



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

Thursday, February 27, 2025, 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	
4. MINUTES	
4.1 Minutes from Committee of Adjustment January 30, 2025	3
5. ITEMS FOR CONSIDERATION	
5.1 A24-060/M 493 Kearns Drive	6
The property currently contains an existing two-storey detached dwelling with a single car garage and driveway. An existing garden shed is located in the rear yard, along with hardscaping. Through this application, the applicant is seeking to legalize the existing garden shed located in the rear yard.	
5.2 A25-001/M 2310 Mohawk Trail	11
The applicant is requesting relief from the Town's Zoning By-law to allow for an additional detached garage and to seek special permissions for its proposed height as well as location on the subject property.	
5.3 A25-002/M 6046 & 6056 Regional Road 25	17
The applicant proposed an overall development of 8 buildings ranging in height from 10 to 15 storeys, with a total of 1,912 units and 929 square metres of commercial floor area.	
5.4 A24-003/M 11801 Derry Road	24
A Minor Variance is being requested to accommodate market demand and accommodate flexibility for end-users, the applicant is seeking to increase the permitted gross floor area for these uses to 922 square metres.	

6. NEXT MEETING
7. ADJOURNMENT



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

January 30, 2025, 6:00 p.m.

The Committee of Adjustment for the Corporation of the Town of Milton met in regular session in person.

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **HOUSEKEEPING**

4. **MINUTES**

4.1 **Minutes from Committee of Adjustment December 12, 2024**

THAT the Minutes from the December 12, 2024 Committee of Adjustment and Consent Hearing be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A24-057/M 224 Scott Boulevard**

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

1. The a Building Permit be issued from two (2) years from the date of decision; and,
2. That the decision be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if a Building Permit is not issued and/or the development does not proceed.

Carried

5.2 A24-058/M 321 Halton Avenue

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

1. That the development, including the driveway, proceed in accordance with the site plan and elevations, prepared by Technoarch Architects and Designers, dated stamped by Town Zoning on January 17, 2025;
2. That prior to Building Permit issuance, the applicant provide a Stormwater Management Brief and Grading Plan, to the satisfaction of Town Development Engineering Staff;
3. That a Building Permit be obtained within two (2) years from the date of decision; and,
4. And that the decision be subject to an expiry of two years should the development not proceed, if the conditions are not met, or if a Building Permit is not obtained.

Carried

5.3 A24-059/M 457 Landsborough Avenue

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

1. That the development and unobstructed pedestrian access shall be constructed and provided in accordance with the site plan prepared by Out of the Box Engineering Inc., dated stamped by Town Zoning on December 5, 2024;
2. That the approved Building Permit drawings for the Additional Residential Unit include a residential sprinkler system within the unit;
3. That a Building Permit be obtained within two (2) years from the date of decision; and,
4. The approval be subject to an expiry of two (2) years from the date of the 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 A24-060/M 493 Kearns Drive - DEFERRED

5.5 A24-061/M 10487 Darkwood Road

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

1. That the detached garage be constructed in accordance with the site plan and elevations, prepared by Frontiers Design and Build, dated stamped by Town Zoning on December 4, 2024;
2. That a Building Permit be obtained within two (2) years from the date of decision; and,
3. That the decision be subject to an expiry of (2) years if the conditions are not met, if the proposed development does not proceed and/or a Building Permit is not secured.

Carried

6. **NEXT MEETING**
7. **ADJOURNMENT**

**Scott
Corbett** Digitally signed
by Scott Corbett
Date: 2025.02.20
13:36:13 -05'00'

Scott Corbett, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: February 27, 2025

File No: A24-060M

Subject: 493 Kearns Drive

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

1. That a 0.6 metre permeable surface be instated (and hardscaping removed) along the lot lines in the rear yard in accordance with the Site Plan date stamped by Town Zoning on February 5, 2025;
2. That enhanced landscaping be provided, to the satisfaction of Planning Staff, along the rear lot line; and,
3. That the decision be subject to an expiry of two (2) years if the conditions are not met and/or the development does not proceed.

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 an accessory structure to have a gross floor area of 21.79 square metres, whereas the Zoning By-law permits a maximum gross floor area of 10 square metres (an increase of 11.79 square metres).

The subject property is known municipally as 493 Kearns Drive and is legally known as Lot 66 on 20M-789. The property is generally located north of Derry Road and west of James Snow Parkway South. Surrounding land uses are predominately residential with parkland and stormwater management facilities in the immediate proximity. The property currently contains an existing two-storey detached dwelling with a single car garage and driveway, along with a gazebo in the rear yard. A new garden shed was constructed and located in the rear yard, along with hardscaping.

Through this application, the applicant is seeking to legalize the existing garden shed located in the rear yard.



Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as Residential Area on Schedule C-6-D - Bristol Survey Secondary Plan Land Use Plan.

Both designations permit residential uses, including accessory structures. Therefore, it is Staff's opinion that the proposal is in conformity with both the Town of Milton Official Plan and Bristol Survey Secondary Plan.

Zoning

The subject lands are zoned site-specific Residential Medium Density I (RMDI*35) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The RMDI*35 Zone permits a range of medium-density residential uses, along with accessory structures associated with the principal residential use.

The applicant is seeking relief to accommodate an existing 12.89 square metre accessory structure whereas Section 4.2.1 Table 4A of the Zoning By-law 016-2014, as amended, permits a maximum gross floor area of 10 square metres. The intent of this provision is to ensure that the accessory structure does not result in over-development of the lot and remains accessory to the principal structure.

With the exception of the above-noted provision, the garden shed maintains all other provisions within the Zoning By-law 016-2014, as amended.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on February 06, 2025. As of the writing of this report on January 19, 2025, staff have not received any comments from members of the public.

Planning Staff received a concern from an adjacent property owner regarding visual impact of the garden shed. Staff acknowledge that should the applicant want to comply with the gross floor area provisions currently within the Zoning By-law, the visual impact of the structure is unlikely to change from what currently exists (given the structure already complies with height and setback provisions). However, in an effort to minimize visual impact, the applicant has agreed to include enhanced landscaping along the rear lot line - Planning Staff have included this as a condition of approval.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

In an effort to mitigate any negative stormwater management and run-off concerns associated with the additional gross floor area, along with the existing hardscaping, the applicant has agreed to remove a 0.6 metre strip of hardscaping adjacent to the lot limits in the rear yard and reinstate it



Consultation

with permeable material (i.e. river stone, grass or granular materials). A condition of approval has been recommended to ensure that the works are completed in accordance with the proposed site plan that is attached as Figure 1 to this report.

Development Services Comments

The applicant has requested a minor variance to legalize an existing garden shed in the rear yard. Given recent changes to the Ontario Building Code (OBC), a Building Permit is not required for accessory structures with a gross floor area of less than 15 square metres. The landowner was unaware that in absence of the requirement of a Building Permit that there were zoning restrictions related to the size.

Prior to constructing the garden shed, a gazebo was already existing on site and maintained all zone standards. With the addition of the garden shed, the gross floor area now exceeds the aggregate total permitted on the lot. In speaking with adjacent landowners, no concerns were raised with the existing gazebo. Therefore, Planning Staff have no concerns with the existing gazebo as it maintained all provisions within the Zoning By-law prior to the garden shed being erected.

The new garden shed is located in the rear yard and with the exception of the proposed gross floor area, maintains all other zoning provisions, including height and setbacks. It is Planning Staff's opinion that the additional gross floor area being requested is minor and negligible beyond any impact that the structure would have if it otherwise was constructed as-of-right and the gazebo didn't exist.

The aggregate impact of both structures does not exceed what Planning Staff believe is appropriate for the lot, nor is it considered over-development. The existing gazebo was not previously impacting adjacent landowners, and the shed otherwise complies with all other zoning provisions. Further, adequate amenity area is provided in the rear yard, despite the added gross floor area.

