driveway Definition

Section 2 includes a definition of a Residential Driveway which means a hard surface on a lot having a residential use containing less than four dwelling units upon which vehicles drive and park, and includes an adjacent hard surface, capable of being parked or driven upon by part or the whole of a motor vehicle. The applicant has proposed a variance to permit the driveway to include granular (i.e. gravel) material.

Variance 3 -Permeable Residential Landscape Surface

Section 5.6.2 vii) a) states that the minimum width of a permeable residential landscape surface abutting an interior side lot line shall be 0.6 metres. The applicant is proposing to reduce the width to 0.35 metres (a reduction of 0.25 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 20, 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.

Development Review Comments:

The applicant has requested three minor variances to permit the construction of a covered veranda addition, a detached garage, and an extension to the existing gravel driveway.

Variance 1 -Lot Coverage

The applicant has requested an increase in the maximum permitted lot coverage to 33% whereas a lot coverage of 25% is permitted. The increase is requested to facilitate the addition of a covered veranda and a detached garage on the lands.

Planning staff have reviewed the requested variance and do not object to its approval. The proposed increase in lot coverage is minor and will not increase the massing of the home. The detached garage is also in keeping with the character of the neighbourhood.

Furthermore a stormwater management brief and grading plan was submitted with the application and development engineering staff have confirmed that they have no concerns with the proposed increase in lot coverage.

Variance 2 -Driveway Definition

The applicant has proposed to extend the existing gravel driveway to the new detached garage in the rear yard. To permit the driveway extension to be gravel, a minor variance to the residential driveway definition has been requested.

Staff have reviewed the proposed minor variance and have no concerns. Gravel driveways are common in mature neighbourhoods in Milton. The extension of the gravel driveway will not change the character of the property nor the function of the existing driveway.

Variance 3 -Permeable Residential Landscape Surface

The applicant has requested a minor variance to permit the residential driveway to be setback 0.35 metres from the interior side yard, whereas the Zoning By-law requires a minimum 0.6 metre permeable residential landscaped surface (such as grass, trees, shrubs, flowers or river rock) abutting the side lot line. The minor variance is requested to permit the extension of the existing gravel driveway to the new detached garage in the rear yard.

The intent of the permeable landscaped surface regulation in the Zoning By-law is to provide adequate drainage along the interior side lot line. Development engineering staff have reviewed the stormwater management brief and grading plan that was submitted with the application and have no concerns. For these reasons Planning staff do not object to the proposed variance.

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:

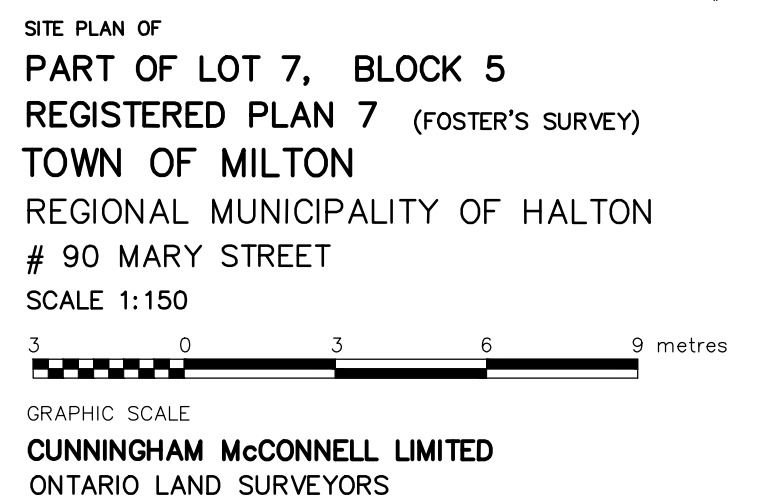
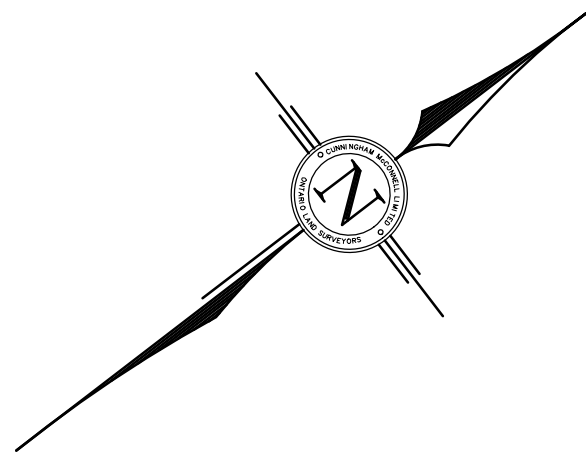
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the veranda and detached garage shall be generally located and constructed in accordance with the site plan, prepared by Cunningham McConnell Limited, date stamped by Town Zoning on May 16, 2023.
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.

