



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

Thursday, October 24, 2024, 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.

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. HOUSEKEEPING ITEMS	
4. MINUTES	
4.1 Minutes from Committee of Adjustment September 26, 2024	3
5. ITEMS FOR CONSIDERATION	
5.1 A24-042/M - 180-294 Bronte Street South	7
The Applicant is requesting a Minor Variance to allow a minimum parking requirement of 1 parking space per unit and 0.25 parking spaces per unit for visitors, resulting in a total of 261 parking spaces. The subject lands are proposed to be developed to accommodate an 8-storey apartment building with one level of underground parking and three levels of parking located in an at-grade parking structure.	
5.2 A24-046/M - 206 Martin Street	13
The Applicant is requesting Minor Variances for an increase in lot coverage, reduced interior yard setback on one side, and reduced garage face setback in order to facilitate the construction of a new single family dwelling.	
5.3 A24-047/M - 467 Violet Gate	17
Minor Variances are being requested to permit a reduction in the minimum width of a parking space, on a resident driveway, as well as a reduction in the minimum required interior lot line setback for an air conditioning unit. The purpose of this application is to facilitate the construction of an Additional Residential Unit.	

- 5.4 A24-048/M - 1400 Farmstead Drive 21
The Applicant is requesting for a Minor Variance to permit a reduction in the size of a parking space, located on a driveway, by 0.25 metres (resulting in a 2.5 metre width) to provide two legal spaces on the driveway, in addition to one in the garage. The purpose of this application is to construct an Additional Residential Unit.
- 5.5 A24-049/M - 4193 20 Side Road 24
The Applicant is requesting a Minor Variances for an increase to the maximum permitted gross floor area of an accessory building to facilitate the construction of a detached garage.
- 5.6 A24-050/M - 8490 Parkhill Drive 28
Minor Variances are being requested to increase the maximum permitted building height as well as a reduction in the minimum number of loading spaces. These Variances will facilitate the construction of a 6-storey hotel on the subject lands.

6. NEXT MEETING

7. ADJOURNMENT

Note: Should the livestream of this meeting be interrupted due to technical reasons, a recording of the meeting's proceedings will be posted to the Town website as soon as reasonably possible.



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

September 26, 2024, 6:00 p.m.

The Committee of Adjustment for the Corporation of the Town of Milton met in regular session in person. All members were present.

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

There were no Agenda announcements or amendments.

2. **DISCLOSURE OF PECUNIARY INTEREST**

2.1 **Salman Ellahi - A24-044/M 7315 Tremaine Road**

Member Ellahi's architecture firm represents the applicant.

3. **HOUSEKEEPING ITEMS**

4. **MINUTES**

4.1 **Minutes from Committee of Adjustment August 22, 2024**

THAT the Minutes from the August 22, 2024 Committee of Adjustment and Consent be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A24-039/M 74 Miles Street**

Agent Ken Tai provided an overview of the application.

Neighbouring Resident spoke with no objections to the proposed minor variances, however, cited concerns over drainage and flood risks.

Resident Barbara Tapper spoke with concerns relating to flooding as well as the design of the home. No objections to proposed minor variances were made.

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

1. That a Stormwater Management Brief and Grading Plan be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance.
2. That a Building Permit be obtained within two (2) years from the date of this decision; and,
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

5.2 A24-040/M 104 MacDonald Crescent

Agent Shivani Khapare provided an overview of the application.

Member Ellahi required clarification of the sunroom

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

1. That a Detailed Grading Plan be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance.
2. That a Building Permit be obtained within two (2) years from the date of this decision; and,
3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a Building Permit is not secured.

Carried

5.3 A24-041/M 1278 Muskoka Heights

Agent Shivang Tarika provided an overview of the application.

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

1. That a Building Permit be obtained within two (2) years from the date of this decision; and,
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 A24-043/M 327 Maplewood Crescent

The agent provided an overview of the application.

Member Ellahi asked for further clarification of the application.

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

1. That a Stormwater Management Brief and Grading Plan be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance.
2. That a Building Permit be obtained within two (2) years from the date of this decision; and,
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 A24-044/M 7315 Tremaine Road

Salman Ellahi declared a conflict on this item. (Member Ellahi's architecture firm represents the applicant.)

Applicant Surinder Shokar provided an overview of the application.

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

1. That a Stormwater Management Brief and Grading Plan be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance.
2. That a Tree Protection Fence be installed on any property lines abutting the adjacent woodlot, for the length of the proposed works.
3. That a Building Permit be obtained within two (2) years from the date of this decision; and,
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a Building Permit is not secured.

Carried

5.6 A24-045/M Maingate Plaza

Agent Scott May provided an overview of the application.

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

1. That Site Plan Approval be granted within two (2) years from the date of decision.

Carried

6. NEXT MEETING

7. ADJOURNMENT

Be there no further business, the Chair declared the Hearing adjourned at 6:45 PM

Scott Corbett, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Aaron Raymond, MCIP, RPP

Date: October 24, 2024

File No: A24-042/M (Bio Insight Inc. & 1000696012 Ontario Inc.)

Subject: 180, 182, 184, 194 Bronte Street South

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the applicant receive Site Plan Approval, including the approval of any required Transportation Demand Management measures, within three (3) years of the approval of this Minor Variance.

General Description of Application

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

- Allow a minimum parking requirement of 1 parking space per unit plus 0.25 parking spaces per unit for visitors whereas Section 13.1.1.322 iv) c) i) and ii) of the Town's Zoning By-law requires a minimum parking requirement of 1.3 parking spaces per unit plus 0.25 parking spaces per unit for visitors.

The subject property is known municipally as 180, 182, 184 and 194 Bronte Street South, located on the west side of Bronte Street, north of Dawson Crescent. Surrounding land uses include a mix of low, medium and high density residential uses.

The lands were previously subject to an Official Plan Amendment (LOPA 08/20) and Zoning By-law Amendment (Z-17/20) to allow for the development of the lands for the purpose of an 8-storey residential building with associated underground parking. Town of Milton Council approved the applications in July of 2022.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential/Office Area as shown on Schedule B - Urban Land Use Plan of the Town's Official Plan. The Residential/Office Area designation is intended for lands within the Urban Area where higher density development is to be encouraged. Additionally, the lands are identified as Special Policy Area Number 47 which allows a maximum density of 354 units per hectare. When evaluating high density residential uses, Section 3.2.3.3 a) states that



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Official Plan Designation (including any applicable Secondary Plan designations)

the area of the site is sufficient to provide on-site recreation amenities, adequate parking facilities and landscaping. The proposed development will accommodate required parking within an underground parking structure and three levels of an at-grade parking structure. The proponent has provided a Parking Justification Study indicating that adequate parking will be provided on-site.

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

Zoning

The subject lands are zoned a site specific Residential Office with a Holding symbol (RO*322-H68-H70) under the Town's Zoning By-law. The Residential Office zone permits the proposed apartment and the site specific *322 contains provisions to accommodate the proposed development such as reduced setbacks, lot coverage, minimum floor space index and requirements for outdoor amenity area, among other provisions and standards. Additionally, the site specific zone reduced the required parking to 1.30 parking spaces for tenants and 0.25 parking spaces for visitor parking. The current application before the Committee seeks to further reduce the required parking to 1 parking space per unit. The Holding symbol relates to technical issues to be satisfied through the Site Plan Approval process.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 09, 2024. As of the writing of this report on, October 16, 2024, 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. In particular, the Town's Transportation staff has reviewed the submitted Parking Study and have indicated no concerns subject to a requested condition requesting that Site Plan Approval, including the approval of any required Transportation Demand Management measures, be received within three (3) years of the approval of this Minor Variance.

Development Services Comments

The applicant has requested a minor variance to allow a minimum parking requirement of 1 parking space per unit and 0.25 parking spaces per unit for visitors, resulting in a total of 261 parking spaces. As indicated previously, the subject lands are proposed to be developed to accommodate



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Consultation

an 8-storey apartment building with one level of underground parking and three levels of parking located in an at-grade parking structure.

In support of their application, a Parking Demand Study, dated August 22, 2024, was prepared by Arcadis, demonstrating that an appropriate parking supply is provided for the apartment building. The study examined the Town's Zoning By-law requirements for parking and those of the Town of Oakville for comparison, examined automobile ownership trends, and examined existing proxy sites located in the Town of Milton. The study concluded that the proposed parking rate of 1.0 parking space for residents and 0.25 for visitors would be sufficient to accommodate parking demand. Of note, in the comparison to other similar developments within the Town of Milton, the subject development is proposing to provide more parking in comparison, suggesting a surplus in parking at the site. The report notes that in particular, the proposed parking rate is 16.8% higher than the parking demand at the more comparable site. Furthermore, the study proposes to apply various Transportation Demand Management (TDM) tools, such as provision of bicycle spaces, subsidized transit passes for a period of two years and unbundled parking, among others. These proposed measures will further reduce the parking demand to an anticipated demand of 253 parking spaces whereas the applicant is proposing 261 spaces. As noted previously, the Town's Transportation Staff have reviewed the Parking Demand Study and offer no objection subject to the requested condition requiring the proposed TDM measures. Based on the foregoing, Planning Staff is of the opinion that the minor variance can be supported as the intent of the Zoning By-law, to provide adequate on-site parking, is being met and the proposal will be of no detriment to the subject lands or surrounding land uses.

