



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

March 28, 2024, 6:00 p.m.

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

Members Absent: Tharushe Jayaveer

Staff Present: Rachel Suffern, Natalie Stopar

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

There are no agenda announcements or amendments.

2. DISCLOSURE OF PECUNIARY INTEREST

There are no disclosures of pecuniary interest.

3. MINUTES

Minutes of Committee of Adjustment Hearing held on February 22, 2024.

BE IT RESOLVED THAT

1. The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, February 22, 2024 **BE APPROVED.**

Carried

4. ITEMS FOR CONSIDERATION

4.1 A24-012/M 436 Bussel Crescent

Agent for the applicant, Arshad Siddiqi, address: 3485 Rebecca Street Oakville provides an overview of the application.

Questions to Agent Siddiqui

Member Ellahi inquires on whether the deck removal is part of this application.

Agent Siddiqui clarifies that the deck removal is part of the Building Permit Application.

Public Participation

Anne Leighton, address 237 Duff Crescent: states her concerns of the application, citing the existing neighbourhood setting.

Agent Siddiqui provides clarification stating that the application only seeks to have the existing parking to be legally conforming to the Zoning By-law in order for the Building Permit to be granted.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-012/M) for 436 Bussel Crescent 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

4.2 A24-005/M 376 Gooch Crescent

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 (A23-005/M) for 376 Gooch Crescent 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

4.3 A24-006/M 1318 Kovachik Boulevard

Agent for the applicant, Imran Khan, address: 2237 Colonel William Parkway, Oakville 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 (A24-006/M) for 1318 Kovachik Boulevard 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

4.4 A24-007/M 1542 Severn Drive

Agent for the Applicant, Valiuddin Mohammed, Address: 6 Ripon Street, Mississauga, provides an overview of the application.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-007/M) for 1542 Severn Drive 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

4.5 A24-008/M 246 Hinton Terrace

Applicant Salman Bajwa, Address 246 Hinton Terrace, provides an overview of the application.

Questions to Applicant Bajwa:

Member Trombino asks for clarification on fence removal and whether a side of the property will be unfenced.

Applicant Bajwa replies that a door will suffice as directed by the examiner.

Member Ellahi advises the Applicant that there is a potential for a second variance needed in the future.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-008/M) for 246 Hinton Terrace in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development proceeds generally in accordance with the site plan prepared by Scale n Shape Architectural Consultants, date stamped by Town Zoning on February 6, 2024.
2. That prior to building permit issuance, the owner confirm that the fence located in the alternate side yard has been altered to include a door to the rear yard for access, or is removed, to the satisfaction of Development Review staff.
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.

4.6 A24-009/M 2100 Labrador Avenue, 7095 Fifth Line, 11319 Derry Road

Agent for the Applicant, Jessica Kwan, address: 2680 Skymark Avenue, Mississauga, provides and overview of the application.

Questions to Agent Kwan:

Member Ellahi inquires about a relating application. Member Ellahi also requires clarification on which building the parking reduction is being requested for.

Agent Kwan clarifies that the reduction is for all three (3) buildings.

Chair Kluge inquires about employment occupancy and density for the application with respect to parking uses.

Agent Kwan clarifies that the Minor Variance is to seek flexibility for potential future tenants' parking requirements.

Questions to Planner Stopar:

Chair Kluge inquires on related applications with respect to parking requirements.

Planner Stopar clarifies that similar applications within industrial zones have had different approval results based on number of units and required parking.

Chair Kluge then asks for clarification on parking requirements.

Planner Stopar refers to the Zoning By-law for parking requirements for a particular building to which the minor variance application in question permits the applicant greater flexibility should the owner lease the building to multiple tenants, therefore increasing numbers of units as well as parking spaces required per unit.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-009/M) for 2100 Labrador Avenue, 7095 Fifth Line and 11319 Derry Road in the Town of Milton **BE APPROVED.**

4.7 A24-010/M - 963 Transom Crescent

Applicant Zahid Ijaz, Address: 963 Transom Crescent, provides an overview of the application.

Questions to Applicant Ijaz:

Member Ellahi inquires about the rental layout for the subject property.

Applicant Ijaz confirms that the entirety of the house will be leased for rental.

Chair Kluge seeks clarification on the prospect of the basement as to whether it is a separate rental unit or a part of the house.

Member Ellahi confirms to Chair Kluge that the basement is finished and is not a separate rental unit.

Member Trombino seeks confirmation on whether the subject property will host one (1) or two (2) short term rental units.

Applicant Ijaz confirms that it is one (1).

Questions to Planner Suffern:

Member Ellahi refers to the Development Review comments suggesting that the short term rental is for the principal resident as well.

Planner Suffern reaffirms that the entire dwelling is being rented out as a short term rental. Planner Suffern also illustrates the Zoning By-law pertaining to the subject property.

Chair Kluge inquires about the subject property's parking.

Planner Suffern explains the parking requirements based on the proposed uses.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-010/M) for 963 Transom Crescent in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the entire townhouse dwelling shall be rented out as a Short Term Rental.
2. That a Certificate of Occupancy be issued 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 Certificate of Occupancy is not secured.

Carried

4.8 A24-011/M 1860 Thompson Road South

Agent Dennis Spudic, Address: 2389 Hertfordshire Way, Oakville, provides an overview of the application.

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A24-011/M) for 1860 Thompson Road South 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. NEXT MEETING

Thursday, April 25, 2024 commencing at 6:00 p.m.

6. ADJOURNMENT

There being no further business to discuss the Chair adjourned the meeting at 6:47 p.m.

Greta Susa, Acting Secretary Treasurer