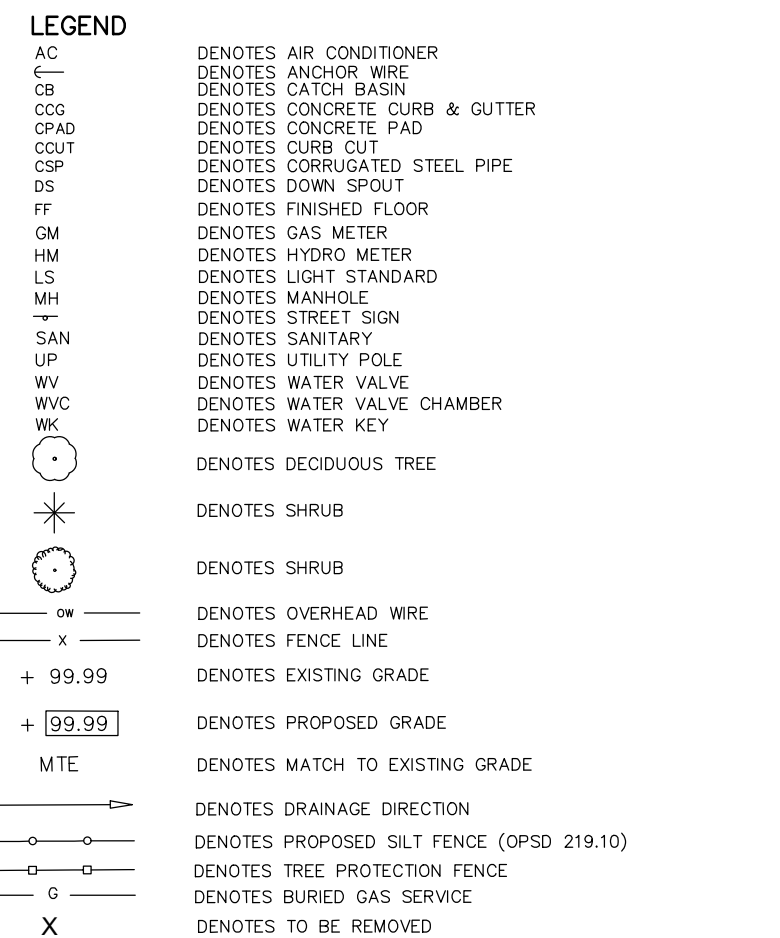
Natalie Stopar

Natalie Stopar, MCIP, RPP
Planner, Development Review

June 20, 2023



METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



BENCH MARK NOTE

ALL ELEVATIONS SHOWN HERE ON ARE GEODETIC CGVD 1978 ADJ. & ARE RELATED TO THE TOWN OF MILTON BENCH MARK # 92-013 BEING A BRASS PLAQUE IN THE NORTH FACE OF A CONCRETE BRIDGE CARRYING MILL STREET OVER THE SIXTEEN MILE CREEK APPROXIMATELY 40 METRES WEST OF MARTIN STREET. PLAQUE IS 0.5 METRES EAST OF THE WESTERLY CORNER OF THE BRIDGE AND 0.5 METRES ABOVE GROUND LEVEL HAVING AN ELEVATION OF 195.723 METRES.

SILT CONTROL NOTE
SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.

SNOW FENCE NOTE

PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE A SNOW FENCE IS TO BE 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.

PERMIT NOTE

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 SERVICING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE, (ROAD OCCUPANCY PERMIT).

UTILITY NOTE
ALL BURIED SERVICES HAVE NOT BEEN SHOWN. ALL SERVICES INCLUDING, BUT NOT LIMITED TO, NATURAL GAS, CABLE, BELL, HYDRO, STORM AND SANITARY SEWERS MUST BE LOCATED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION OR EXCAVATION OF ANY KIND.