It should also be noted that the Town, through review of recent high density residential development applications seeking similar reductions in parking, acknowledges that the Town's Zoning By-law parking requirements are outdated will need to be examined and adjusted accordingly through a future Zoning review.

Based on the aforementioned, Planning Staff offers no objection to the approval of this application as it 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.

Respectfully submitted,

Aaron Raymond

Aaron Raymond, MCIP, RPP
Senior Planner, Development Review



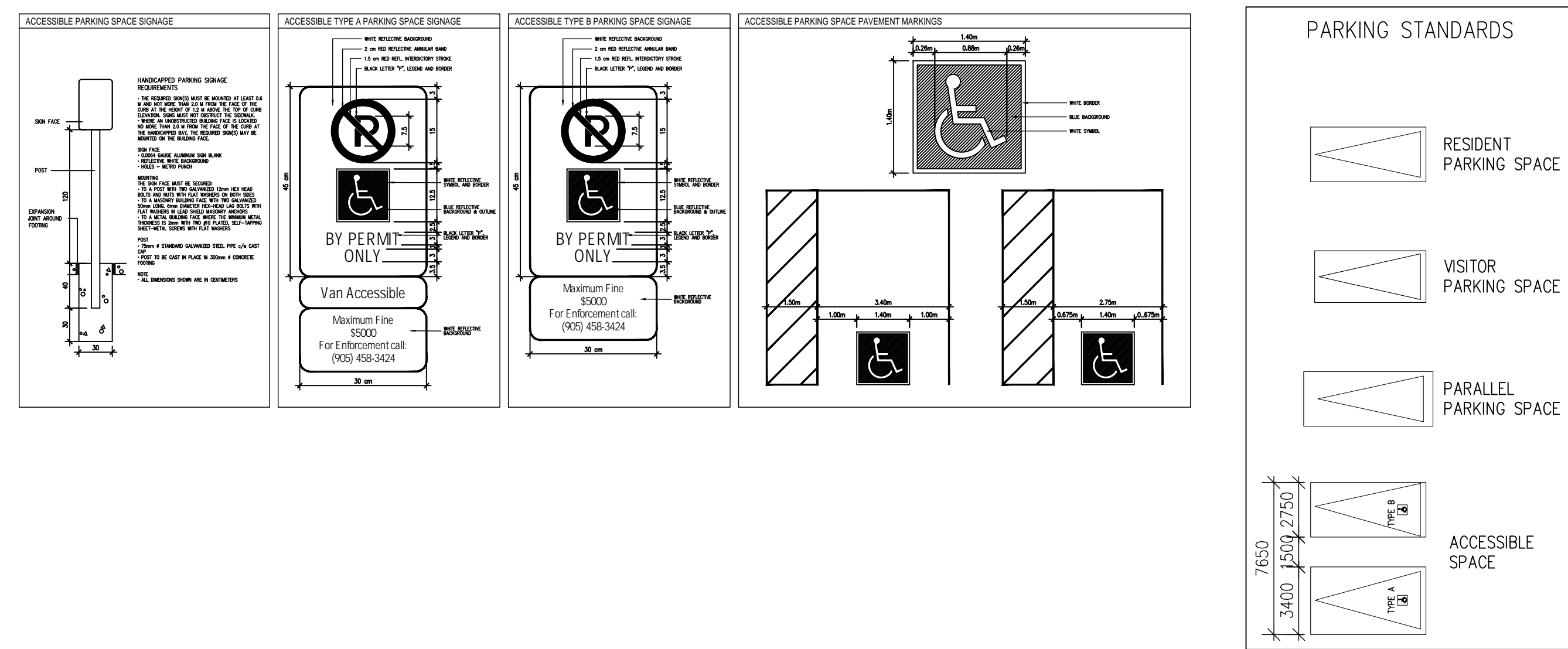
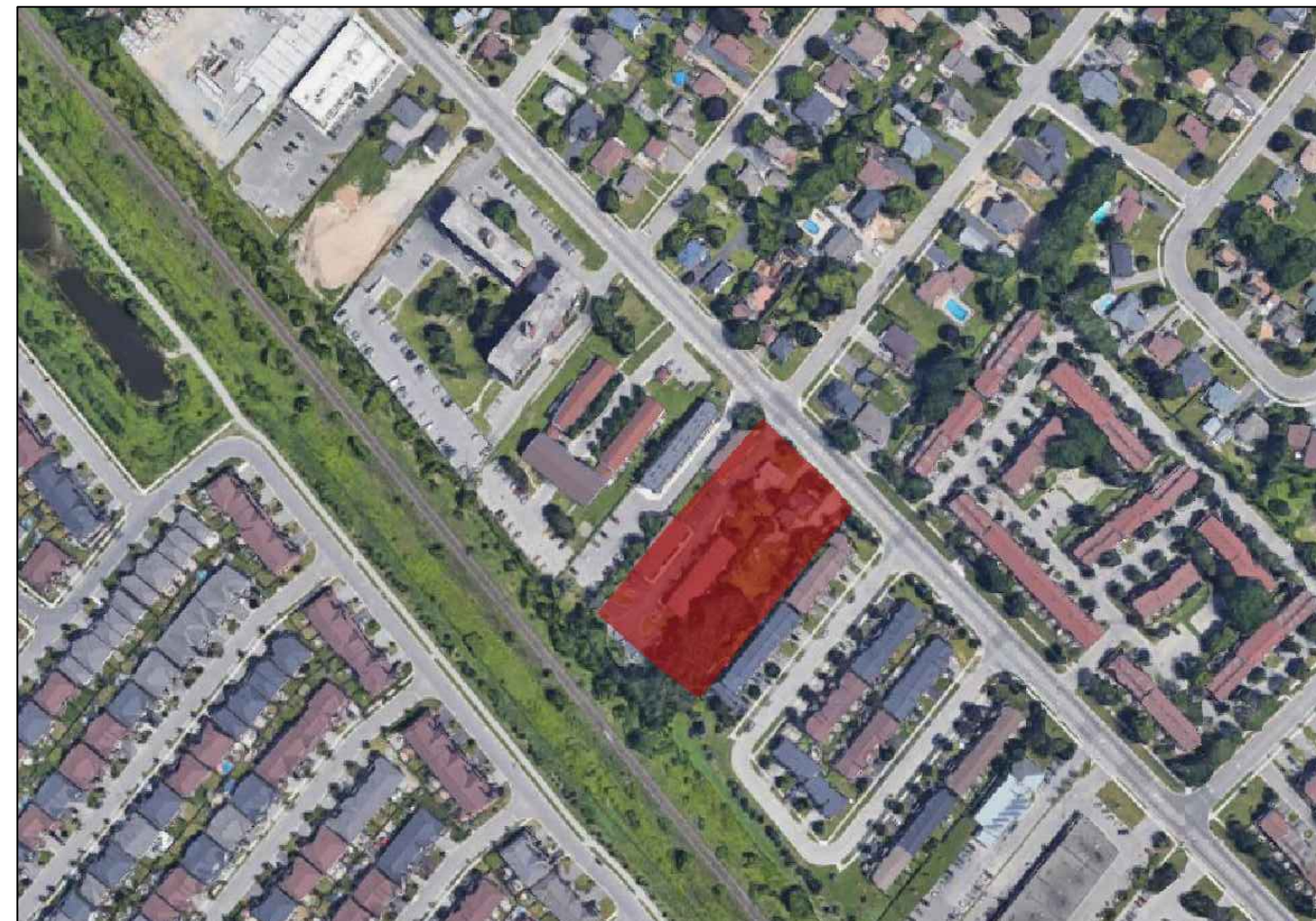
The Corporation of the Town of Milton

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For questions, please contact: Aaron.Raymond@Milton.ca Phone: Ext. 2313