Therefore, based on the aforementioned, Planning Staff offer no objection to the approval of this application as the relief being requested is minor in nature, desirable for the development of the subject lands, is in keeping with the Zoning By-law and conforms 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

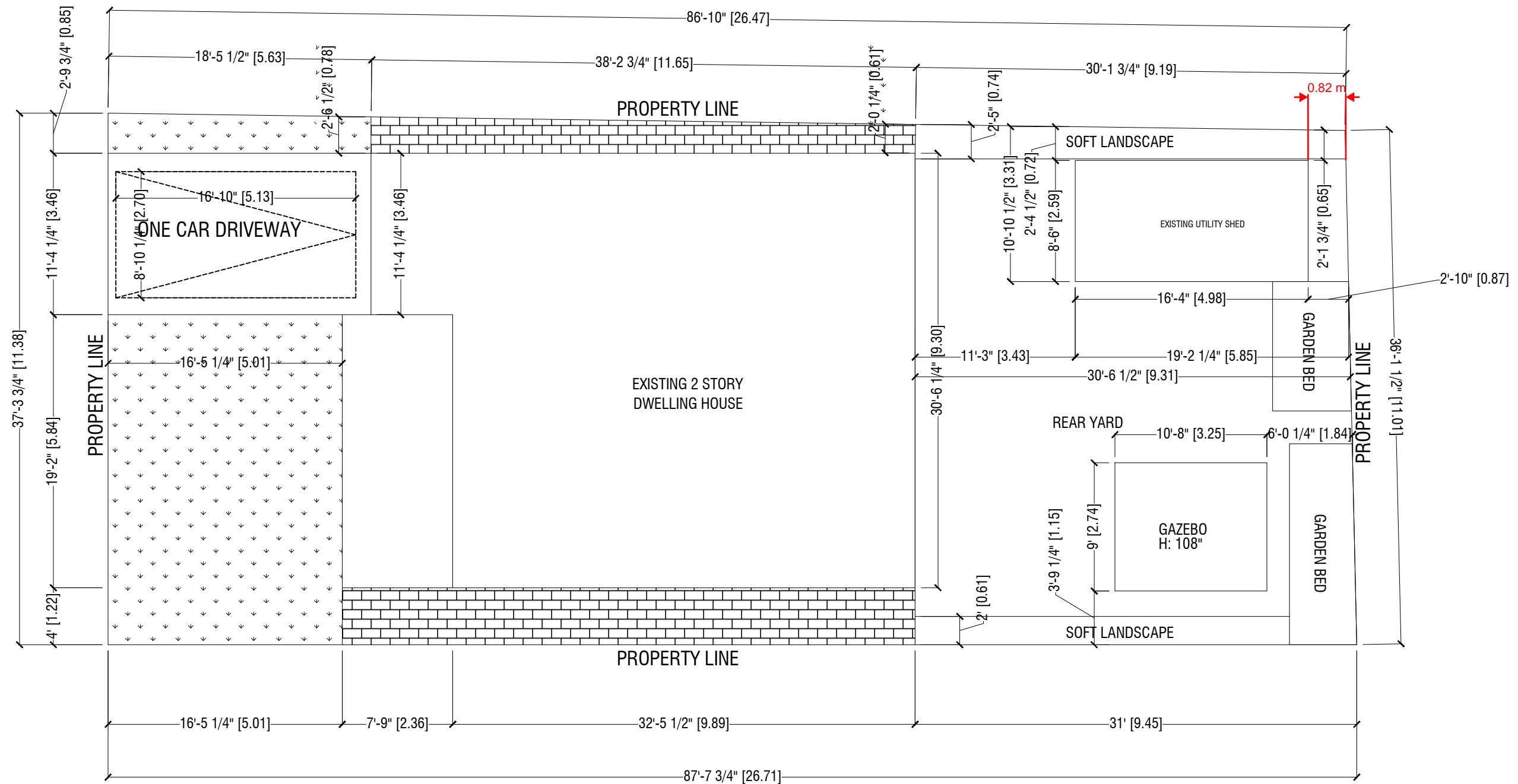
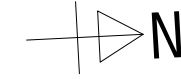


The Corporation of the Town of Milton

File #:
A24-060M
Page 4 of 4

Attachments

Figure 1 - Proposed Site Plan



SITE PLAN
 NOTES:
 ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED
 FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1



GENERAL NOTES:

- ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
- ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.
- DO NOT SCALE THE DRAWING.
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

No.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT.	AUG 2024

PROJECT:
**493 Kearns Dr.,
 Milton, ON.**

TITLE:
SITE PLAN

CONSULTANT:

DRAWN BY: S.W.	CHECKED BY: R.
DATE: AUG 2024	DRAWING NO: A-1
SCALE: 1/8" = 1'-0"	



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: February 27, 2025

File No: A-25-001M

Subject: 2310 Mohawk Trail

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

1. That the development shall be constructed in accordance with the site plan prepared by Jansen Consulting and dated and stamped by Town Zoning on January 1, 2025.
2. That a Building Permit be obtained within two (2) years from the date of the 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.

General Description of Application

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

1. To allow for an additional detached garage (+1 detached garage on a lot);
2. To allow for a garage door height of 3.05 metres (+ 0.65 metres);
3. To allow for a detached garage to be located in the front yard; and
4. To allow a detached garage to have a height of 6.2 metres (+ 1.9 metres).

The subject property is known municipally as 2310 Mohawk Trail. The subject property is west of Second Line and surrounding uses are primarily agricultural and rural residential. The subject lands currently contain a single-detached dwelling as well as a one storey detached garage. The applicant is proposing to construct a second detached garage which will be two storeys. The applicant is requesting relief from the Town's Zoning By-law to allow for the additional detached garage and to seek special permissions for its proposed height as well as location on the subject property.



Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Agricultural Area in the Town of Milton Official Plan. The Agricultural Area designation permits single-detached dwellings on existing lots as well as accessory buildings and structures.

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

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

It is Staff's opinion that the proposal is in conformity with the Greenbelt Plan.

Zoning

The subject lands are zoned Estate Residential Zone (RE). A single-detached dwelling is permitted on an existing lot of record within the RE Zone as well as accessory buildings and structures.

Variance One: Additional Garage

Section 4.1.1.2, i) of the Town's Zoning By-law states that a garage or carport is permitted on a lot provided that an attached or detached garage or carport is not already located on the lot. The applicant has requested permission to allow for an additional garage, +1 detached garage on the subject property.

Variance Two: Garage Door Increase in Height

Section 4.1.1.2, vi) of the Town's Zoning By-law states that a garage door shall not exceed 2.4 metres in height. The applicant has requested permission to allow for a garage door height of 3.05 metres, + 0.65 metres, to facilitate the proposal.

Variance Three: Front Yard Location

Section 4.1.1.2.2, vi) of the Town's Zoning By-law states that a detached garage or carport shall be located in the interior side yard or rear yard of the lot only. The applicant has requested permission to allow for the detached garage to be located in the front yard, to facilitate the proposal.

Variance Four: Garage Increase in Height

Section 4.1.1.2.2, ix) of the Town's Zoning By-law states that a detached garage or carport shall not exceed a height of 4.3 metres. The applicant has requested permission to allow a detached garage to have a height of 6.2 metres, + 1.9 metres, to facilitate the proposal.



Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on February 6, 2025. As of the writing of this report on February 19, 2025, staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies.

Halton Region identified concerns with the proposal as it relates to the proposed garage's proximity to an adjacent Key Feature (Candidate Significant Woodlands). Halton Region conducted a site visit on February 7, 2024, to determine if that lands are part of a woodland, as defined by the Regional Official Plan (ROP). Following the site visit, the Region was of the opinion that the wooded area is a Candidate Significant Woodland. The Region has requested that the development be relocated outside of the 30 metre buffer of the Key Feature. These comments have been provided to Committee members for consideration.

Town Planning Staff have reviewed the Region's comments as well as the submitted Environmental Impact Assessments (EIAs) and acknowledge the site conditions and concerns. However, based on the location of the proposal, existing site conditions, as well as outcome of the first and second EIAs submitted by the applicant, it is Town Planning Staff's opinion that the proposed development does meet the intent of Halton Region's policies and that the impact of the proposed structure, on the adjacent Key Feature is minimal. Further, the entire subject property is considered to be within what Halton Region defines as a 30-metre buffer from a Key Feature and there is no opportunity on the subject lands to relocate the proposal outside of the described buffer.

Town planning staff do feel that the proposed location is appropriate given the location of the existing dwelling and detached garage. Further, it should be noted that the property also contains private servicing which limits the applicant from shifting the proposed detached garage to the rear of the property. Town planning staff are also of the opinion that the mitigation efforts outlined in the EIA will assist in ensuring there is no negative direct or indirect impact to the Key Feature.

Planning Staff are of the opinion that the considerations aforementioned demonstrate that the impact on surrounding Key Features is minimal, and the proposal is the most efficient and logical location on the lands.

Development Services Comments

The applicant has requested a minor variance to facilitate the creation of a detached garage on the subject lands. The subject property currently contains a single-detached dwelling and one-storey detached garage. The applicant has requested this minor variance application to facilitate the construction of a second detached garage to provide additional storage and living space for the property owners.

Variance One: Additional Garage



Consultation

The applicant has requested permission to allow for an additional garage, +1 detached garage on the subject property. The applicant has expressed the need for additional storage and living quarters for their family as well as an area for a hobby workshop. Staff are of the opinion that the additional detached garage will not negatively impact the amenity space on the subject property. The structure will remain clearly accessory to the primary permitted use.

Variance Two: Garage Door Increase in Height

The applicant has requested permission to allow for a garage door height of 3.05 metres, + 0.65 metres, to facilitate the proposal. The increase in height for the garage door has been requested to allow for the homeowner to park a personal motorhome indoors. Staff are of the opinion that the increase in height for the garage door is minor in nature and have no concerns.

Variance Three: Front Yard Location

The applicant has requested permission to allow for the detached garage to be located in the front yard, to facilitate the proposal. Staff are of the opinion that the proposed location is appropriate and in keeping with the existing development on the subject property. From a sightline perspective, the subject property is heavily wooded and the proposed location is set back sufficiently from the road and will not pose any concerns for surrounding property owners. Staff have no concerns with the proposed front yard location.

