



The Corporation of the  
Town of Milton  
Committee of Adjustment Minutes

November 30, 2023, 6:00 p.m.

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

Members Absent: Rachel Suffern

Staff Present: Greta Susa, Serena Graci, Natalie Stopar

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

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1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **MINUTES**
4. **ITEMS FOR CONSIDERATION**

**4.1 A23-075M 311 Cedar Hedge Road**

Owner Ravinder Bhatia, address: 311 Cedar Hedge provided an overview of the application.

**Questions to Planner Taylor Wellings**

Member Trombino noted in review of the property in question that there are utility boxes in close vicinity to where the proposed parking space would be located. He asked if these utility boxes are within the direct vehicle line that would be entering and exiting the driveway. Planner Taylor Wellings stated they would be in direct line of the utility boxes as the town wouldn't allow the curb to be cut any further, so the vehicle would have to maneuver to the front of the driveway.

Chair Kluge noted the owners made a point that the committee did approve a minor variance application requesting a third parking space with a single car garage and single driveway. Historically, planning staff have always refused these types of applications. Taylor Wellings stated she believes what the owners were referring to is Bill-23 in place last year that did allow for the two parking spaces, but unfortunately the rules have changed and the Town has to use their zoning By-law provisions.

**BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-075/M) for 311 Cedar Hedge in the Town of Milton **BE DENIED.**

**Carried**

**4.2 A23-082M 4250 Donaldson Lane**

Jennifer Lawrence, the agent for applicant, address: 8 Fieldgate Street, Dundas provided an overview of the application.

**Questions to the Agent**

Member Ellahi asked the agent to confirm if there any boards on the minor variances on site. Agent Lawrence stated she doesn't believe they have laid out the outline of the property. The wetlands and woodlands have been staked by the Conservation authorities and the region, but the house outline hasn't been staked yet. Member Ellahi also asked what the correct address of the property in questions is, as the commissioned application states it is 4520, but the drawings state is 4249. Agent Lawrence claimed 4250 is correct. Member Ellahi also asked the agent to confirm what is meant by deck that is partially covered as identified in the drawings. Agent Lawrence claimed she did not have an answer to that question. Chair Kluge intervened stating once it's time to ask the planner on file any questions member Ellahi can then ask his question.

**Questions to Planner Natalie Stopar**

Member Ellahi asked Planner Stopar to confirm what is meant by partially covered porch in the drawings. Planner Stopar the variances are required for the interior side yard setback of the covered porch, described as a large rear terrace within the floor plans.

**BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23- 082/M) for 4250 Donaldson Lane in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

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

#### **4.3 A23-088M 910 Magnolia Terrace**

Agent of the Applicant, Kruti Shah, 4 Abacus Road Brampton, 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- 088/M) for 910 Magnolia Terrace in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by RJ Cads Solutions, date stamped by Town Zoning on October 6, 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**

#### **4.4 A23-089M 393 Nakerville Crescent**

Mati Zaman, agent for the applicant, address: unit 15-80 Clementine Drive provided an overview of the application.

##### **Questions to Planner Taylor Wellings**

Member Jayaveer if the variance is for the interior or exterior side yard, as there is a note about there being below grade stairs. Planner Wellings claimed the interior side yard written within the report is a typographical error, and the below grade stairs mentioned is a copy paste error.

##### **BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23- 089/M) for 393 Nakerville Crescent in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Permit Guys Inc. date stamped by Town Zoning on October 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.

**Carried**

#### **4.5 A23-090M 442 Thornborrow Court**

Agent of the applicant, Kruti Shah, 4 Abacus Road Brampton, 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 (A23-090/M) for 442 Thornborrow Court in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by RJ CAD Solutions, date stamped by Town Zoning on October 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.

**Carried**

#### **4.6 A23-091/M 455 Cedric Terrace**

Agent for the applicant, Shivang Tarika, address: 106 Morningside Drive Georgetown 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 (A23-091/M) for 455 Cedric Terrace in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Shivang Tarika, date stamped by Town Zoning on October 19, 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**

#### **4.7 A23-092M 566 Kennedy Circle West**

Agent for the applicant, Shivang Tarika, address: 106 Morningside Drive Georgetown, 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 (A23-092/M) for 566 Kennedy Circle West in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Shivang Tarika, date stamped by Town Zoning on October 19, 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**

**4.8 A23-093M 1067 Easterbrook Crescent**

Owner, Abdul Mateen Quadri, address: 1067 Easterbrook Crescent, 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 (A23-093/M) for 1067 Easterbrook Crescent in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Heritage Solutions, date stamped by Town Zoning on October 19 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**

**4.9 A23-094M 1167 Leger Way**

**BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-094/M) for 1167 Leger Way in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Shafe Consultants, date stamped by Town Zoning on October 20, 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**

**4.10 A23-095M 1290 Raspberry Terrace**

Planner Taylor Wellings provided an overview of the application, as the owner could not be in attendance.

**BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-095/M) for 1290 Raspberry Terrace in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the rear yard deck shall be located and constructed in accordance with the site plan and building elevations, prepared by the Owner, date stamped by Town Zoning on October 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.

**Carried**

#### **4.11 A23-096M 1611 Whitlock Avenue**

Agent for the applicant, Constance Ratelle, address: 277 Lakeshore Road East, provided an overview of the application.

##### **Questions to Planner Wellings**

Member Ellahi asked for confirmation that the minor variance is only for the stairs and not for the fireplace which is coming into the side yard. Planner Wellings, stated the setback would be from the dwelling, the town permits the two steps down so there is no concerns.

Agent Ratelle clarified at the time of the initial application they included bump out, however it turns out it was a chimney which is a permitted projection already in the yard, which is on the drawings and in the report notes. In regard to the setback, staff angle was rather than permitting the stairs, was to take them out of the side yard.

Member Ellahi asked if the original application is approved as a setback for the fireplace. Agent Ratelle claimed, from her understanding no variance was needed for the fireplace.

##### **BE IT RESOLVED THAT**

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A23-096/M) for 1611 Whitlock Avenue in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The development shall be located and constructed generally in accordance with the site plan, prepared by Korsiak Urban Planning and date stamped by the Zoning Department on October 19, 2023, to the satisfaction of the Town of Milton Building Department.



2. That the approval be subject of an expiry of two years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

**Carried**

#### **4.12 A23-097M 1680 Sauble Court**

The agent for the applicant, Rafael Martins, address: 12 Rae Avenue Brampton, 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 (A23-097/M) for 1680 Sauble Court in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by RDA Designs, date stamped by Town Zoning on October 19, 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**

#### **4.13 A23-098M 1399 Buckthorn Garden**

Agent for the applicant, Shivang Tarika, address: 106 Morningside Drive Georgetown, 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 (A23-098/M) for 1399 Buckthorn Garden in the

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

1. That the secondary dwelling unit shall be located and constructed in accordance with the site plan and building elevations, prepared by Shivang Tarika, date stamped by Town Zoning on October 23, 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**

**4.14 A23-099M - 1316 Hamman Way**

Agent for the applicant, Haroon Malik, address: 205 Advance Boulevard, Brampton 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 (A23-099/M) for 1316 Hamman Way in the Town of Milton **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.

**Carried**

**5. NEXT MEETING**

Thursday, December 14, 2023, commencing at 6:00 p.m

**6. ADJOURNMENT**

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

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Serena Graci, Secretary Treasurer