Attachments
Figure 1 - Concept Plan

CONTEXT



STATISTICS

STATISTICS		194 Bronte Rd S		DATE	PROJECT #	
1. ZONING		R0*322-H68-H70 Residential Office - Site Specific - Holding				20-24
2. SITE AREA		7,559.27 m ²	81,367.23 ft ²	1.87	ACRES	
3. ESTABLISHED GRADE						
4. PROPOSED BUILDING:						
GFIA	53.03%	16,299 m ²	175,444 ft ²			
BUILDING AREA / COVERAGE		4,008.34 m ²	43,145.37 ft ²			
LOT FRONTAGE		60.729 m	199.177 ft			
LOT DEPTH		125.228 m	410.810 ft			
DENSITY		2.16				
RESIDENTIAL UNITS		261				
PARKING		327				
LANDSCAPE COVERAGE		2,041.9 m ²	21,979 ft ²	27.0%		
5. FLOOR AREA:						
LEVEL		GROSS FLOOR AREA (GFA) / TOTAL FLOOR AREA (TFA)	NET SALEABLE AREA (NSA)			
P1	Residential	6,695.03 m ² / 72,064.6 ft ²	-		ft ²	
GND	Above grade parking garage	2,086.72 m ² / 22,461.2 ft ²	1,921.62 m ² / 20,684.1 ft ²	1,397.97 m ² / 15,047.6 ft ²		
2ND	Above grade parking garage	2,086.72 m ² / 22,461.2 ft ²	1,972.23 m ² / 21,228.9 ft ²	1,713.38 m ² / 18,442.7 ft ²		
3RD	Above grade parking garage	2,086.72 m ² / 22,461.2 ft ²	1,972.23 m ² / 21,228.9 ft ²	1,713.38 m ² / 18,442.7 ft ²		
4TH	Residential	2,717.54 m ² / 29,251.3 ft ²	2,717.54 m ² / 29,251.3 ft ²	2,362.71 m ² / 25,432.0 ft ²		
5TH	Residential	2,717.54 m ² / 29,251.3 ft ²	2,717.54 m ² / 29,251.3 ft ²	2,382.51 m ² / 25,645.1 ft ²		
6TH	Residential	4,598.15 m ² / 49,517.8 ft ²	4,598.15 m ² / 49,517.8 ft ²	4,517.88 m ² / 48,630.0 ft ²		
6TH	Visitor	1,666.05 m ² / 17,932.4 ft ²	1,666.05 m ² / 17,932.4 ft ²	-		
GRAND TOTAL		16,299.31 m ² / 175,444 ft ²	175,444 ft ²	14,088 m ² / 151,640 ft ²		
6. UNIT SUMMARY						
UNIT TYPE						
FLOOR		8	18	18-0	28	TOTAL
GND		0	7	13	2	22
2ND		1	13	13	4	31
3TH		1	13	13	4	31
4TH		0	17	11	15	43
5TH		0	19	11	14	44
6TH		6	42	30	12	90
TOTAL		8	111	91	51	261
7. EFFICIENCY (NSA/GFA)		86.4%				
8. HEIGHT		PERMITTED: 4 STOREYS (13.50m)	PROPOSED: 8 STOREYS (25.50m)			
9. PARKING		REQUIRED: RESIDENT 1.0 PER UNIT = 261 VISITOR 0.25 PER UNIT = 66 TOTAL 327	PROPOSED: RESIDENT 1.0 PER UNIT = 261 VISITOR 0.25 PER UNIT = 66 TOTAL 327			
10. ACCESSIBLE PARKING		REQUIRED: RESIDENT 1 + 7 = 8 VISITOR 1 + 2 = 3 TOTAL 11	PROPOSED: RESIDENT 1 + 7 = 8 VISITOR 1 + 2 = 3 TOTAL 11			
11. LOCKERS		REQUIRED: N/A	PROPOSED: N/A			
12. BICYCLE PARKING		REQUIRED: long term 0.5/Unit = 131 short term 0.05/Unit = 14 TOTAL 145	PROPOSED: long term spaces - P1 = 87 long term spaces - ground = 22 long term parking spaces = 109 short term spaces - ground (P1) = 14 TOTAL 145			
13. AMENITY		INDOOR AMENITY: REQUIRED N/A	PROPOSED: 0.72 m ² /U = 188.00 m ² AMENITY @ ground floor = 188.00 m ² TOTAL 2,023.6 ft ²			
OUTDOOR AMENITY		REQUIRED: 4 m ² /Unit = 1044 m ²	PROPOSED: 13.46 m ² /U = 3,511.86 m ² Landscaped open spaces at grade = 2,396.56 m ² Patio at grade = 131.63 m ² 2nd floor balconies = 68.60 m ² 3rd floor balconies = 72.96 m ² 4th floor balconies and terr. = 160.18 m ² 5th floor balconies = 115.99 m ² 6th floor terraces = 566.25 m ² TOTAL 3,699.86 m ² 39,824.92 ft ²			
14. PAVING		REQUIRED: residential parking spaces and drive aisles (including conventional parking spaces and loading spaces not included)	PROPOSED: SITE AREA 7,559.27 m ² PAVING ON SITE 1031 m ² TOTAL 14% m ²			
15. LOADING SPACE		PROPOSED: TYPE G LOADING SPACE SIZE = 1300 x 6000	TOTAL 1			

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Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly indicated will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them, all contractor or subcontractor must satisfy themselves when bidding and all at all times that they can properly construct the work represented by these plans.

notes:

- Existing site access is to be removed and the sidewalk, boulevard, and curbing are to be restored to Town of Milton engineering specifications.

5 issued for minor variance 21.08.24
 4 issued for discussion 18.12.23
 3 issued for reissued for rezoning 22.11.21
 2 reissued for rezoning 16.07.21
 1 issued for rezoning 21.10.20

revisions:

architectural team :
 mark zwicker
 nupoor bhansali
 joe saghiani

planning:
 batory management

structural:
 electrical:
 mechanical:
 landscape:
 baker turner inc.
 site services:
 skira & associates ltd

transportation:
 ibi group

project:
 194 Bronte Rd

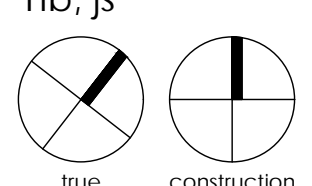
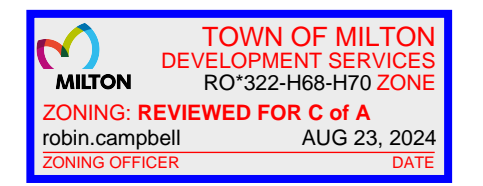
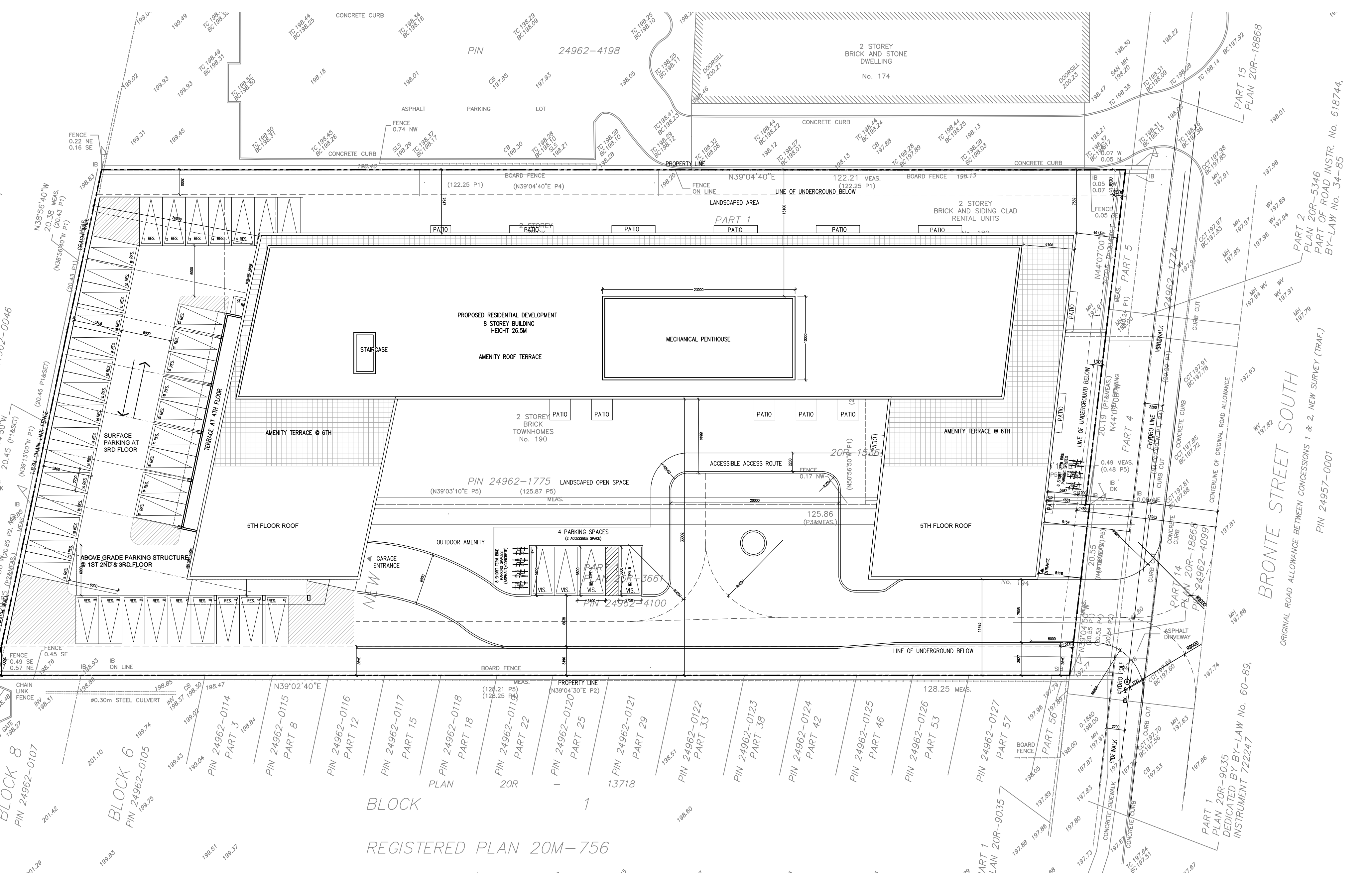
dated:
 aug 21, 2024