Variance Four: Garage Increase in Height

The applicant has requested permission to allow for a detached garage to have a height of 6.2 metres, + 1.9 metres, to facilitate the proposal. Staff are of the opinion that the increase in height for the proposed detached garage is negligible given the size of the property as well as the heavily wooded environment. As noted above, the request for the increase in height for the garage and garage door is due to the need to park the homeowner's motorhome indoors. Staff do not have any concerns about the request for the height increase.

Planning Staff are of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and are desirable for the development and use of the subject property. As such, Planning Staff have reviewed the requested variances and offer no objection to their approval as the increased height, additional garage and its location are not expected to negatively affect adjacent properties.

Respectfully submitted,

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311



The Corporation of the Town of Milton

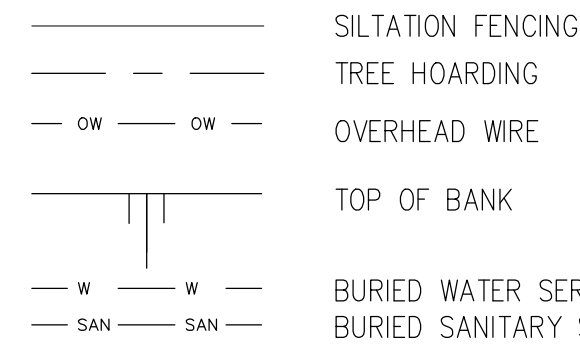
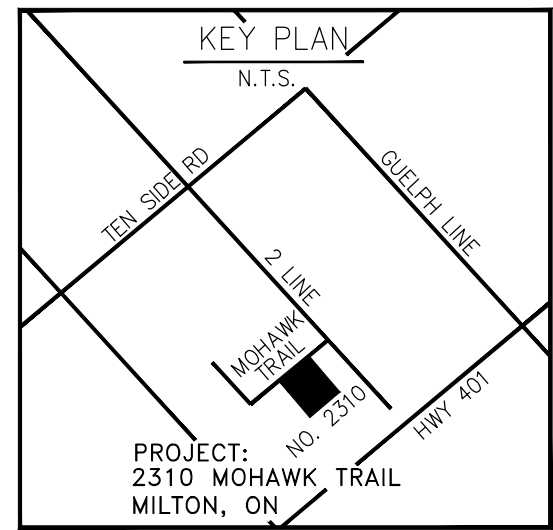
File #:
A-25-001M
Page 5 of 5

Attachments

Figure 1 – Proposed Site Plan

SITE PLAN OF
LOT 3
 REGISTERED PLAN No. 20M-560
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

- LEGEND**
- HT DENOTES HYDRO TRANSFORMER
 - MH DENOTES MANHOLE
 - CB DENOTES SINGLE CATCH-BASIN
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - SN DENOTES SIGN
 - TM DENOTES TELEPHONE CABLE MARKER
 - PE DENOTES TELEPHONE PEDESTAL
 - WV DENOTES WATER VALVE MAIN SHUT OFF
 - WB DENOTES WATER BOX/ CURB STOP
 - FH DENOTES FIRE HYDRANT
 - GM DENOTES GAS METER
 - OH DENOTES OVERHEAD HYDRO WIRE
 - UH DENOTES UNDERGROUND HYDRO WIRE
 - R DENOTES OVERHEAD TELEPHONE WIRE
 - G DENOTES UNDERGROUND GAS LINE
 - CT DENOTES OVERHEAD OR UNDERGROUND CABLE T.V.
 - B DENOTES BELL UNDERGROUND OR OVERHEAD
 - B DENOTES BELL PEDESTAL
 - TV DENOTES CABLE T.V. PEDESTAL
 - M DENOTES MAILBOX
 - SAN. INV. DENOTES SANITARY CONNECTION / INVERT
 - STM. INV. DENOTES STORM CONNECTION / INVERT
 - WATER DENOTES WATER SERVICE
 - X DENOTES CHAIN LINK FENCE
 - XX DENOTES PRIVACY FENCE
 - R.W.L. DENOTES RAIN WATER LEADERS DIRECTION & SPLASH PADS
 - ENTRIES INTO BUILDING
 - DIRECTION OF SURFACE FLOW
 - F.F. FINISHED MAIN FLOOR
 - F.F.D.S. DROPPED OR SUNKEN FLOOR
 - F.F.W. TOP OF FOUNDATION WALL
 - F.B.S. FINISHED BASEMENT SLAB
 - U.S.F. UNDERSIDE OF FOOTING
 - U.S.F.G. UNDERSIDE OF FOOTING GARAGE
 - U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
 - EF ENGINEERED FILLED LOT
 - HP HIGH POINT OF GRADE
 - R NUMBER OF RISERS
 - WO WALKOUT CONDITION
 - LO LOOKOUT CONDITION
 - REV REVERSE PLAN
 - W WINDOWS OR DOORS ON WALL
 - SP SUMP PUMP
 - NEW GRADES
 - EXISTING GRADES
 - SILTATION FENCING
 - TREE HOARDING
 - OVERHEAD WIRE
 - TOP OF BANK
 - BURIED WATER SERVICE
 - BURIED SANITARY SERVICE
 - DENOTES BENCHMARK
 - DENOTES DECIDUOUS TREE DIA = DENOTES DIAMETER
 - DENOTES CONIFEROUS TREE DIA = DENOTES DIAMETER
 - FY FRONT YARD AREA
 - LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)



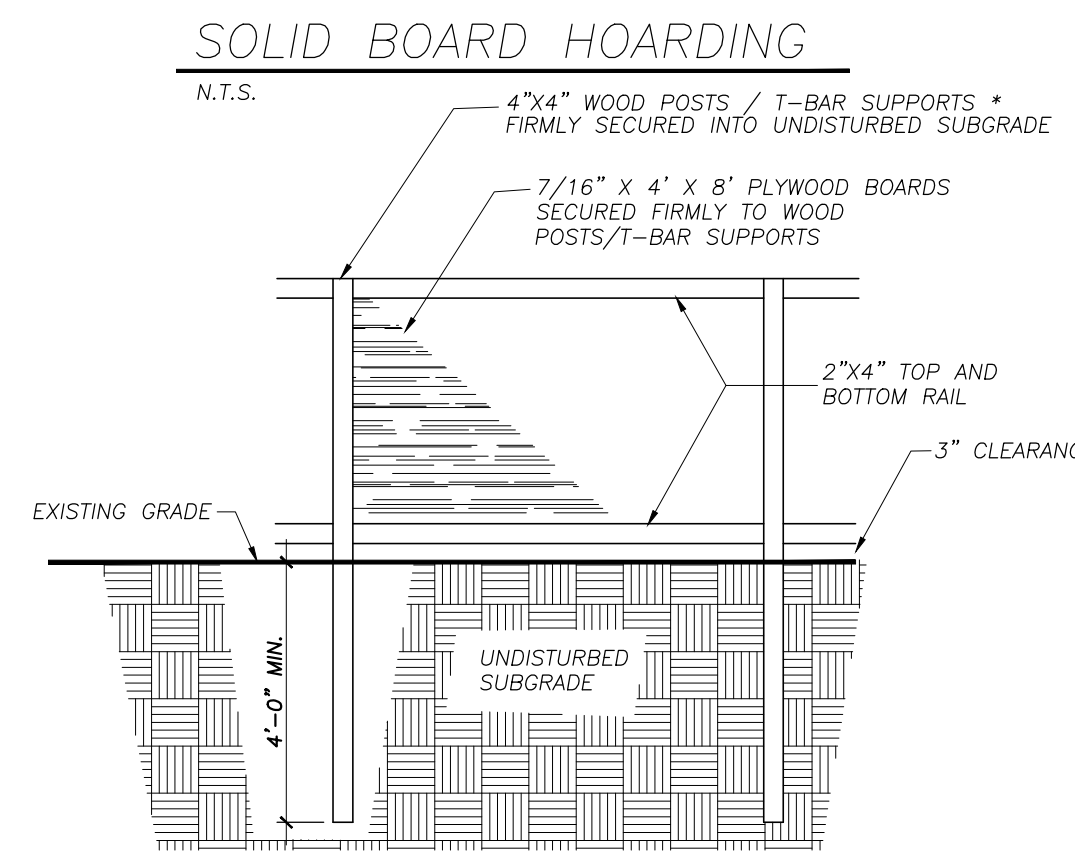
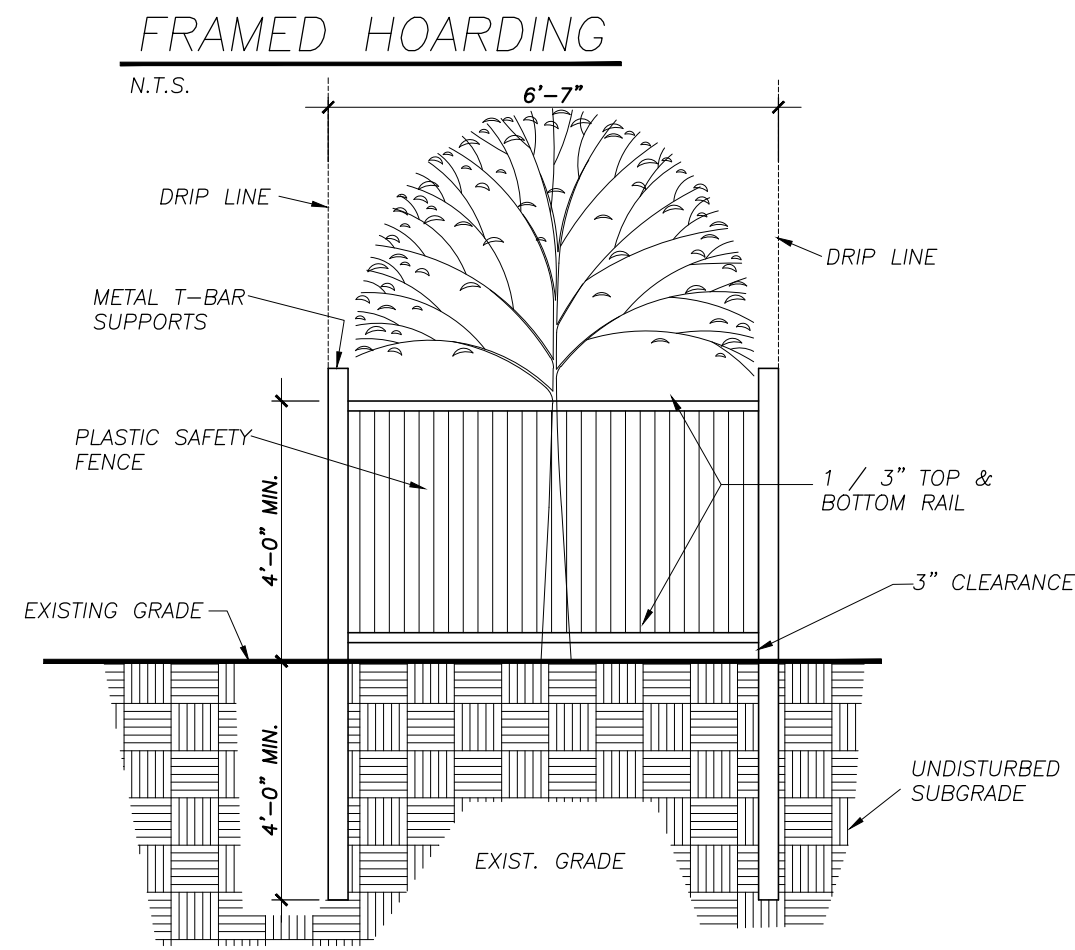
GRADING NOTES:

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

LOCATES:

- PRIOR TO DIGGING LOCATES REQUIRED FOR SEWER IF APPLICABLE
- PRIOR TO DIGGING LOCATES REQUIRED FOR WATER IF APPLICABLE
- BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
- CALL LOCATES FOR ALL UNDERGROUNDS PRIOR TO EXCAVATION
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO INSTALLATION OF HOARDING WITH IN MUNICIPAL RIGHT OF WAY

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



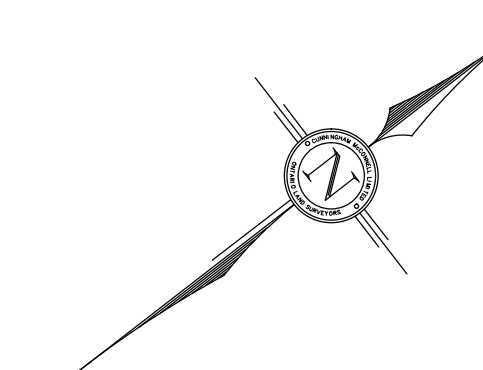
2310 MOHAWK TRAIL – PROP. DETACHED GARAGE

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RE	RE
B LOT AREA	8000 M2	8100.44 M2
C LOT COVERAGE TOTAL	810 M2 (10%)	378.7 M2 (4.67%)
D PERCENTAGE OF LANDSCAPE	N/A	N/A
E MAXIMUM BUILDING HEIGHT FROM GRADE	4.3 METERS ESTABLISHED GRADE TO MIDPOINT OF ROOF	6.20M
F SIDE YARD SETBACKS	INTERIOR 0.6M HOUSE EXTERIOR N/A	10M & 43.91M N/A
G FRONT SETBACK	24M	29.22M
H REAR SETBACK	1M	70.55M

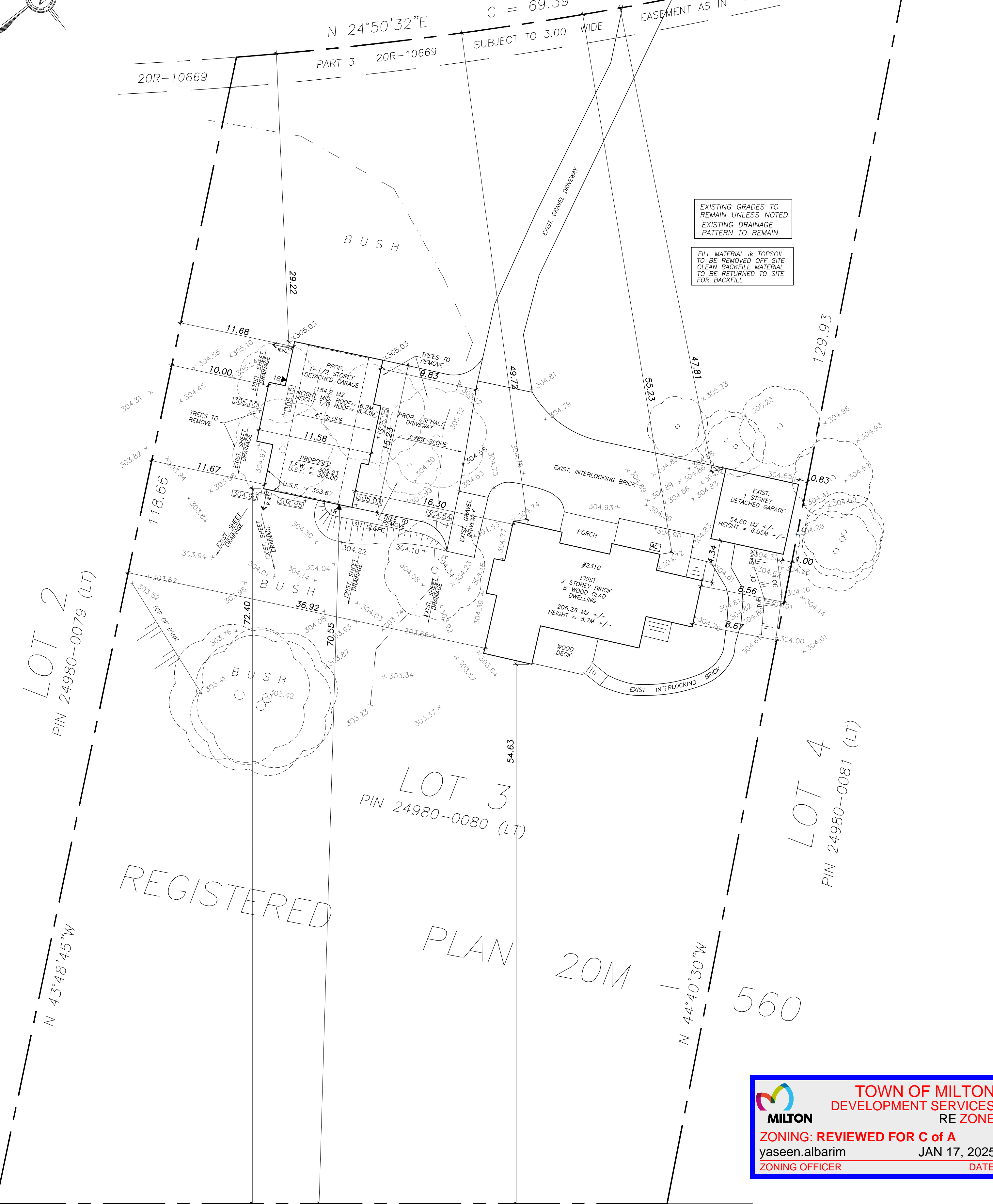
*** VARIANCE REQUIRED FOR DETACHED GARAGE IN FRONT YARD, ALLOWING 2ND DETACHED GARAGE, GARAGE DOORS OVER 2.4M IN HEIGHT, AND BUILDING HEIGHT ***

TOWN OF MILTON NOTES:

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



MOHAWK TRAIL
 PIN 24980-0093 (LT) (BY REGISTERED PLAN 20M-560)
 PART 3 20R-10669 PART 4 20R-10669
 SUBJECT TO 3.00 WIDE EASEMENT AS IN INST. H508790
 C = 69.39 A = 69.48 R = 400.00



EXISTING GRADES TO REMAIN UNLESS NOTED
 EXISTING DRAINAGE PATTERN TO REMAIN
 FILL MATERIAL & TOPSOIL TO BE REMOVED OFF-SITE
 CLEAN BACKFILL MATERIAL TO BE RETURNED TO SITE FOR BACKFILL

REGISTERED

PLAN 20M-560

TOWN OF MILTON DEVELOPMENT SERVICES RE ZONE
 ZONING: REVIEWED FOR C of A
 yaseen.albarim JAN 17, 2025
 ZONING OFFICER DATE

JEFF JANSEN DECLARES THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF JANSEN CONSULTING UNDER DIVISION C, SUBSECTION 3.2.5 AND 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED SET OUT BY THE O.B.C. CALL 905-815-3438 EMAIL: jeffjansendesign@gmail.com

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

TYPE: M-042
 PROJECT: 2310 MOHAWK TRAIL MILTON, ON

OWNERS INFORMATION: DOUG COOPER & TAMMY SAMUELS 2310 MOHAWK TRAIL MILTON, ON

SITE PLAN

SCALE: 1/500 DATE: DEC 17, 24 PROJECT NO.: 2023-042
 DRAWN BY: AS CHECKED BY: AS
 FILE NAME: REVISIONS: 1



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Natalie Stopar, BES, MPA, MCIP, RPP

Date: February 27, 2025

File No: A25-002M

Subject: 6046 & 6056 Regional Road 25

Recommendation: THAT the application for minor variance BE APPROVED.