CONSTRUCTION / DRAINAGE NOTES

- A) ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE TOWN OF MILTON, THE REGION OF HALTON AND THE ONTARIO PROVINCIAL STANDARDS SPECIFICATIONS.
- B) ALL SURFACE DRAINAGE SHALL BE SELF CONTAINED AND DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE ADVERSELY AFFECTED.
- C) ALL DISTURBED AREAS ON PUBLIC PROPERTY TO BE RESTORED TO PREVIOUS CONDITION AND TO THE SATISFACTION OF THE TOWN OF MILTON.
- D) SITE DRAINAGE NOT TO BE ALTERED

SURVEYOR'S CERTIFICATE

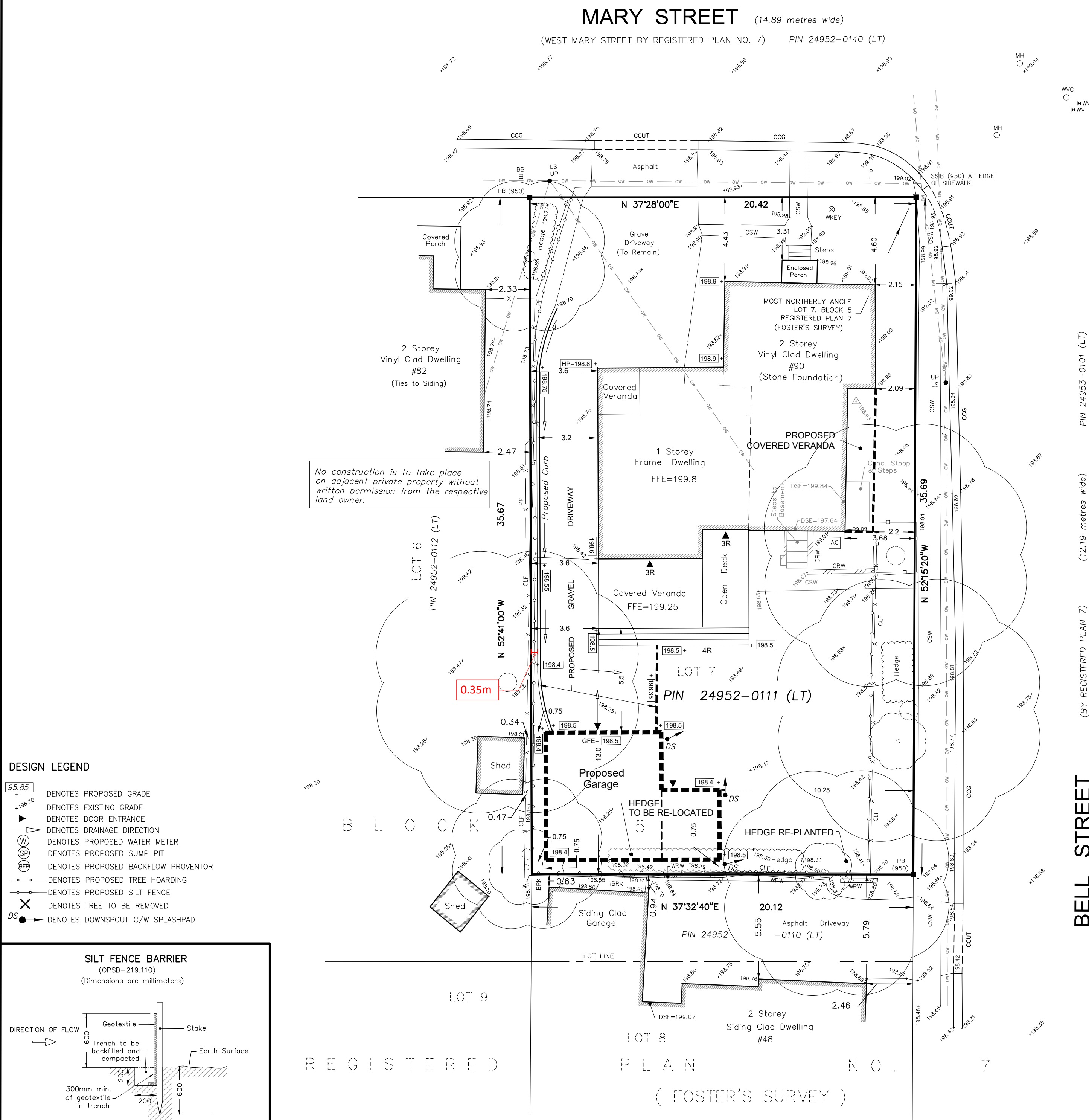
I CERTIFY THAT THE FIELD WORK SHOWN HEREON WAS
COMPLETED ON APRIL 28, 2021

DATE: JUNE 30, 2022


ROBERT D. MCCONNELL
ONTARIO LAND SURVEYOR

CUNNINGHAM MCCONNELL LIMITED
ONTARIO LAND SURVEYORS

205 MAIN STREET MILTON, ONTARIO L9T 1N7 PHONE (905) 878-6672 FAX (905) 878-6672 EMAIL: milton.office@cmlsurveyors.ca O.L.S. #12-71-4	1200 SPEERS ROAD, UNIT 38 OAKVILLE, ONTARIO L6L 2X4 PHONE (905) 845-3497 FAX (905) 845-3519 EMAIL: info@cmlsurveyors.ca COUN. HERITAGE HOMES
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REGIONAL APPROVAL	
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS & SPECIFICATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY.	
(Not Required under this application)	
SIGNED _____	DATED _____
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Water and Wastewater Linear Design Manual may be obtained thru the Data Management Group at 905-825-6032) Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.	
OWNER	
JAMES & MIRELLA MARSHALL # 90 MARY STREET, MILTON	

SITE STATISTICS

ZONING = RLD1

LOT AREA = 723 sq. m.

LOT COVERAGE = 82.2 sq. m. (EXISTING 2 STY DWELLING)