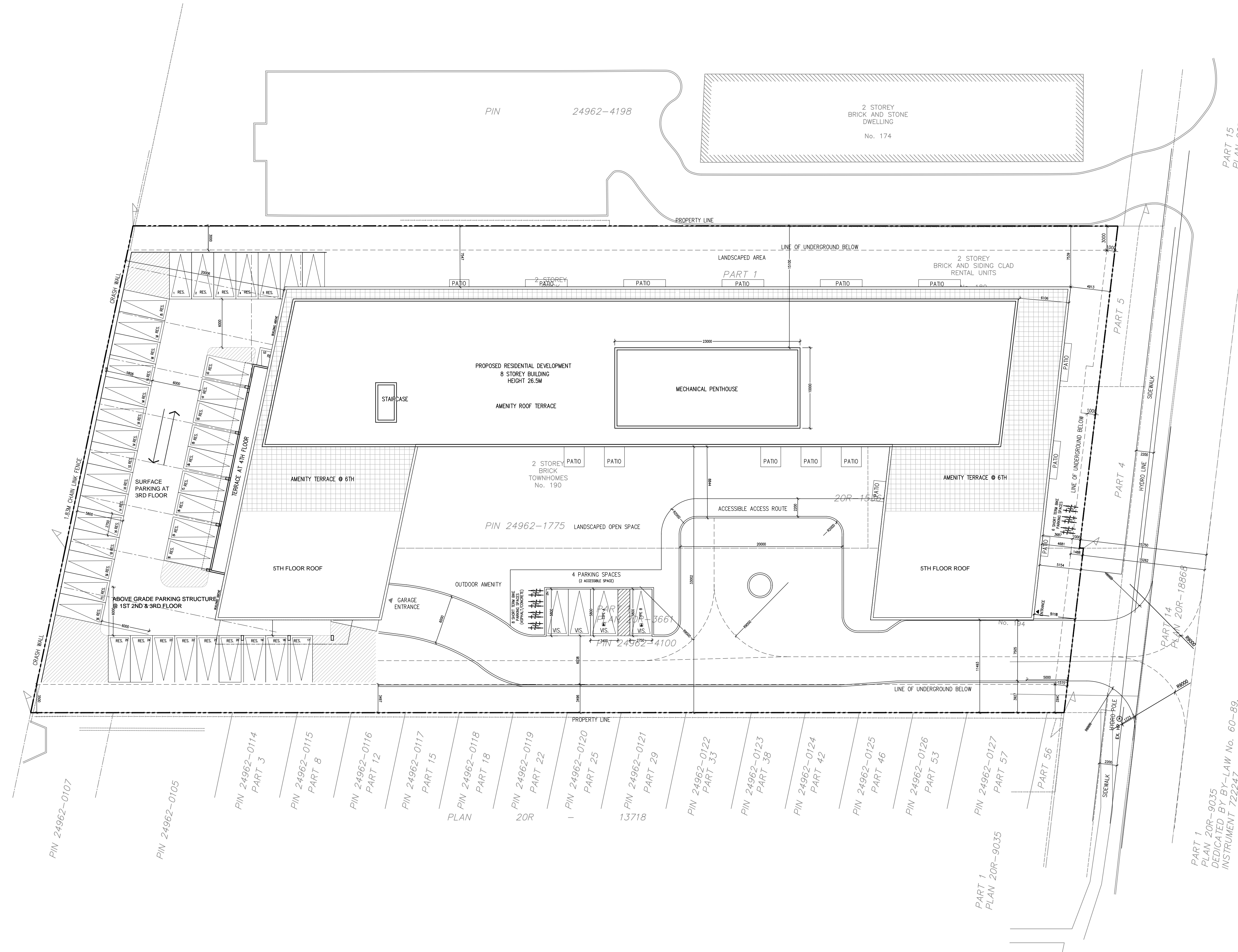
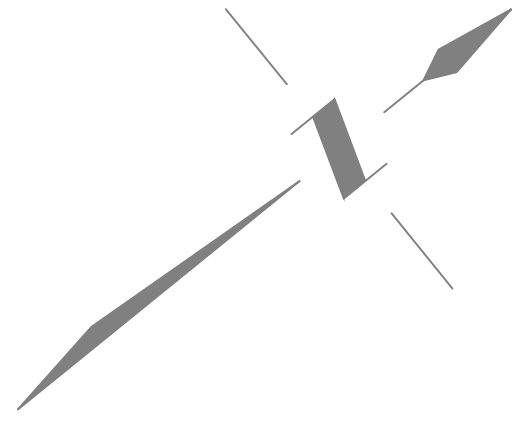
scale:
 1:300

project:
 20-24

drawn by:
 nb, js

drawing number:
 A101





PART 15
PLAN 20R-18868

PART 2
PLAN 20R-5346
PART OF ROAD INSTR. No. 618744,
BY-LAW No. 34-85

PART 14
PLAN 20R-18868

PART 1
PLAN 20R-9035
DEDICATED BY BY-LAW No. 60-89,
INSTRUMENT 72247

BRONTE STREET SOUTH

PIN 24962-0107

PIN 24962-0105

PIN 24962-0114
PART 3

PIN 24962-0115
PART 8

PIN 24962-0116
PART 12

PIN 24962-0117
PART 15

PIN 24962-0118
PART 18

PIN 24962-0119
PART 22

PIN 24962-0120
PART 25

PIN 24962-0121
PART 29

PIN 24962-0122
PART 33

PIN 24962-0123
PART 38

PIN 24962-0124
PART 42

PIN 24962-0125
PART 46

PIN 24962-0126
PART 53

PIN 24962-0127
PART 57

PART 1
PLAN 20R-9035

PART 56

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notes:

- Existing site access is to be removed and the sidewalk, boulevard, and cutting area to be restored to Town of Milton engineering specifications.

- 5 issued for minor variance 21.08.24
- 4 issued for discussion 18.12.23
- 3 issued for reissued for rezoning 22.11.21
- 2 reissued for rezoning 16.07.21
- 1 issued for rezoning 21.10.20

revisions:

architectural team :

mark zwicker
nupoor bhansali
joe saghbi



planning:
batory management

structural:

electrical:

mechanical:

landscape:
baker turner inc.

site services:
skira & associates ltd

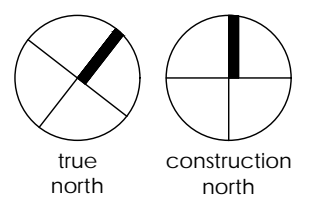
transportation:
ibi group

project:
194 Bronte Rd

site plan

aug 21, 2024
1:250
20-24
nb, js

date:
scale:
project:
drawn by:
drawing number:



A102



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Madison Polidoro

Date: 10/24/2024

File No: A24-046/M

Subject: 206 Martin Street

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the development proceed generally in accordance with the Site Plan and Elevations, prepared by Matthew Design and Drafting Services Inc., date stamped by Town Zoning on September 6, 2024.
2. That prior to Building Permit issuance, a Stormwater Management Brief and Grading Plan be provided, to the satisfaction of Development Engineering.
3. That a Building Permit be issued within two (2) years from the date of this decision; and,
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.

General Description of Application

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

- Permit a lot coverage of 30.4% whereas the Zoning By-law permits a maximum lot coverage of 20% for lots with an area greater than 830 square metres.
- Permit a minimum interior side yard setback of 1.46 metres where there is an attached garage or carport, whereas the Zoning By-law requires a minimum of 1.8 metres in an interior side yard where there is an attached garage or carport.
- Allow a setback of 3.64 metres from the building front wall to the garage face, whereas the Zoning By-law requires a minimum setback of 5.5 metres.

The subject property is known municipally as 206 Martin Street and is generally located north of the intersection of Martin Street and Main Street East. Surrounding uses are primarily residential and mainly comprised of single-detached dwellings. Martin Street Public School and Holy Rosary Elementary School are also located within walking distance to the site.



General Description of Application

The subject lands currently contain a single-storey single detached dwelling. The applicant is proposing to construct a single-storey home with an attached garage and a covered porch in the front yard.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Area Land Use within the Town of Milton Official Plan. The lands are further designated as residential under the Milton 401 Industrial Business Park Secondary Plan. These designations establishes that the primary use of land shall be a mix of low, medium and high density residential development.

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

Zoning

The subject lands are zoned Site Specific Residential Low Density I Zone (RLD1*281) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1*281 zone permits a variety of residential uses, including detached and semi-detached dwellings.

Section 6.2 Table 6B-1 (l) of the Zoning By-law permits a maximum lot coverage of 20% for lots with an area greater than 830 square metres. The lot coverage calculation includes the area of the single detached dwelling, attached garage and covered porch. The applicant is requesting an increased maximum lot coverage of 30.4% (an increase of 10.4%) to accommodate the proposed works.