General Description of the Application

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

1. To permit no maximum tower floor plate area for the 8th storey of the buildings, whereas a maximum tower floor plate area of 1,000 square metres is currently required for any portion of the building between a height of 8 to 15 storeys (an increase of 127.76 square metres for Building A and an increase of 115.6 square metres for Building B);
2. To permit a maximum tower floor plate area of 1,015 square metres between the 9th and 15th storey, whereas a maximum tower floor plate area of 1,000 square metres is currently permitted (an increase of 15 square metres for Buildings A and B);
3. To permit a minimum off street visitor parking space rate of 0.20 per dwelling unit, whereas a minimum off-street visitor parking rate of 0.22 per dwelling unit is currently required (a decrease of 0.02 visitor parking spaces per unit); and
4. To permit a maximum surface parking area of 31%, whereas a maximum surface parking area of 22% is currently permitted (an increase of 9%).

The subject property is known municipally as 6056 and 6046 Regional Road 25 and is legally known as Part of Lot 6, Concession 2, in the former Geographic Survey of Trafalgar, Town of Milton.

For clarity, the buildings as also referenced as follows:

- 6056 Regional Road 25, also known as Building A or Building 1
- 6046 Regional Road 25, also known as Building B or Building 2

General Description of the Application

The property is located at the northwest corner of Britannia Road and Regional Road No. 25. The lands are bounded by a creek corridor along the west property line, Etheridge Avenue to the north, Regional Road No. 25 to the east, and Britannia Road to the south. The site is currently vacant. Existing residential lands are located on the west side of the creek corridor.

The applicant previously applied for a Zoning By-law Amendment for the lands which was approved by Council in May 2024. While the Zoning By-law Amendment was appealed, the appeal was dismissed by the Ontario Land Tribunal and the Zoning By-law Amendment is now in effect. Through the Zoning By-law Amendment, the applicant proposed an overall development of 8 buildings ranging in height from 10 to 15 storeys, with a total of 1,912 units and 929 square metres of commercial floor area.

The subject minor variance application is related to the first two buildings in the development, which are currently under review through a site plan application.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated in the Town of Milton Official Plan as:

- Urban Area (Schedule A)
- Residential Area (Schedule B)
- Boyne Survey (Schedule D1)
- Intensification Corridor (Schedule K)

Additionally, in the Boyne Survey Secondary Plan, the lands are designated as:

- Major Node Area (Schedule C.10.C)
- Gateway (Schedule C.10.C)

The Official Plan policies, in particular the Major Node Area policies, permit buildings up to a maximum height of 15 storeys and a density of 3.0 Floor Space Index (FSI) for high density residential uses. Retail and service commercial uses are permitted up to a maximum of 2,787 square metres (approximately 30,000 square feet).

The subject buildings are part of a master planned site which is proposed to accommodate a total of 8 buildings ranging in height from 10 to 15 storeys, with a total of 1,912 units and 929 square metres of commercial floor area. The subject buildings (Building 1 and 2) are proposed to be 14 and 13 storeys respectively, with a total of 434 units and 452 square metres of ground floor retail gross floor area.



Official Plan Designation (including any applicable Secondary Plan designations)

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

Zoning

The subject lands are zoned as site specific Mixed Use (*351) within the Town of Milton Urban Zoning By-law 016-2014, as amended.

The lands were subject to a Zoning By-law Amendment (Town File Z-02/18) which was approved by Council in May 2024. The previous Zoning By-law Amendment application rezoned the lands from the Future Development (FD) zone to a site specific Mixed Use (*351). While the Zoning By-law Amendment was appealed, the appeal was dismissed by the Ontario Land Tribunal and the Zoning By-law Amendment is now in effect.

The MU Zone permits apartment buildings as well as ground floor non-residential uses. The applicant is seeking relief from the following 4 site specific Zoning By-law provisions:

Variances 1 & 2: Tower Floor Plate Area

Section 13.1.1.351 a.viii of the Zoning By-law states that any portion of a building between a height of 8 Storeys and 15 Storeys shall not exceed a tower floor plate area of 1,000 square metres. The applicant is seeking relief to exempt the 8th floor from the maximum tower floor plate area requirement and to permit an increase to the maximum tower floor plate area between the 9th and 15th storeys to 1,015 square metres (an increase of 15sq.m.)

Variance 3: Visitor Parking

Section 13.1.1.351 a.xiii of the Zoning By-law states that the minimum off-street visitor parking space rate shall be 0.22 per dwelling unit. The applicant is seeking relief to permit a minimum off-street visitor parking rate of 0.20 per dwelling unit (a decrease of 0.02 per unit).

Variance 4: Maximum Parking Area

Section 13.1.1.351 a.xx.f of the Zoning By-law states that the maximum surface parking area shall be 22%. The applicant is seeking relief to permit a maximum surface parking area of 31% (an increase of 9%).

Planning staff note that "Parking Area" is defined in the Zoning By-law as follows:

Means an open area, other than a street, used for the temporary loading or unloading of service vehicles, or the temporary parking of two or more vehicles that includes

Zoning

loading spaces, parking spaces and aisles and is available for public use as an accommodation for clients or customers or residents, and shall also include residential uses containing four or more dwelling units on the same lot, exclusive of any additional dwelling unit(s), but does not include the storing of impounded, wrecked and/or otherwise inoperable vehicles.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on February 6, 2025. As of the writing of this report on February 19, 2025, 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 intends to construct two apartment buildings (Buildings 1 and 2) with building heights of 14 and 13 storeys respectively, a total of 434 units, and 452 square metres of ground floor retail gross floor area. The subject buildings are part of a master planned site which is proposed to accommodate a total of 8 buildings ranging in height from 10 to 15 storeys, with a total of 1,912 units and 929 square metres of commercial floor area.

Variances 1 & 2: Tower Floor Plate Area

The first two requested variances are related to the maximum tower floor plate area.

The first variance seeks relief to exempt the 8th floor from the maximum tower floor plate area requirement. This variance is required to correct an error in the site specific Zoning By-law Amendment previously approved by Council. The site specific amendment currently includes the following provisions:

- vii. The building *podium* shall have a maximum *height* of 8 *storeys*.
- viii. Any portion of a *building* between a *height* of 8 *storeys* and 15 *storeys* shall not exceed a *tower floor plate area* of 1,000 square metres.

Development Services Comments

The intent of the site specific Zoning By-law Amendment was to establish the building podium as the bottom portion of the building up to a maximum of 8 storeys. Any storey above the 8th storey was intended to form part of the building tower, of which the maximum tower floor plate area of 1,000 square metres. would apply. Therefore, site specific provision vii. incorrectly references the 8th storey. This correction is consistent with the building design reviewed by staff, Council, and the public through the previous Zoning By-law Amendment application.

The second variance seeks to permit an increase to the maximum tower floor plate area between the 9th and 15th storeys to 1,015 square metres (an increase of 15 square metres for both buildings). The intent of the maximum 1,000 square metres floor plate area, was to ensure that the building towers would be consistent with the Town of Milton Tall Building Guidelines, which state that the building tower should generally not exceed a tower floor plate area of 1,000sq.m. Town staff have no concerns with the increase to the tower floor plate by 15 square metres for both buildings, as the increase is small and will not visually change the scale or impact of the towers on the community. Furthermore, Urban design staff do not have any concerns with the minor increase.

Variance 3: Visitor Parking

The third variance seeks to reduce the minimum visitor parking rate from 0.22 spaces per unit to 0.20 spaces per unit.

In January 2025, Town of Milton Council approved a housekeeping amendment to the Urban Zoning By-law which included various amendments and updates to the Town's Urban Zoning By-law 016-2014. One of the amendments included a reduction to the minimum apartment building parking rate from the previously required 1.5 resident parking spaces per unit and 0.25 visitor parking spaces per unit to 1.0 resident parking spaces per unit to 0.20 visitor parking spaces per unit. The amendment was sought by staff to align the apartment building resident parking rate and visitor parking rate with the parking rates approved by Council for multiple apartment building developments within the Town of Milton and with current best practices.

