



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

Thursday, March 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 February 27, 2025	2
5. ITEMS FOR CONSIDERATION	
5.1 A25-005/M 10 Bronte Street South	5
The applicant is proposing to construct a café on the ground floor to replace an existing vacant ground floor retail unit. The applicant is requesting relief from the Town's Zoning By-law to allow for a reduction in required parking spaces to facilitate the café use.	
5.2 A25-006/M 104 Barton Street	9
The applicant is proposing to construct a new single-detached dwelling and retain the existing accessory structure. The applicant is requesting relief from the Town's Zoning By-law to allow for the proposed single-detached dwelling to seek special permissions for lot coverage, dwelling and the garage face as well as the minimum exterior side yard setback.	
5.3 A25-007/M 4151 Ennisclare Drive	15
The applicant is seeking relief from the Town's Zoning By-law to accommodate an addition to the existing garage, which includes relief for the garage location and garage door height as well as location, driveway extension and the proposed fence at the front of the property.	
6. NEXT MEETING	
7. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

February 27, 2025, 6:00 p.m.

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

Absent: Mark Kluge

-
1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**
 2. **DISCLOSURE OF PECUNIARY INTEREST**
 3. **HOUSEKEEPING**
 4. **MINUTES**

- 4.1 **Minutes from Committee of Adjustment January 30, 2025**

THAT the minutes from the January 30, 2025 Committee of Adjustment be
APPROVED

Carried

5. **ITEMS FOR CONSIDERATION**

- 5.1 **A24-060/M 493 Kearns Drive**

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.

Carried

5.2 A25-001/M 2310 Mohawk Trail

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.

Lost

5.3 A25-002/M 6046 & 6056 Regional Road 25

THAT the application for minor variance **BE APPROVED**

Carried

5.4 A24-003/M 11801 Derry Road

THAT the application for minor variance **BE APPROVED**

Carried

6. NEXT MEETING

7. ADJOURNMENT

There being no further business to discuss, the Chair adjourned the Hearing at 6:31PM

Scott
Corbett

Digitally signed by
Scott Corbett
Date: 2025.03.20
14:58:00 -04'00'

Scott Corbett, Secretary Treasurer



The Corporation of the Town of Milton

Report To:	Committee of Adjustment and Consent
From:	Taylor Wellings, MSc (PI), MCIP, RPP
Date:	March 27, 2025
File No:	A-25-005M
Subject:	10 Bronte Street South
Recommendation:	<p>THAT the application for minor variance BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none">1. That the development shall be constructed in accordance with the site plan prepared by Green Propeller Design and stamped by Town Zoning on February 12, 2025.2. That a Building Permit be obtained within two (2) years from the date of the decision; and3. 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 allow for a total of 67 parking spaces, - 15 parking spaces.

The subject property is known municipally as 10 Bronte Street South. The subject property is located on the corner of Bronte Street South and Main Street West. The subject property contains a four-storey commercial office building which includes office, medical and retail spaces. The applicant is proposing to construct a café on the ground floor to replace an existing vacant ground floor retail unit. The applicant is requesting relief from the Town's Zoning By-law to allow for a reduction in required parking spaces to facilitate the café use.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Central Business District on Schedule B of the Urban Land Use Plan of the Town of Milton's official Plan. Further, the subject property is also designated as "Downtown Supportive Area" on Schedule C Central Business District Land Use Plan. The intent

Official Plan Designation (including any applicable Secondary Plan designations)

of these policies are to accommodate a range of uses that support and contribute to the continued vibrancy of the downtown core.

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

Zoning

The subject lands are zoned Central Business District Secondary Commercial Zone (CBD-B). A range of uses are permitted within this zone such as office and medical uses and restaurant uses.

Section 5.8.2 ii, Table 5G & A18/037 of the Town's Zoning By-law states that a minimum of 82 parking spaces are required. The applicant has requested to allow for 67 parking spaces, a difference of - 15 parking spaces, to facilitate the proposed development.

Consultation*Public Consultation*

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2025. As of the writing of this report on March 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 Staff have reviewed the application and associated Parking Justification Letter as prepared by C.F. Crozier & Associates Inc. in support of the proposed development and confirmed that they have no concerns with the requested variance and offer no objection.

Development Services Comments

The applicant has requested a minor variance to facilitate the proposed development of a café use at the ground-level of the existing office use building. The applicant has requested to allow for 67 parking spaces, a difference of - 15 parking spaces, to facilitate the proposed development.