Section 6.2 Table 6B footnote *2 i) b. of the Zoning By-law requires a minimum interior setback of 1.8 metres where there is an attached garage or carport. The applicant is seeking to reduce the interior setback to 1.46 metres (a difference of 0.34 metres).

Section 6.3.2 b) of the Zoning By-law requires that minimum the garage face must be setback 5.5 metres from the front building wall. The applicant is seeking to reduce the setback from the front building wall to the garage face to 3.64 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 9th, 2024. As of the writing of this report on October 17th, 2024, staff have not received any comments from members of the public.

Agency Consultation

Development Engineering

Consultation

- 1) The Owner agrees to provide a Detailed Grading Plan at the time Building Permit application for construction of the new residence complete with the following items;
 - a) Sump pump and downspout locations;
 - b) Existing elevations along the property lines (which are not to be altered);
 - c) Existing and proposed elevations for the interior property;
 - d) Proposed elevations at building corners;
 - e) Swale locations, direction and slopes;
- 2) Stormwater Management Brief/Memo outlining what SWM measures will be installed to mitigate the impact of the added impervious surface, how they will function, and why they are appropriate for the site. The memo should be reviewed and stamped by a Professional Engineer. Please include any details of the SWM measure.

Urban Design

- The side yard reduction from the minimum requirement of 1.8m to 1.46m on one side of the dwelling would not create a negative impact as long as the proposed dwelling is one-storey in height.
- The one storey dwelling will contribute to the diversity of built forms in a neighbourhood in which most new builds are two storey in height.
- The proposed roof design, porch, front yard setback and enhanced quality of façade materials will also contribute to enhance the attributes of the dwellings and the character of the neighbourhood.
- The lot is only 3m² over 830m². The proposed lot coverage increase could be supported to facilitate the introduction of neighbourhood-friendly one-storey structures.

Building

- A demolition permit is required to demolish existing house.
- Building permit is required to construct new dwelling unit.
- Building permit will be required to construct any accessory structure(s).
- Construction/demolition shall not start until a building permit is obtained.
- Any comments regarding the proposed construction will be addressed during the plans review process once a building permit application is received.

Additional items to provide with all design drawings for permit submission includes, but not limited to:

- New mechanical (HVAC) design including heat loss/gain calculations.
- Spatial separation calculations and exposure protection to verify minimum construction requirements of exposed building faces.
- Soils report for bearing capacity value may be required.
- All drawings to be prepared by qualified designer/Architect/P-Eng. with appropriate identifying stamp affixed.
- Permit drawings to be submitted in digital format (PDF) left unprotected for mark-ups.



Consultation

Development Services Comments

In order for a permit to be issued to construct the proposed dwelling, all relevant Zoning By-law provisions must be met, including a maximum lot coverage of 20%, a minimum carport setback of 5.5 metres and an interior side yard setback of 1.8 metres. The applicant is requesting relief from the above-noted provisions by seeking an increased lot coverage of 30.4%, a reduced carport setback to 3.64 metres and a reduced interior side yard setback of 1.46.

Planning Staff is of the opinion that the increase in lot coverage is minor in nature. It is important to note that the size of the lot is 833 square metres and had the lot been under 830 square metres, the as-of-right lot coverage would be 25%. Planning Staff has given consideration to the size of the lot and are of the opinion that the increase of 10.4% will not result in over development, nor adversely affect neighbouring lots. It is important to note that the 10.4% does include the proposed covered porch which is a positive urban design attribute. Further, the proposed dwelling does not protrude beyond the existing footprints of adjacent dwellings and fits well within the existing built form along Martin Street.

Planning Staff is of the opinion that the reduction in the carport setback as well as the reduced interior side yard setback are minor in nature and will not impact the façade of the proposed dwelling nor the façade of the neighbourhood. Urban Design Staff have reviewed the proposal and are satisfied that it maintains the intent of the Zoning By-law and will contribute to the diversity of built form in the neighbourhood.

Development Engineering had an opportunity to review the application and had no objections to the application. However, Development Engineering will require a Stormwater Management Brief and Grading Plan in order to assure that the proposed dwelling will not create drainage impacts on the subject property or those adjacent.

Planning Staff have reviewed the request to allow an increase in lot coverage and reduction of both the carport setback and interior side yard setback and offer no objection to the proposed variance approval. Planning Staff is 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.

Respectfully submitted,

Madison Polidoro

Madison Polidoro
Planner, Development Review

For questions, please contact:

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Phone: Ext. 2311



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Madison Polidoro

Date: October 24, 2024

File No: A24-047/M

Subject: 467 Violet Gate

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That a Building Permit be obtained within two (2) years from the date of this decision; and,
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.

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 width of a parking space on a residential driveway to be 2.52 metres, whereas the Zoning By-law requires 2.75 metres (a reduction of -0.23 metres).
- Permit an air conditioning (AC) unit to be setback 0.46 metres, whereas the Zoning By-law requires a minimum of 0.60 metres from the interior lot line.

The subject property is known municipally as 467 Violet Gate and is generally located north of the intersection of Tremaine Road North and Britannia Road. The subject property contains a single-detached dwelling with an attached garage. Surrounding land uses are residential and is primarily comprised of single-detached dwellings.

Updated Additional Residential Units (ARU) provisions were approved by Town Council on June 3rd. As per the transition clause included in the amendment, minor variance applications that have an associated building permit in cursory review before June 3rd, 2024 may proceed under either the previous provisions or new ARU provisions. The owners of 467 Violet Gate applied for a building permit prior to June 3rd and therefore have elected to proceed under the previous zoning provisions.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Area Land Use Plan within the Town of Milton Official Plan and is further designated as Residential Area within the Boyne Survey Secondary Plan. This designation establishes that the primary use of land shall be a mix of low, medium and high density residential development.

Additional Residential Units (ARUs) are permitted within the Residential Area, subject to criteria set out in Section 2.7.3.17:

- a) An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- b) An ARU will be compatible with neighbouring properties and the surrounding neighbourhood by taking into consideration scale and built form;
- c) An ARU must be connected to adequate municipal water and sewage services;
- d) An ARU must have no adverse effect on stormwater management systems;
- e) An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- f) Safe access to an ARU must be ensured by meeting fire and emergency service requirements;
- g) Severance of an ARU from the lot shall not be permitted; and,
- h) An ARU shall be registered with the Town in accordance with the provisions of the Municipal Act.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan, including the ARU provisions, and Boyne Survey Secondary Plan.

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

Zoning

The subject lands are zoned Site Specific Residential Medium Density 1 (RMD1*269) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1*269 zone permits a variety of residential uses, including detached and townhouse dwellings. The Zoning By-law permits Accessory Dwelling Units (ADUs) in single detached dwellings or semi-link dwellings, under Section 4.10, subject to the following criteria

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

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

Section 5.6.2 i) of the Zoning By-law states that the minimum size of a required parking space on a residential driveway is 2.75 metres wide and 5.5 metres in length. The applicant is requesting



Zoning

permission to allow a minimum size of a parking space on a residential driveway to be a width of 2.52 metres, a difference of -0.23 metres per parking space, to facilitate the proposal.

Further, Section 4.6.1 i) requires an AC unit to be setback a minimum of 0.60 metres. The applicant is seeking a variance in order to permit an AC unit to be setback 0.46 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 9th, 2024. As of the writing of this report on October 17th, 2024, staff have not received any comments from members of the public.

Agency Consultation

Development Engineering

Development Engineering has no objection to the application, however, extra caution is required when digging out the window wells within the easement. Hand digging will be required around the rear lot catch basin (RLCB). Additionally, we require confirmation that no insulation will be required over the RLCB lead.

Development Services Comments

The applicant has requested a minor variance to facilitate the creation of the ARU within the basement of the existing dwelling. To access the unit, an entrance is proposed in the rear yard.

The applicant is requesting permission to reduce the size of a parking space by 0.23 metres. The intent of the required parking dimensions set-out in the Zoning By-law is to ensure that vehicles be parked wholly on a private property without overhang onto the municipal right-of-way, while remaining accessible for the passengers. The applicant has demonstrated, via photos, that two cars can be adequately be parked in the driveway, along with the garage. As such, Planning Staff is satisfied in this regard.

The applicant is also requesting for an air conditioning unit to encroach in the interior side yard. The requirement is for an AC unit to be setback 0.60 metres. The applicant is requesting relief to this provision in order to allow the interior side yard setback of 0.46 metres. The alternate side yard is to remain unobstructed.

Based on the above, the proposed development is appropriate for the efficient use of the land by providing an additional residential unit which contributes to housing affordability, will not result in overdevelopment of the property, will not impact the personal enjoyment of the lands or any neighboring property and will not be of detrimental impact to the lands, the street or surrounding area. Therefore, Planning Staff offer no objections to the approval of this application and believe the application conforms to the four tests: it is desirable for the appropriate development of the



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lands, the application is minor in nature, it conforms to the intent of the Official Plan and it conforms to the intent of the Zoning By-law.