Transportation Planning staff reviewed the parking reductions through the housekeeping amendment and were supportive of the modifications to the Zoning By-law. In particular, Transportation Planning staff noted that the reduction to the apartment building parking rates are inline with the parking rate reductions supported for multiple Zoning By-law Amendment applications within the Town of Milton and in adjacent municipalities. These previous Zoning By-law amendments have been supported through detailed transportation impact and

Development Services Comments

parking justification studies reviewed by the Town and additionally through an external peer reviewer retained by the Town.

The applicant has requested the reduction to align the visitor parking rate with the recent parking rate approved by Milton Council. Planning staff note that the decreased visitor parking rate will not result in an increase to the units proposed, as the previously approved Zoning By-law Amendment capped the maximum number of units within the portion of the development south of Etheridge Avenue (Buildings 1 to 4) to a maximum of 800 dwelling units.

Variance 4: Maximum Parking Area

Lastly, the fourth variance seeks to increase the maximum surface parking area from 22% to 31% (an increase of 9%). Through the review of the related site plan application for the subject development, it was determined that the surface parking area was calculated incorrectly through the Zoning By-law Amendment. As a result, the site specific Zoning By-law Amendment established a maximum surface parking area of 22%, which is not consistent with the proposed concept plan reviewed through the application.

The increase to the maximum surface parking area to 31% would not result in any changes to the site design reviewed and approved by Council through the Zoning By-law Amendment. Additionally, the subject development would still comply with the minimum Landscaped Open Space required of 30%.

Conclusion

Based on the aforementioned, Planning Staff offer no objection to the approval of this application. The variances being requested are considered 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.

As the subject application is subject to site plan control, it is Planning staff's opinion that no conditions of minor variance approval are required. The detailed building design will be subject to site plan approval and related site plan agreement to be registered on title for the lands.

Respectfully submitted,



Natalie Stopar

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

For questions, please contact: Natalie.Stopar@milton.ca
Rachel.Suffern@milton.ca

Phone: Ext. 2297

Phone Ext. 2263

Attachments

None.



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: February 27, 2025

File No: A24-003/M

Subject: 11801 Derry Road

Recommendation: That the application for minor variance be approved.

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 cumulative total of 922 square metres of gross floor area associated with a 'Restaurant' and 'Restaurant, Take-Out' uses on the subject property containing buildings municipally known as 11771 Derry Road and 11801 Derry Road.

The subject property is known municipally as 11801 Derry Road and legally described as Part of Lot 11 on Concession 6 (formerly Trafalgar Township). The property is located at the north-west corner of Derry Road and Sixth Line.

The lands were subject to an approved Local Official Plan Amendment (LOPA-02/24) and Zoning By-law Amendment (Z-03/24) to facilitate the development of two light industrial multi-unit buildings fronting on Derry Road and two general industrial multi-unit buildings behind. The applicant has submitted a Site Plan Application (SP-17/24) and is currently under review.

A Site Plan has been attached as Figure 1 to this report.

As the date of writing this report, municipal addressing has since been applied to each building proposed: 11771 Derry Road (Building B), 11781 Derry Road (Building D), 11891 Derry Road (Building C) and 11801 Derry Road (Building A).

The site-specific zoning assigned to 11801 Derry Road (M1*347-H82) and 11771 Derry Road (M1*348-H82) permit a cumulative total gross floor area of 485 square metres for 'Restaurant' and 'Restaurant, Take-Out' uses. To accommodate market demand and accommodate flexibility for end-users, the applicant is seeking to increase the permitted gross floor area for these uses to 922 square metres.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is partially designated as Industrial Area (11781 Derry Road and 11891 Derry Road) and Business Park Area (11771 Derry Road and 11801 Derry Road) on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as



Official Plan Designation (including any applicable Secondary Plan designations)

Industrial Area (11781 Derry Road and 11891 Derry Road) and Business Park Area (11771 Derry Road and 11801 Derry Road) on Schedule C-9-B - Derry Green Land Use Plan within the Derry Green Corporate Business Park Land Use Plan. Through the Secondary Plan, 11801 Derry Road is subject to a Gateway Overlay and 11771 Derry Road a Street-Oriented Overlay, both of which permit additional uses and require a higher-order of urban design. A Special Policy Area (SPA 50) has also been applied to the site to ensure appropriate development fronting on Derry Road, along with the addition of permitted uses.

Planning Staff is satisfied that the proposal is in conformity with both the Town of Milton Official Plan and Derry Green Corporate Business Park Secondary Plan. The uses permitted conform to the policy direction and through the review of the Site Plan Application, the required urban design principles have been incorporated into the proposal.

Zoning

Through Zoning By-law 016-2014, as amended, the subject lands have four site-specific zones applied to ensure conformity with the direction of the Official Plan and Secondary Plan. The zone boundaries align with the anticipated building siting:

- 11801 Derry Road - Site Specific Business Park (M1*347-H82) Zone
- 11771 Derry Road - Site Specific Business Park (M1*348-H82) Zone
- 11891 Derry Road - Site Specific General Industrial (M2*349-H82) Zone
- 11781 Derry Road - Site Specific General Industrial (M2*350-H82) Zone

Schedule A from the approved amending by-law has been attached as Appendix 1 to this report for information.

The relief being requested through this application only affects zones M1*347-H82 and M1*348-H82 as 'Restaurant' and 'Restaurant, Take-Out' uses are not permitted in the M2*349-H82 and M2*350-H82 zones.

Through Sections 13.1.1.347 and 13.1.1.348, a maximum gross floor area for 'Restaurant' and 'Restaurant, Take-Out' uses was established and applied to the entirety of the site:

“That a maximum Gross Floor Area, including patio, associated with Restaurant and Restaurant, Take-out uses shall not exceed cumulative total of 485 square metres on the lot.”

For the purposes of administering the by-law, 'lot' is defined as the entirety of the subject lands (regardless of the zone boundaries) so the cumulative gross floor area permission cannot be applied separately to each zone (i.e. 485 square metres for each building).

Based on the above noted sections, the applicant is seeking to increase the permitted gross floor area for specified uses

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on February 06, 2025. As of the writing of this report on February 19, 2025, 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.

Town Transportation Planning Staff reviewed the proposal and supporting Shared Parking Analysis and offer no objection as the additional gross floor area attributed to the prescribed uses is not anticipated to negatively impact the parking supply on site. Further commentary is provided within the Development Services Comments.

Development Services Comments

To accommodate anticipated end-users and market demand, the applicant is seeking to increase the permitted gross floor area associated with 'Restaurant' and 'Restaurant, Take-Out' uses within buildings now municipally known as 11801 Derry Road (Building 'A') and 11771 Derry Road (Building 'B').

Through the initial planning applications and technical studies, an appropriate flat rate (number of parking spaces per square metre of gross floor area) was established for parking across the subject property. The intent of this approach was to provide flexibility for the developer as far as future end-users and the various uses that each unit could accommodate while also ensuring the site had adequate parking to function independently (i.e. not result in overflow parking).

The standard parking requirements in Zoning By-law 016-2014, as amended, sets out a lower ratio of parking spaces to gross floor area for uses that generate higher traffic - this includes 'Restaurant' and 'Restaurant, Take-Out' uses. As such, to facilitate the flat parking rate approach through the re-zoning and ensure higher intensity uses will not over consume the site's parking supply, the applicant provided a Transportation Impact Study that presented a shared parking analysis and justification as to what was a reasonable gross floor area for higher intensity parking uses (such as restaurants and convention centre). This data informed the existing provision that permits a maximum gross floor area of 485 square metres for 'Restaurant' and 'Restaurant, Take-Out' uses on the site.

Ultimately, the intent of the maximum gross floor area provision associated with the specified uses in the M1*347-H82 and M1*348-H82 is to ensure that there will be an adequate parking supply provided on site to accommodate all four multi-unit buildings and the range of uses permitted through the site-specific zoning. Limiting the gross floor area associated with higher intensity uses

Consultation

ensures that the parking supply is adequate and can equitably accommodate the needs of all units (and uses) on site, rather than being consumed by selected higher intensity uses.

Since the initial planning approvals, the developer has released the units to market. Consumer demand has indicated a greater need for 'Restaurant' and 'Restaurant, Take-Out' uses than what is currently permitted on site. As a result, the applicant has retained a Professional Engineer specializing in transportation planning to re-analyze the shared parking supply on site to provide greater flexibility for future end-users.

The Shared Parking Analysis, prepared by TYLin, submitted in support of this application considered the number and size of units proposed, along with the range of uses permitted on the site with specific consideration to higher intensity uses such as 'Restaurant', 'Restaurant, Take-Out', and 'Convention Centre'. It was determined that at peak daytime business hours (9:00 am to 5:00 pm), if restaurants were operating at full capacity concurrent to all other business/employment uses, a deficiency of three parking spaces would result. However, the Urban Land Institute of Shared Parking 3rd Edition states that during weekdays, restaurant uses generally reach peak demand between 7:00 pm and 9:00 pm, which is outside of peak daytime business/employment hours. As such, the Shared Parking Analysis also provides a scenario from 7:00 pm to 9:00 pm to demonstrate that at peak demand for restaurant uses (at a total of 922 square metres of gross floor area) operating at full capacity, a surplus of 224 parking spaces will be provided on site given that the daytime business/employment parking demand will not be present and/or operating at full capacity. Pragmatically, daytime business/employment uses will not be operating at peak demand at the same time as restaurants are.