35.5 sq. m. (EXISTING 1 STY DWELLING)
(Includes Veranda)

52.1 sq. m. (PROPOSED GARAGE)
11.1 sq. m. (PROPOSED VERANDA)
(OPEN DECK TO BE CONVERTED TO VERANDA)

TOTAL COVERAGE PROPOSED 240.9 sq. m.
PROPOSED 33.3% (25% PERMITTED)

BUILDING HEIGHT: (PROPOSED GARAGE)
4.0m PROPOSED
(4.3 m. PERMITTED)

BUILDING SETBACKS (PROPOSED GARAGE)

FRONT YARD SETBACK = NOT APPLICABLE

EAST SIDE YARD SETBACK = 10.25 m (PROPOSED)
(EXTERIOR SIDEYARD, 4.0 REQUIRED)

WEST SIDE YARD SETBACK = 0.75m (PROPOSED)
(INTERIOR SIDEYARD 0.6m REQUIRED)

REAR YARD SETBACK = 0.75m (PROPOSED)
(0.6m REQUIRED)

SANITARY SERVICE NOTE

NO NEW SANITARY CONNECTION IS PROPOSED.

WATER SERVICE NOTE

NO NEW WATER SERVICE IS PROPOSED.

BOUNDARY NOTE:

THE BOUNDARY SHOWN HEREON HAS BEEN
TAKEN FROM PLAN OF SURVEY BY CUNNINGHAM
MCCONNELL LIMITED, ONTARIO LANDS SURVEYORS
DATED APRIL 28, 2021.

DESIGN ELEVATIONS (PROPOSED GARAGE)

GARAGE FLOOR ELEVATION = 198.5m
TOP OF FOUNDATION WALL (FOR ADDITION) = 198.7m
UNDERSIDE OF FOOTING ELEVATION = 197.0m

NOTE: - A MINIMUM OF 1.2 METRES OF COVER MUST
BE MAINTAINED OVER ALL FOOTINGS

REVISION NOTE:

FEB. 22, 2023 – SITE PLAN UPDATED TO REFLECT EXISTING STRUCTURES
 MAR. 14, 2023 – SITE PLAN UPDATED WITH DETAILED DRIVEWAY GRADES.



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/035M 395 Nunn 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:

1. A total gross floor area of 18.73 square metres for all accessory structures, whereas a total gross floor area of 10 square metres is permitted; and
2. A maximum building height of 3.3 metres for an accessory structure, whereas a maximum building height of 3.0 metres is permitted.