Respectfully submitted,

Madison Polidoro

Madison Polidoro
Planner, Development Review

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The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Madison Polidoro

Date: 10/24/2024

File No: A24-48/M

Subject: 1400 Farmstead Drive

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That prior to Occupancy Permit issuance, a Building Permit is obtained to legalize the finished basement.
2. That an Occupancy Permit for a Short-Term Rental unit be obtained within two (2) years from the date of this decision; and,
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 an Occupancy Permit is not secured.

General Description of Application

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

- Permit the width of a parking space on a residential driveway to be 2.5 metres, whereas the Zoning By-law requires 2.75 metres (a reduction of 0.25 metres).

The subject property is known municipally as 1400 Farmstead Drive and is generally located west of the Britannia Road and Regional Road 25 intersection. The subject property contains a semi-detached dwelling with an attached garage. Surrounding land uses are mainly residential and is primarily comprised of semi and single detached dwellings.

The applicant is proposing a Short-Term Rental unit in the basement of the dwelling. In order to do so, one parking space must be provided for the short term rental in addition to two parking spaces for the main dwelling. To accommodate the third parking space, the applicant is seeking relief from the requirement dimensions of a parking stall.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Area Land Use Plan within the Town of Milton Official Plan and is further designated as Residential Area within the Boyne Survey Secondary Plan. This designation establishes that the primary use of land shall be a mix of low, medium and high density residential development.



Official Plan Designation (including any applicable Secondary Plan designations)

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

Zoning

The subject lands are zoned site-specific residential Medium Density 1 (RMD1*207) under the Town of Milton Urban Zoning By-law 016-2014, as amended. The RMD1*207 Zone permits a variety of residential uses, including detached townhouse dwellings.

Within the RMD1 Zone, Short-Term Rentals are permitted, subject to the criteria set-out in Section 4.24 which requires that one parking space be provided for the unit, in addition to the required two spaces for the principle dwelling. Therefore, the applicant is seeking to reduce the width of a parking space on the driveway to accommodate two spaces, in addition to the space located in the garage.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 9th, 2024. As of the writing of this report on October 17th, 2024, staff have not received any comments from members of the public.

Agency Consultation

Building

According to the applicant's letter of use and the floor plan drawing provided, it shows that the basement is fully finished and the work was carried out by the initial builder, West Country Milton Properties Ltd. However, the Town approved model drawings for this particular model only shows to have a partially finished basement, with the front area where the wet bar & laundry is shown to be located to be left unfinished. There is also a note on the approved model drawing that if this area is to be finished at later date that a new issued building permit will be required to complete any work. There is no record of a Town issued permit to carry out this work.

The applicant will be required to apply for a building permit in order to legalize the work that was performed for the area in question and provide the Town with additional necessary information as needed during the building permit process.

Development Services Comments

In order for a permit to be issued to construct a short-term rental unit, all relevant Zoning By-law provisions must be met, including the provision of one parking space for the additional residential unit, in addition to the two parking spaces required for the primary dwelling unit.

The applicant is requesting permission to reduce the size of a parking space, located on a driveway, by 0.25 metres (resulting in a 2.5 metre width) to provide two legal spaces on the driveway, in addition to one in the garage. The minimum parking space size requirement in the Zoning By-law ensures that adequate space is available for vehicles to park, and be functional for access. The driveway is proposed to remain in its current state, in which the owner has



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demonstrated the ability to adequately park two vehicles. And, despite being deficient in the minimum width required by the Zoning By-law, the driveway is able to accommodate two vehicles.

Planning Staff have reviewed the request to reduce the size of the parking space and offer no objection to the proposed variance approval. The owner has provided photographs that demonstrate the vehicles can adequately park wholly on the existing driveway and access to the interior of the vehicles can be achieved. Therefore, 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.

Respectfully submitted,

Madison Polidoro

Madison Polidoro
Planner, Development Review

For questions, please contact: Madison.Polidoro@Milton.ca Phone: Ext. 2311



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Madison Polidoro

Date: 10/24/2024

File No: A24-049M

Subject: 4193 20 Sideroad

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That a building permit application be obtained within two (2) years from the date of this decision; and,
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.

General Description of Application

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

- To permit a detached garage to have a gross floor area of 111.5 square metres, whereas the Zoning By-law permits a maximum gross floor area of 93 square metres for detached garages.

The subject property is known municipally as 4193 20th Sideroad and is generally located northeast of the intersection of Fourth Line Nassagaweya and 20th Sideroad. Surrounding uses are primarily agricultural and rural residential.

The subject lands currently contain a single detached dwelling. The applicant is proposing to construct a detached garage and is requesting relief to the Zoning By-law to allow the size of the garage to be 111.5 square metres.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Agriculture on Schedule A - Rural Land Use Plan within the Town of Milton Official Plan. The property is also subject to the Greenbelt Natural Heritage System, as identified on Schedule 1 - Town Structure Plan.

The objective of the Greenbelt NHS overlay policies seek to protect Key Features - however, the overlay does permit existing uses and accessory structures, provided that the impact on the natural environment will be minimal.

Official Plan Designation (including any applicable Secondary Plan designations)

Based on intent of the above-noted policies, it is Staff's opinion that the proposal is consistent with the Greenbelt Plan and is in conformity with the Town of Milton Official Plan in regard. The proposed development is replacing what currently exists and there is not impact anticipated on the adjacent natural heritage system.

Zoning

The subject property is zoned Rural (A2) and Greenlands A (GA) under Comprehensive Rural Zoning By-law 144-2003, as amended. The general A2 Zone permits agricultural operations and single detached dwellings when located on existing lots.

Per Section 4.1.2.2 of Zoning By-law, accessory buildings and structures, including detached garages and carports are permitted in any yard on a lot in the Rural Zones and Greenlands Zones provided that:

- i) It maintains the minimum yard requirements of the applicable zone;
- ii) It does not exceed a maximum height of 5.5m or maximum gross floor area of 93m²;
- iii) No more than two accessory buildings exists on a lot that has a lot area of 0.8 hectares or less;
- iv) Within a Greenlands A Zone, accessory buildings and structures are not permitted, unless otherwise specified in Section 2.4 of this By-law.”;
- v) Within a Greenlands A or Greenlands B Zone, accessory buildings and structures are also subject to the Regional Tree Cutting By-law; and,
- vi) Notwithstanding the above requirements, a detached gatehouse or private rural bus shelter of a maximum size of 9.3m² with a maximum height of 3.0m is permitted in the front yard, and in the landscape buffer strip required by this By-law provided it is located no closer than 3.0m from any street line.

Zoning Staff have confirmed that with exception of provision ii), the proposed accessory structure has satisfied these criteria. The applicant is seeking relief to provision ii) to allow a gross floor area of 111.5 square metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 9th, 2024. As of the writing of this report on October 17th, 2024, 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.

Consultation

Development Engineering

Please be further advised that Development Engineering has no objection to the approval of this application; however, the Owner must acknowledge and agree that at time of Building Permit, Development Engineering will require the following information:

- Clearance from Conservation Halton.
- Additional information, including driveway slop and hatch the existing driveway area.

Conservation Halton

The subject property is regulated by Conservation Halton (CH) as a portion of the lands contains a Provincially Significant Wetland. CH regulates 30 metres from the extent of the wetland. The applicant is seeking to facilitate the construction of a detached garage on the property. The proposed location is more than 30m from the wetland, and is outside of the regulated portion of the property. As such, CH does not object to the approval of the variances being requested.

Although the proposed location of the detached garage is outside of CH's regulated area, the applicant will need to obtain a Development Clearance Letter from CH prior to construction.

Development Services Comments

The applicant has requested a minor variance facilitate the creation of a detached garage on the subject lands. The structure is proposed east of the dwelling, adjacent to an existing driveway. The applicant intends to use the garage for personal vehicular storage. The structure will not be used for human habitation.

To facilitate the construction of the detached garage, the applicant has requested a variance to the gross floor area provisions for accessory buildings and structures within the Zoning By-law. The proposed accessory structure has a gross floor area of 111.5 square metres, whereas the Zoning By-law permits a maximum gross floor area of 93 square metres. The intent of this provision is to avoid the over development of rural properties and to ensure that structures do not impact neighbouring properties.

The siting of the proposed detached garage is located in an area that has been previously disturbed for the existing driveway - this makes it an ideal location from the perspective of minimizing impact on the natural environment and maximizing the efficiency of existing site conditions. The applicant has confirmed that four trees will be removed to facilitate this proposal, all of which are entirely located on the subject lands and are not within the Conservation Halton regulated area.

Planning Staff are of the opinion that the secondary garage enhances the primary residential use and will not result in over development of the lands. The subject property is large enough to accommodate the proposed detached garage and existing dwelling while maintaining all required setbacks. Therefore, the additional gross floor area proposed will have no impact on the site, or those adjacent, beyond what is permitted as-of-right.