The Town's Transportation Planning Technician has reviewed the Shared Parking Analysis and is satisfied that at peak hours for 922 square metres of gross floor area of 'Restaurant' and 'Restaurant, Take-Out' uses, a surplus of parking spaces will be provided. While there is a deficiency of three spaces during peak daytime hours, it is highly unlikely that the restaurants will be operating at full capacity concurrently with business/employment uses. The technical justification provided demonstrates that 922 square metres of 'Restaurant' and 'Restaurant, Take-Out' gross floor area is appropriate for the site and will not result in an inadequate parking supply on-site nor impact the function and parking demand of any other units and uses that may occupy the various buildings.

The applicant is advised that any future relief required for parking will require an update to the Shared Parking Analysis to demonstrate that it will not negatively impact the overall parking supply and function of the site. Further, the allocation of the gross floor area for 'Restaurant' and 'Restaurant, Take-Out' uses cannot be confirmed by Zoning Staff until end-users apply for Certificates of Occupancy when the breakdown of each units' uses and functions are reviewed - it is recommended that any purchaser of units within 11801 Derry Road and 11771 Derry Road be



Consultation

advised of this and consult with the Town to confirm how their operation is defined through the Zoning By-law.

Based on the aforementioned, Planning Staff offer no objection to the requested minor variance given the applicant has demonstrated that the relief will not negatively impact or hinder the function of the site and various units. The relief being requested is minor in nature, is desirable for the development of the subject lands, maintains the intent of the Zoning By-law, and conforms to the Official Plan.

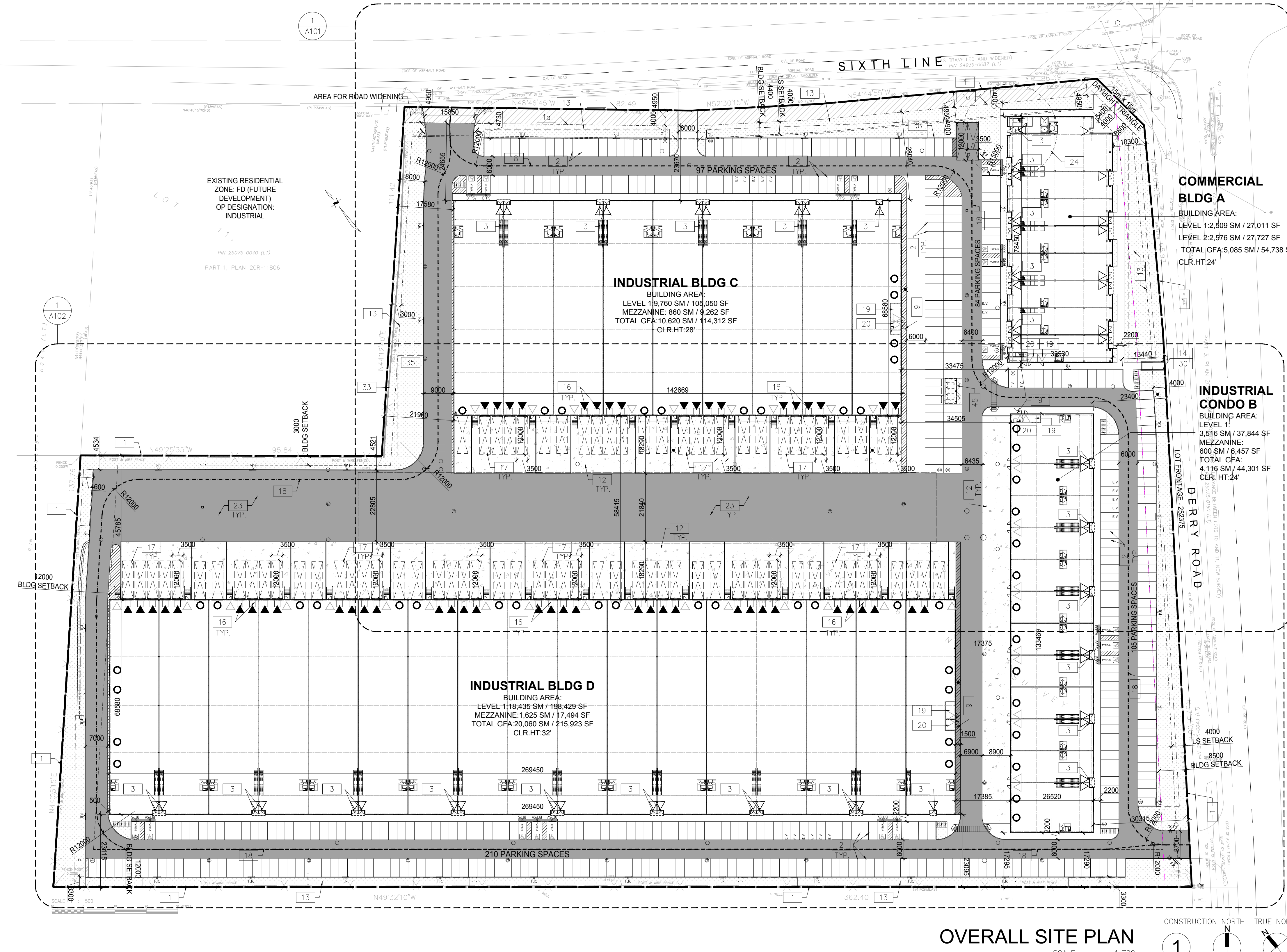
Respectfully submitted,

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

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

Attachments

Figure 1 - Site Plan (11801 Derry Road)
Appendix 1 - Schedule A of By-law 041-2024



SITE STATISTICS		FD
Existing Zoning Category		Business Park (Site-specific M1) and General Industrial (Site-specific M2)
Proposed Zoning Category		Group F2 (O.B.C. A- 3.1.2.1.(1))
Building Classification		
GROSS SITE AREA	76,134.00m ²	819,498.76 ft ²
NET SITE AREA (EXCLUDING ROAD WIDENING)	75,028.58m ²	807,600.13 ft ²
Zone Permitted Use (Town of Milton Comprehensive Zoning By-law 016-2014)		
GROSS FLOOR AREA:		
BUILDING A (M1 Zone)	54,734 SF	5,085.00 m ²
Level 1	27,017 SF	2,510.00 m ²
Level 2	27,717 SF	2,575.00 m ²
BUILDING B (M1 Zone)	44,304 SF	4,116.00 m ²
Ground Level	37,846 SF	3,516.00 m ²
Mezzanine Level	6,458 SF	600.00 m ²
BUILDING C (M2 Zone)	114,313 SF	10,620.00 m ²
Ground Level	105,050 SF	9,780.00 m ²
Mezzanine Level	9,262 SF	860.00 m ²
BUILDING D (M2 Zone)	215,924 SF	20,060.00 m ²
Ground Level	198,433 SF	18,435.00 m ²
Mezzanine Level	17,491 SF	1,625.00 m ²
TOTAL G.F.A.	429,276 SF	39,881.00 m²
Requirements (Site-specific M1)		
As per Table 8B of bylaw 016-2014 and bylaw 041-2024	Proposed	Required
Gross Floor Area	39,881.00m ²	N/A
Min. Lot Area (sm)	75,028.58m ²	8,000.00m ²
Min. Lot Frontage (m)	252.38m	40.00m
Min. Front Yard Building Setback (m) (Derry Road)	10.30m	8.50m
Min. Exterior (North) Side Yard Building Setback (m)	4.40m	4.40m
Min. Interior (South) Side Yard Building Setback (m)	17.29m	3.00m
Min. Rear Yard Building Setback (m)	12.00m	12.00m
Maximum Building Height (m)	12.24m	20.00m
Min. Landscape Area (% of Lot Area)	12.5%	12.5%
Min. Landscape Buffer (m) (abutting a streetline)	4.00m	4.00m
Requirements (Site-specific M2)		
As per Table 8B of bylaw 016-2014 and bylaw 041-2024	Proposed	Required
Gross Floor Area	39,881.00m ²	N/A
Min. Lot Area (sm)	75,028.58m ²	8,000.00m ²
Min. Lot Frontage (m)	252.38m	40.00m
Min. Front Yard Building Setback (m) (Derry Road)	10.30m	8.50m
Min. Exterior (North) Side Yard Building Setback (m)	4.40m	4.40m
Min. Interior (South) Side Yard Building Setback (m)	17.29m	3.00m
Min. Rear Yard Building Setback (m)	12.00m	12.00m
Min. Lot Coverage (%)	45.3%	40.0%
Maximum Building Height (m)	12.24m	20.00m
Min. Landscape Area (% of Lot Area)	12.5%	12.5%
Min. Landscape Buffer (m) (abutting a streetline)	4.00m	4.00m
Building Gross Floor Area		
Warehouse Area	39,881.00m ²	429,276.10 ft ²
Office Area	31,711.00m ²	341,334.03 ft ²
	8,170.00m ²	87,941.06 ft ²
Parking Calculations		
Total no. of Parking Spaces - As per Table 5G of bylaw 016-2014	Proposed	Required
Accessible Parking Spaces (Included in Total Parking spaces)	496	446
- As per Table 5H of bylaw 016-2014	18	11
Parking Stall Dimensions - As per bylaw 016-2014	10-Type A+8-Type B	5-Type A+6-Type B
Standard: 2.75m X 5.8m		
Drive Aisle Width - Table 5C:		
ACCESSIBLE TYPE A - 3.4m X 5.8m		
Off-street parking - Table 5D	TYPE B - 2.75m X 5.8m	
Bicycle Parking Calculations		
@3% of the required parking spaces - As per Table 5I of bylaw 016-2014	Proposed	Required
Total no. of Bicycle Parking Spaces	48	13
Bicycle Parking Space Dimensions - As per Table 5J of bylaw 016-2014		1.8m X 0.6m
Loading Space Calculations		
@3+1/3000 SM in excess of 7441 SM - As per Table 5J of bylaw 016-2014	Proposed	Required
Total no. of Loading Spaces	94	6
Loading Space Dimensions - As per Table 5D of bylaw 016-2014		3.5m X 12.0m