The subject property is known municipally as 395 Nunn Court and is legally described as Lot 71 on Registered Plan 20M-1053. The lot currently contains a single detached dwelling with a single car garage. The applicant is proposing to construct an accessory structure in the rear yard and has requested a minor variance application to permit the increased building size and height of the accessory structure. The accessory structure is intended to act as outdoor amenity space related to a new pool in the rear yard.

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*104) 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 18.73 square metres (an increase of 8.73 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 3.3 metres (an increase of 0.03 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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.

Halton Region staff noted that a portion of the property is identified as having archaeological potential. Although an archaeological assessment is not required by Halton Region, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism should be notified immediately (archaeology@ontario.ca). In the event that human remains are encountered during construction, the owner shall immediately notify the police or coroner, the Registrar, Ontario Ministry of Public and Business Service Delivery, who administers provisions of that Act related to burial sites and the Ministry of Citizenship and Multiculturalism. All soil disturbance must stop to allow the authorities to investigate.

Development Review Comments:

The applicant has requested a minor variance to facilitate the construction of an accessory structure in the rear yard. Variances are required to increase the total gross floor area for the accessory structures on the lot and for an increase to the maximum accessory structure building height.

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 8.73 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 30 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 1.37 metres from the rear property line and 2.44 to 0.91 metres from the side property line, which exceeds the minimum 0.6 metres required in the Zoning By-law. This will further reduce 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:

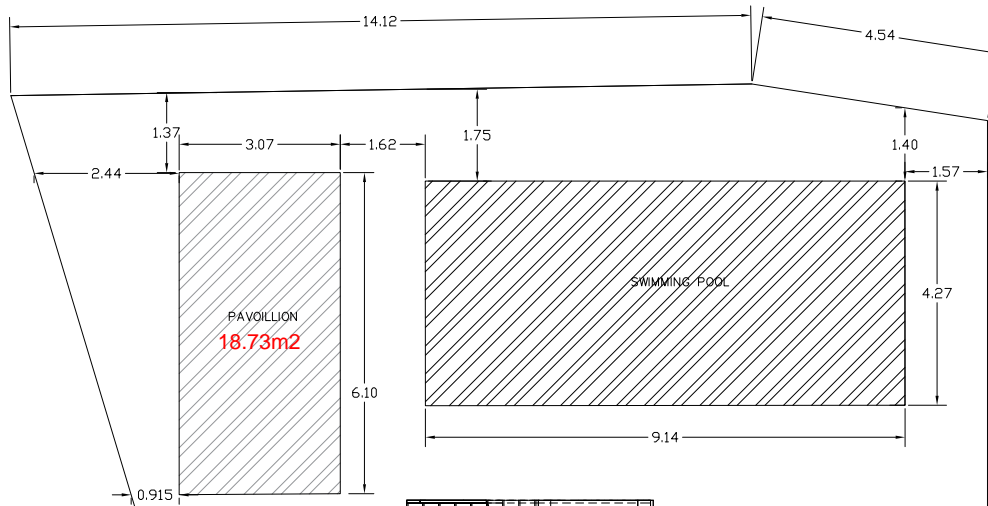
1. That the accessory structure shall be generally located and constructed in accordance with the site plan and building elevations, prepared by Benjamin Res, date stamped by Town Zoning on May 16, 2023.

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.

Natalie Stopar

Natalie Stopar, MCIP, RPP
Planner, Development Review

June 21, 2023



The dimensions are outside of post to outside of post. The overhand will be additional. The elevation/height of the building will be off existing grade. The structure will be installed on helical piles on each post

BENJAMIN RES.
395 NUNN COURT
MILTON, ON



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/036/M 11261 Fifth Line Nass

General Description of Application:

Under Section 45(1) of the *Planning Act*, the following minor variances to Zoning By-law 144/-2003, as amended, have been requested to permit:

1. To permit a minimum rear yard setback of 13.4 metres for an accessory structure, whereas a minimum rear yard setback of 22.5 metres is required; and
2. To permit eaves and gutters to encroach 0.6 metres into the required rear yard, whereas a maximum encroachment of 0.45 metres is permitted.