Overall, Planning Staff offer no objection to the approval of this application as the structure will remain clearly secondary to the primary residential use and does not impact the rural residential character of the surrounding community. As previously mentioned, the proposed siting of the



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garage is both efficient and logical in respect to existing driveways and disturbed lands. Therefore, Planning Staff are of the opinion that the variance 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

Respectfully submitted,

Madison Polidoro

Madison Polidoro
Planner, Development Review

For questions, please contact:

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Phone: Ext. 2311



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP

Date: October 24, 2024

File No: A24-050/M

Subject: 8490 Parkhill Drive

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the applicant obtain Site Plan Approval within two (2) years from the date of decision.

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:

- Allow a maximum height of 20.64 metres, whereas the Zoning By-law currently permits 15 metres (an increase of 5.64 metres).
- Allow one loading space, whereas the proposed gross floor area proposed requires two loading spaces (a reduction of one loading space).

The subject property is known municipally as 8490 Parkhill Drive. It is located east of Regional Road 25 at the south-west corner of High Point Drive and Parkhill Drive. Surrounding land uses include general industrial and service commercial. The subject lands currently contain an existing hotel (Home 2 Suites by Hilton), with 200 rooms, and an access onto Parkhill Drive.

Through a concurrent Site Plan Application (File No. SP-16/24), the applicant is proposing a new six-storey hotel, with 90 rooms, at the south-east corner of the subject lands. The development will result in the new hotel and minor modifications to the site layout (i.e. parking areas) - no physical impact to the existing hotel is proposed.

Official Plan Designation (including any applicable Secondary Plan designations)

In accordance with the Provincial Policy Statement (2020) in-effect at the time of this report being prepared, the subject property is designated as Office Employment Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as Office Employment Area on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan within the 401 Industrial Business Park Secondary Plan.

Official Plan Designation (including any applicable Secondary Plan designations)

Section 3.7.3.3 of the Official Plan permits a range of uses within the Office Employment designation, including convention facilities and hotels.

Section 3.7.3.4 speaks to development criteria within the Office Employment Area:

- a) The proposed uses will contribute to the vibrancy of the area;
- b) The development will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- c) The development will be planned to provide maximum pedestrian accessibility to surrounding areas;
- d) The development will conform with Section 2.8 - Urban Design of this Plan;
- e) Elements of the public realm will be improved as a condition of development/redevelopment; and,
- f) The uses are designed and located to minimize impacts on adjacent residential areas through buffering and landscaping treatments.”

Planning Staff is satisfied that the proposal is in conformity with the above-noted development criteria. The proposed hotel will maximize the use of the site and will generate local employment opportunities which contributes to the vibrancy of the area. Through the concurrent Site Plan Application, the applicant provided a Transportation Impact Study (TIS), prepared by Tatham Engineering Limited. The TIS demonstrated that the proposal will not create an unreasonable impact to adjacent road networks. Further, the subject lands are within the Milton Transit service area which provides alternatives to personal vehicular travel. With respect to pedestrian accessibility, there is a municipal sidewalk located on the east side of Parkhill Drive and the site provides established paths of travel for pedestrians. Urban Design Staff are satisfied that the proposal conforms to the urban design principles within the Official Plan, enhances the existing public realm, and provides transitional built form between the industrial and service commercial uses.

Furthermore, Section C.2.4.5.1 of the 401 Business Park / Industrial Secondary Plan directs proposals to have regard for the Urban Design Guidelines for the Planning District. The applicable Milton 401 Industrial / Business Park Urban Design Guidelines states:

Section 4.1.1: “Building Heights should be determined on an individual basis according to site, adjacent development and impact on views to the Escarpment.”

Section 4.1.2: “Building Heights taller than four stories should be examined for their impact on visibility to the Escarpment. Buildings are not recommended to exceed six storeys in height.”

Based on the aforementioned, Planning Staff is satisfied that the proposal is in conformity with the Town of Milton Official Plan and 401 Business Park / Industrial Secondary Plan.

Zoning

The subject lands are zoned as Employment (EMP-2) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The EMP-2 Zone permits a range of uses such as a convention centre, banquet facility and hotel.

The proposal complies with all provisions of the EMP-2 Zone, with the exception of the relief being requested:

Variance No. 1 - Maximum Building Height

Section 8.2 Table 8B of the Zoning By-law, as amended, permits a maximum building height of 15 metres. To accommodate the proposed six storeys, the applicant is requesting a maximum height of 20.64 metres (an increase of 5.64 metres).

Variance No. 2 - Required Loading Spaces

Section 5.11 Table 5J of the Zoning By-law, as amended, requires that two loading spaces be provided based on the proposed gross floor area. Based on the anticipated demand of the loading spaces, the applicant is requesting permission to have one loading space (a reduction of one loading space).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 09, 2024. As of the writing of this report on October 16, 2024, 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 Services Comments

The applicant is proposing to construct a six-storey hotel on the south-east quadrant of the subject lands. There is an existing six-storey hotel located on the northern portion of the subject lands. An access from Parkhill Drive is existing, which will service both the existing and proposed hotels.

Variance No. 1 - Maximum Building Height

The applicant is seeking a maximum building height of 20.54 metres to accommodate the proposed six storey hotel. Staff have reviewed the applicable Urban Design Guidelines noted above and is satisfied that the proposal achieves the direction. The proposed six-storey hotel will not negatively impact the subject lands, those adjacent, or views of the Niagara Escarpment. Staff note that the existing hotel on the site, along with the hotel immediately to the north (Holiday Inn



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and Express Suites), have heights of 21 metres. Therefore, the proposed height is not deviating from existing built-form and heights within the Secondary Plan area. Furthermore, the additional height is not anticipated to impact the site, or those adjacent, beyond what is permitted as-of-right.

Variance No. 2 - Required Loading Spaces

The applicant is requesting to reduce the number of loading spaces required for the proposal. One loading space is proposed, whereas the applicable gross floor area requires two loading spaces. The applicant has indicated that the brand standard only requires one space and operationally, would be sufficient. Transportation Planning Staff offered no objection to the reduction.

Based on the above-noted analysis, Planning Staff offers no objection to the approval of this application. The minor 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.

Respectfully submitted,

Rachel Suffern

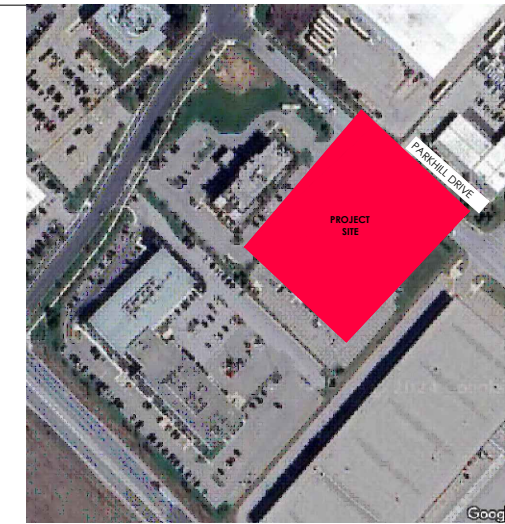
Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP
Planner, Development Review

For questions, please contact: Rachel.Suffern@Milton.ca Phone: Ext. 2263

Attachments

Figure 1 - Concept Plan (dated August 15, 2024)

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB DEPRESSION
	ENTRY/EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS (REFER TO CIVIL DWGS)
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE (REFER TO ELECTRICAL)
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE (REFER TO ELECTRICAL DWGS)
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET (REFER TO ELECTRICAL DWGS)
	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PORTE COCHERE (REFER TO ELECTRICAL DWGS)
	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	LANDSCAPED AREA
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XXX)
	PARKING COUNT
	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	EXISTING SNOW STORAGE AREA TO REMAIN (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)
	EXISTING SITE TO REMAIN
	EASEMENT REFER TO SURVEY PLAN