GENERAL NOTES

- EXISTING PROPERTY LINE
- 2750x5800 PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS, WITH 6M WIDE DOUBLE LOADED AISLE.
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS, TO HAVE (2) TYPE B (2750x5800), (2) TYPE A STALLS, (3400x5800), OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF MILTON'S ACCESSIBLE PARKING STANDARDS.
- 150mm WIDE CURB TYPICAL
- MIN. 150mm WIDE SIDEWALK TYPICAL U.N.O
- TRAILER PARKING STALL - 12'-0" x 55'-0"
- ACCESSIBLE CURB RAMP AS PER DETAIL
- FIRE DEPARTMENT CONNECTION / SIAMSE
- PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- TRUCK LOADING DOCK (TYPICAL)
- LOADING SPACE - L.S. (MIN. 3.5m x 12.0m)
- FIRE ACCESS ROUTE W/ 12M TURNING RADIUS
- PROPOSED ELECTRICAL ROOM
- PROPOSED MECHANICAL ROOM
- CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 1.8M WIDE PAINTED PEDESTRIAN PATHWAY
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- 15.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY, DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- INVERTED U-SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8m x 0.6m PER SPACE
- PROPOSED STOP SIGN LOCATION
- PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- YELLOW PAINTED LINES
- RETAINING WALL
- PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS
- PROPOSED FIRE ROUTE SIGN LOCATION
- NOISE WALL
- PROPOSED AMENITY AREA
- SNOW STORAGE. EXCESS TO BE REMOVED OFF SITE
- PROPOSED CHAIN-LINK FENCE
- CONCRETE/STEEL SAFETY BOLLARD
- PRIVACY SCREEN WITH 0.3M HIGH OPENING AT BOTTOM. REFER TO CIVIL FOR CURB CUT UNDER THE SCREEN WALL. PROPOSED PYLON SIGNAGE
- DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
- RESERVED
- DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
- ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
- GARBAGE BIN ENCLOSURE
- CONCRETE WHEELSTOP

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LANDSCAPE AREA
- DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- PROPOSED CATCH-BASIN
- DENOTES MANHOLE
- EXISTING HYDRO POLE
- PAINTED CARPOOL PARKING SPACE SYMBOL
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING SIGN WITH VAN TAB
- DRIVE-IN DOOR
- NEW STOP SIGN
- NEW FIRE ROUTE SIGN
- GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- PROPOSED EV CHARGING STATIONS
- CP PAINTED CARPOOL PARKING SPACE SYMBOL
- BFPS BARRIER FREE PARKING SIGN
- BFPVS BARRIER FREE PARKING SIGN WITH VAN TAB
- DSTOP NEW STOP SIGN
- DFR NEW FIRE ROUTE SIGN
- GM GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LF LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LP LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- EV PROPOSED EV CHARGING STATIONS



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CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
ARCHITECTURE
PLANNING
INTERIORS

ONTARIO ASSOCIATION OF ARCHITECTS
Xac Pacha
ANA CATALINA ROCHA
LICENCE 7268

KOLT

INVESTMENTS

MILTON GATES
11801 DERRY ROAD,
MILTON, ON
CANADA

OVERALL SITE PLAN

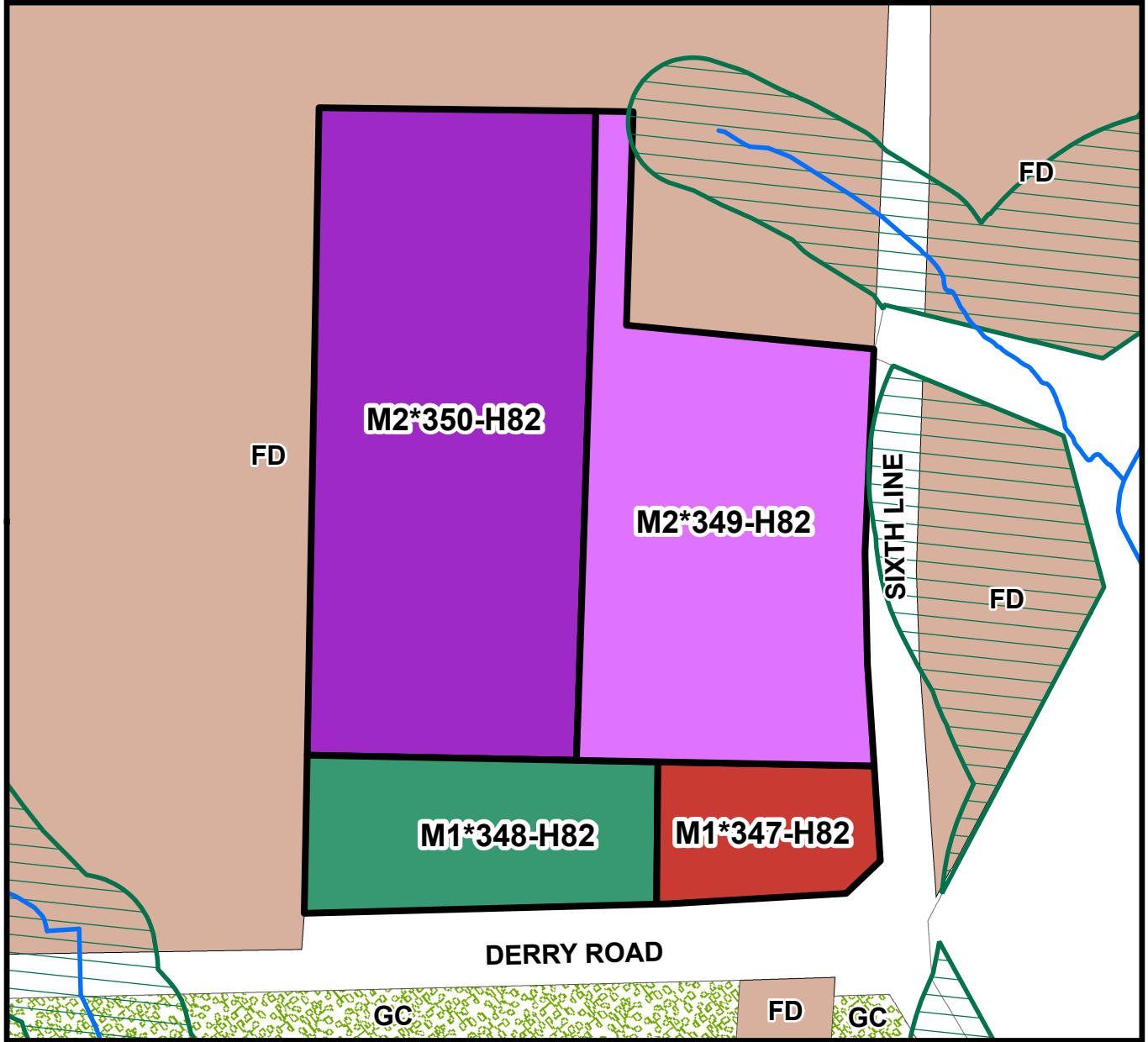
DATE	REMARKS
2024-01-22	ISSUED FOR OPAZBA
2024-07-30	ISSUED FOR SPA
2024-12-06	ISSUED FOR SPA RESUBMISSION

PA / PM: J.S.
DRAWN BY: J.S.
JOB NO.: TOR22-0045-00

SHEET
A100

SCHEDULE A
 TO BY-LAW No. -2024
 TOWN OF MILTON

11801 Derry Road
 Town of Milton



THIS IS SCHEDULE A
 TO BY-LAW NO. _____ PASSED
 THIS 13TH DAY OF MAY, 2024.

 MAYOR - Gordon A. Krantz

 CLERK- Meaghen Reid

Rezoned from Future Development Zone (FD)

- M1*347-H82 - Business Park Zone Special with Holding Provision 82
- M1*348-H82 - Business Park Zone Special with Holding Provision 82
- M2*349-H82 - General Industrial Zone Special with Holding Provision 82
- M2*350-H82 - General Industrial Zone Special with Holding Provision 82