The subject property is known municipally as 11261 Fifth Line Nassagaweya and is legally described as Concession 6 Part Lot 17. The lot currently contains a single detached dwelling and a detached garage. The applicant is proposing to construct a pavilion on the property and required minor variances to permit the construction.

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

The subject property is designated Agricultural Area in the Town of Milton Official Plan. This designation permits single detached dwellings on existing lots. It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, as amended.

Furthermore, the lands are designated as Greenbelt Protected Countryside and Greenbelt Natural Heritage System in the Provincial Greenbelt Plan. These policies permit existing uses and single detached dwellings on the lands, provided that they were permitted prior to the date that the Greenbelt Plan came into force. Expansions to existing building and structures and accessory structures are also permitted provided that new municipal services are not required and that the use does not expand into a key natural heritage feature or key hydrologic feature, except if there is no other alternative. It is Staff's opinion that the proposal is in conformity with the Greenbelt Plan.

Zoning:

The subject lands are zoned as Rural (A2) in Zoning By-law 144-2003 as amended. The A2 zone permits a detached dwelling and accessory structures on the lands.

Section 4.1.2.2 i) and Section 10.2 Table 10B states that a minimum rear yard setback for an accessory structure shall be 22.5 metres. The applicant is proposing an interior side yard setback of 13.4 metres (a reduction of 9.1 metres).

Section 4.3 i) Table 4E states that eaves and gutters are permitted to encroach a maximum of 0.45 metres into a required yard. The applicant is proposing for the eaves

and gutters to encroach a maximum of 0.6 metres into the required rear yard (an increase of 0.15 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 16, 2023. As of the writing of this report on June 21, 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. The following comments are noted by staff:

Conservation Halton

CH staff have no objection to the requested minor variances subject to the following conditions to be added to the approval of this application:

1. That, prior to the initiation of works, a CH Letter of Permission be obtained from Conservation Halton for the proposed development.

Development Review Comments:

The applicant has requested a minor variance to construct an accessory structure (pavilion) on the property. The applicant has indicated in the application form that the accessory structure will be erected on a portion of the old barn ruins on the property.

The accessory structure provisions in the rural zone are intended to accommodate larger accessory structures on large rural areas. The proposed accessory structure complies with the maximum area permitted in the Zoning By-law and a setback of 13.4 metres is appropriate given the size of the lot. Furthermore, a larger eaves and gutter projection is appropriate given the size and design of the structure and the large size of the existing lot.

Planning staff have reviewed the requested variances and offer no objection. Planning staff are 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 subject property.

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.
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.
3. That a CH Letter of Permission be obtained from Conservation Halton for the proposed development.

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

June 21, 2023



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/041/M 1399 Hamman Way

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 29.2 square metres for all accessory structures, whereas a total gross floor area of 10 square metres is currently permitted (an increase of 19.36 square metres); and
2. An increase in the maximum height of an accessory structure to 3.35 metres, whereas a maximum height of 3.0 metres is currently permitted (an increase of 0.35 metres).

The subject property is known municipally as 1399 Hamman Way and is legally described as Lot 141 on Registered Plan 20M-1207. The lot currently contains a townhouse dwelling with a single car garage, and a 9.47 square metre shed in the rear yard. The applicant is proposing to construct a 19.81 square metre accessory structure (cabana) 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 townhouse 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*207) under Comprehensive Zoning By-law 016-2014, as amended. In this zone, townhouse 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 for all accessory structures on the lot. The applicant is requesting an increase in the maximum gross floor area of the accessory structures to 29.2 square metres (an increase of 19.36 square metres). The maximum accessory structure gross floor area includes the size of the exiting shed and the proposed cabana.

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 3.35 metres for the cabana (an increase of 0.35 metres).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on, June 15, 2023. As of the writing of this report on, June 21, 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.