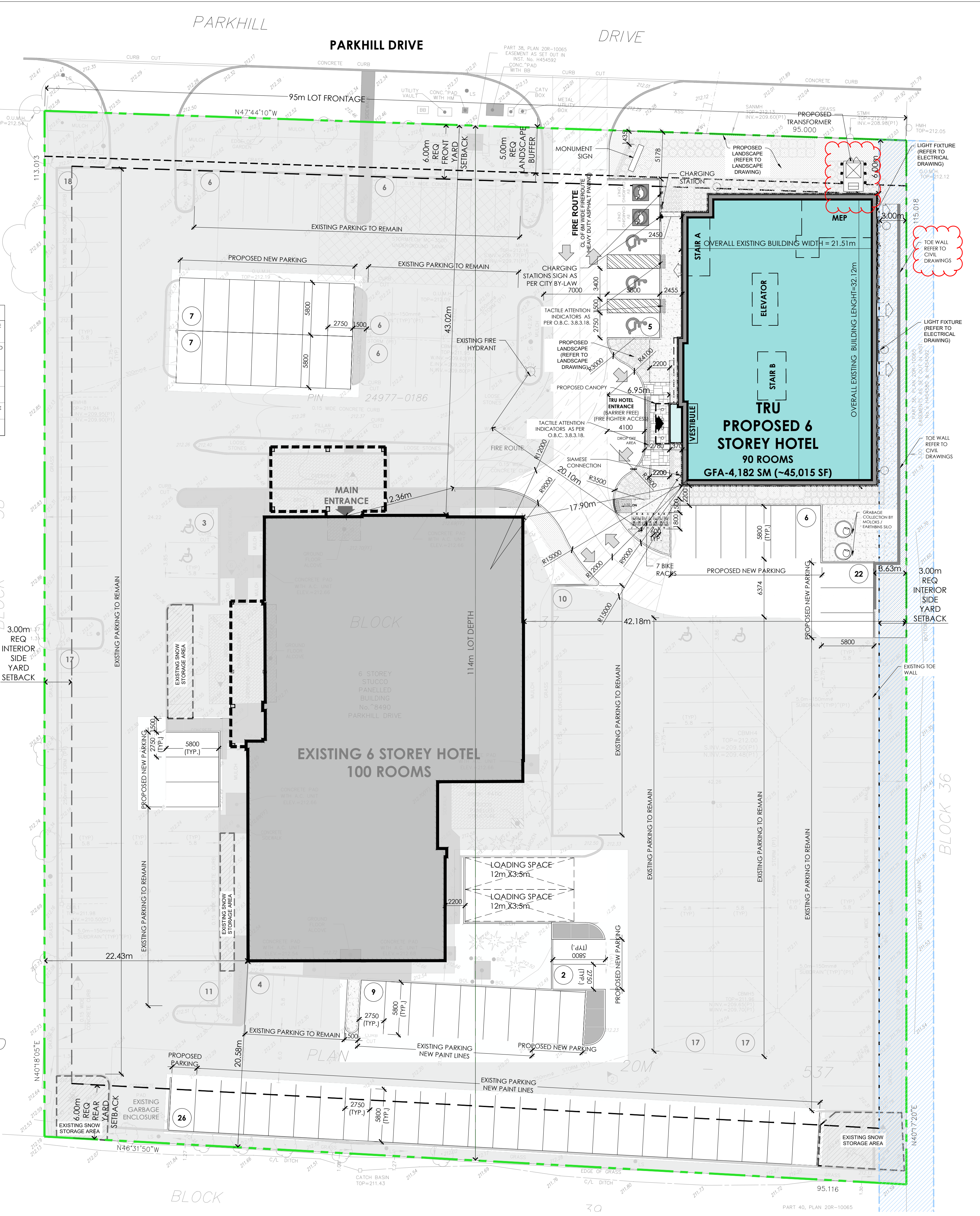
2 SITE LOCATION
A.101
N.T.S.

TRU MILTON - SITE STATISTICS			
ZONING DESCRIPTION	EMP-2		
ZONING BY-LAW-016-2014	EMPLOYMENT ZONE		
REGULATIONS (TABLE 8B)	REQUIRED	PROPOSED	
LOT FRONTAGE	MIN 40 m	95	
LOT AREA	MIN 0.8 ha	1.08	
GROSS FLOOR INDEX	N/A	1.0	
LOT COVERAGE (EXISTING HOTEL+NEW HOTEL)	N/A	18%	
FRONT YARD SETBACK	MIN 6m	6	
INTERIOR SIDE YARD	3m	3	
INTERIOR SIDE YARD	MIN 5m	22.43m (Existing)	
REAR YARD	6m	20.58m (Existing)	
BUILDING HEIGHT (measured from grade to top of roof parapet)	MAX 15m	20.64	
LANDSCAPED OPEN SPACE	MIN 15%	18%	
LANDSCAPE BUFFER ABUTTING A STREET LINE	MIN 5m	5m	
PARKING AREALLOCATION AND SETBACKS (TABLE 5)	REQUIRED	PROPOSED	
PARKING SETBACK FROM A BUILDING	MIN 2.2 m	2.2	
PARKING SETBACK FROM STREETLINE	MIN 4.5 m	5.178	
PARKING SETBACK FROM ALL OTHER LOT LINES	MIN 1.5 m	3.63	
COVERAGE CALCULATION	SM	SF	%
SITE AREA	10,823	116,498	100%
BUILDING AREA-EXISTING HOTEL	1,235.1	13,295	11%
BUILDING AREA-PROPOSED HOTEL	696.0	7,492	6%
PAVED AREA	6,927.9	74,571	64%
LANDSCAPED AREA-INCL SIDEWALK AND PATIO	1,964.0	21,140	18%
PARKING CALCULATION	REQUIRED	PROPOSED	
EXISTING HOTEL-1 PARKING SPACE/ROOM	100	100	
EXISTING HOTEL-1 SPACE/10 SM OF 90% ACCESSORY SPACE	15	15	
PROPOSED HOTEL-1 PARKING SPACE/ROOM	90	90	
TOTAL (INCLUDING ACCESSIBLE PARKING)	205	205	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
201 -1000 PARKING SPACES, THEN 2+2% ACCESSIBLE SPACES REQ'D	7	4 EXISTING ACC PARKING 1 TYPE A ACC PARKING 2 TYPE B ACC PARKING	
BICYCLE PARKING (5.10)	REQUIRED	PROPOSED	
PROPOSED HOTEL USE REQUIRED 5 BICYCLE PARKING	7	7	
DRIVEWAYS (5.6.1)	REQUIRED	PROPOSED	
TWO-WAY DRIVEWAY	6.0	6.0	
ONE-WAY DRIVEWAY	MIN 3.5m	4.1m	
LOADING REQUIREMENTS (5.11)	REQUIRED	PROPOSED	
EXISTING HOTEL LOADING SPACE	1	1	
PROPOSED HOTEL LOADING SPACE	2	1	
PROPOSED HOTEL GFA	SM	SF	ROOMS
GROUND FLOOR	696	7,492	0
SECOND FLOOR	690	7,427	18
THIRD FLOOR	690	7,427	18
FOURTH FLOOR	690	7,427	18
FIFTH FLOOR	690	7,427	18
SIXTH FLOOR	690	7,427	18
TOTAL:	4,146	44,627	90
EXISTING HOTEL GFA	SM	SF	ROOMS
EXISTING HOTEL GFA	6293.7	67,745	100

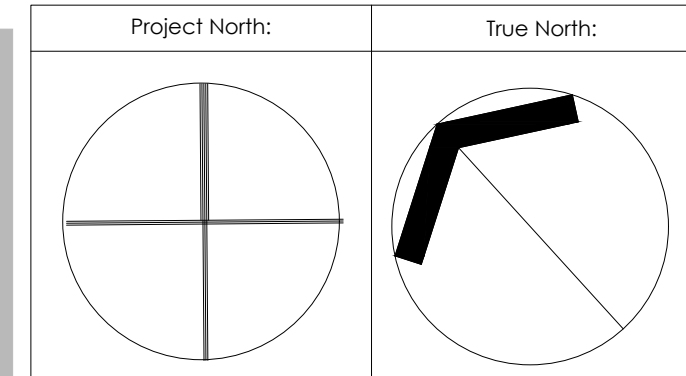
SITE PLAN- GENERAL NOTES	
1 ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DRIVEWAY AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATE TO THE SATISFACTION OF THE TOWN	5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA
2 A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER	6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE
3 THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.	7 ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
4 ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OR TRAVEL MUST COMPLY WITH O.B.C. 3.8.	8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR
	9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY
	10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

CREDIT NOTES:	CREDIT NOTES:
THIS SITEPLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	TOPO SURVEYORS INFO: IAN D. ROBINSON - ONTARIO LAND SURVEYOR BLACK, SHOEMAKER ROBINSON & DONALDSON LIMITED 331 SPEEDVALE AVENUE WEST GUELPH, ONTARIO N1H 3C5 PHONE: (519) 882-4031 FAX: (519) 882-1220
LEGAL LAND DESCRIPTION: BLOCK 37, REGISTERED PLAN 20M-537 TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON	

THE OWNER WILL REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNOCCUPIED BY SNOW DURING MAJOR SNOW EVENTS.



TOWN OF MILTON DEVELOPMENT SERVICES
EMP-2 ZONE
ZONING: REVIEWED FOR C of A
marian.gerges SEP 26, 2024
ZONING OFFICER DATE



No.	Date:	Issue/Revision	By:
3	2024.08.15	ISSUED FOR SPA	S.F.
2	2024.05.24	ISSUED FOR PreScreening Sub.	S.F.
1	2024.02.02	ISSUED FOR BRAND 25% SUB.	S.F.

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Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
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USE LATEST REVISION DRAWINGS. DO NOT SCALE DRAWINGS.

ONTARIO ASSOCIATION OF ARCHITECTS
ARTAN MATAJ LICENCE 9531
MATAJ ARCHITECTS INC.

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Oakville, Ontario L6H 0X7
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Project:
TRU MILTON
8490 Parkhill Dr, Milton, ON L9T 6P4

Sheet Title:
OVERALL SITE PLAN

Design By: S.F.	Drawn By: S.F.	Approved By: A.M.
Scale: 1:250	Date: 24.01.02	Project No.: 23-043
Drawing No: A.101		

City's Application Number SP-XX/24