Development Review Comments:

The applicant has requested a minor variance to facilitate the construction of an additional accessory structure (cabana) in the rear yard. Variances are required to increase the gross floor area for all the accessory structures on the lot and to permit an increase to the building height of the accessory 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 proposed increased gross floor area of all accessory structures on the lot to 29.2 square metres is minor as the existing rear yard is very large in size. Despite the increase, the structure will be clearly secondary to the primary single detached dwelling. The proposed increase to the maximum building height by 35 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 2.16 metres from the rear property line and 1.85 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 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:

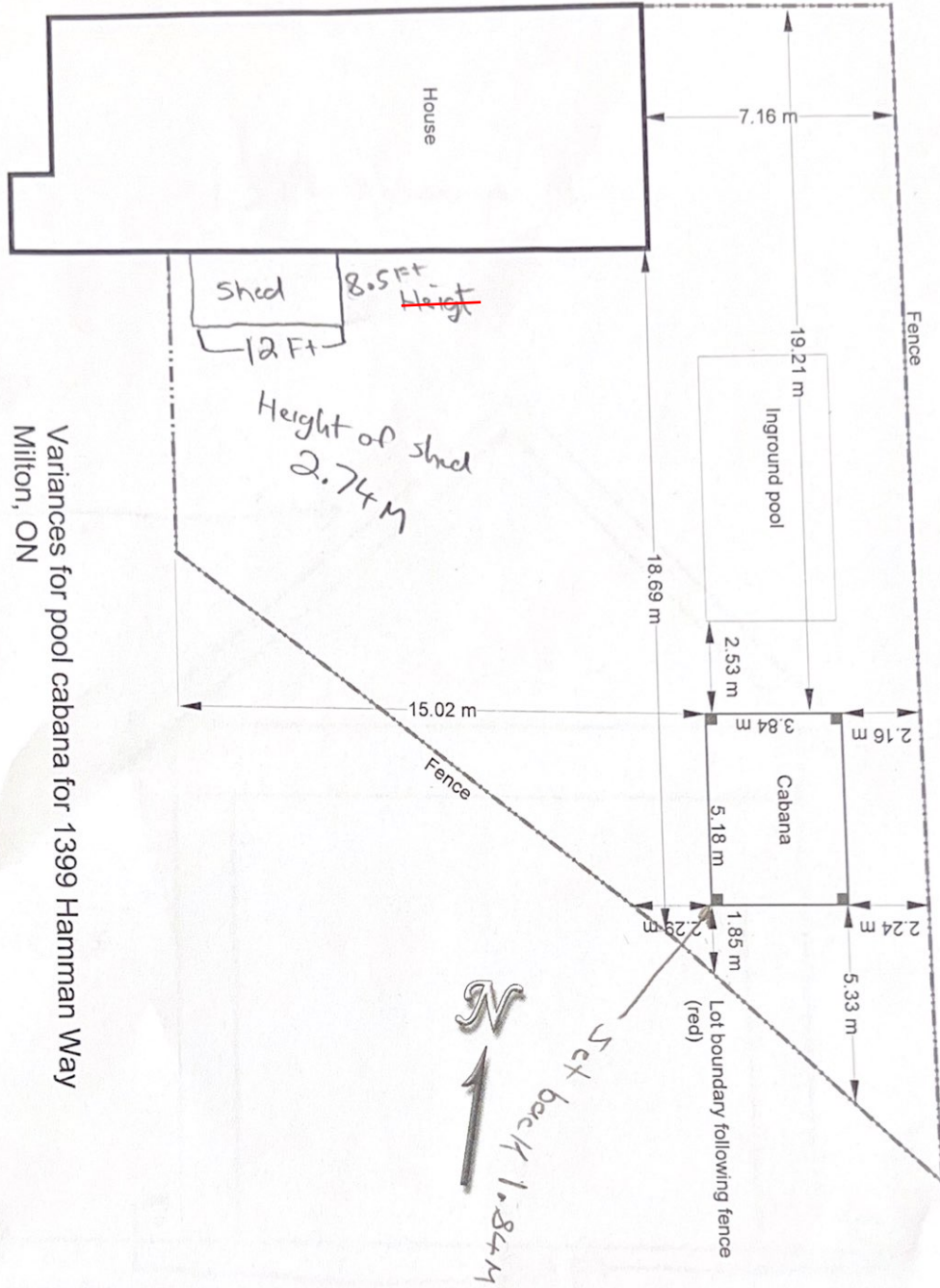
THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the accessory structure (cabana) shall be generally located and constructed in accordance with the site plan date stamped by Town Zoning on May 18, 2023.
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.

Natalie Stopar

Natalie Stopar, MCIP, RPP
Planner, Development Review

June 21, 2023



Variances for pool cabana for 1399 Hamman Way
 Milton, ON