Planning staff have reviewed the minor variance application and have no concerns with the proposed development and requested reduction in required parking spaces. As noted above, Town Transportation staff have confirmed that the proposed reduction in parking spaces poses no concerns for the existing building and surrounding area. Further, on-street parking along Main Street as well as the two transit routes that operate along Bronte Street and Main Street will assist with parking relief. Surrounding area also includes an existing pedestrian network as well as cycling lanes also available in close proximity.

Planning Staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and



The Corporation of the Town of Milton

File #:
A-25-005M
Page 3 of 3

Consultation

use of the subject property. As such, Planning Staff have reviewed the requested variance and offer no objection to its approval.

Planner, Development Review

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311

Attachments

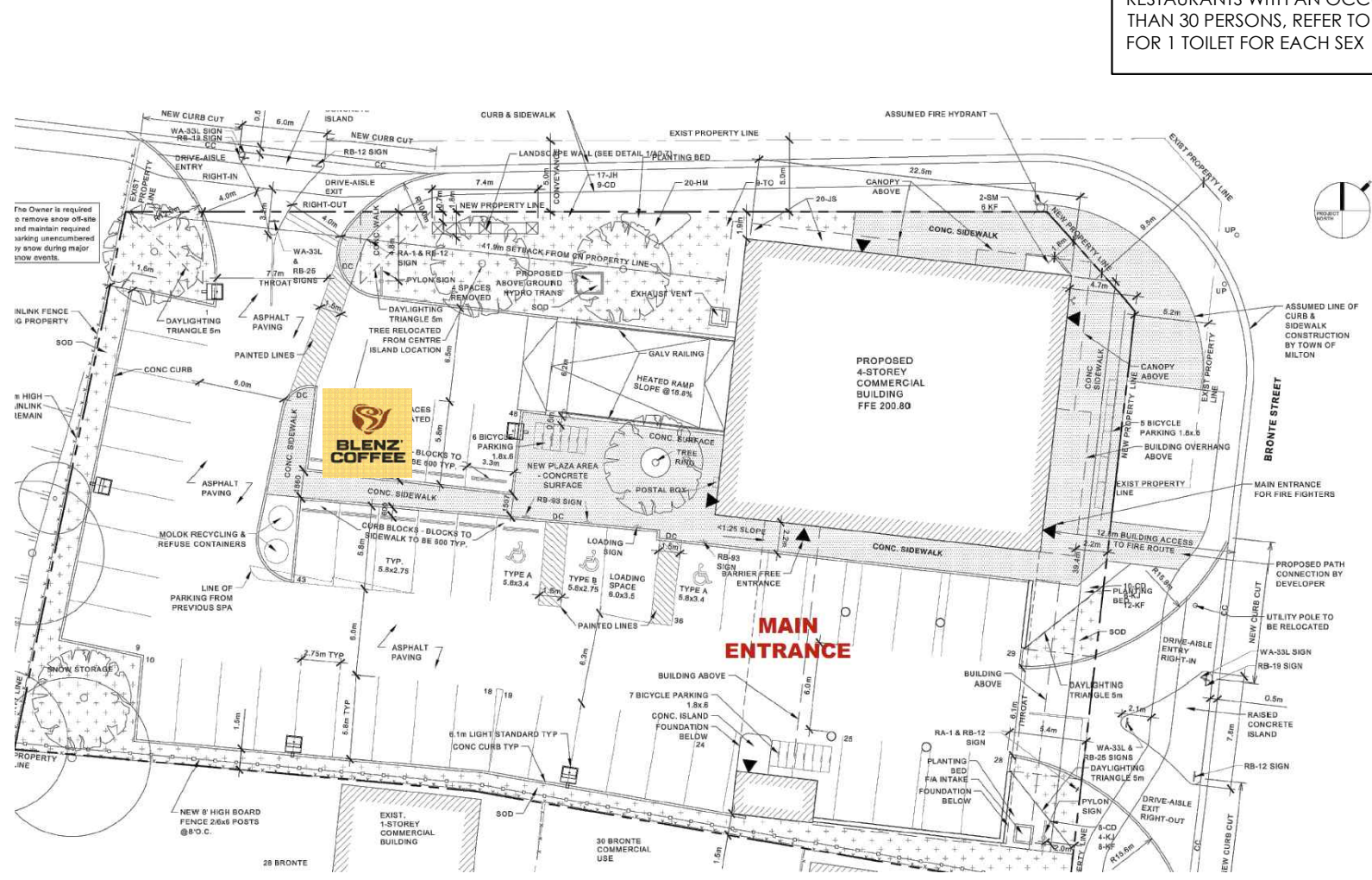
Figure 1 - Proposed Site Plan



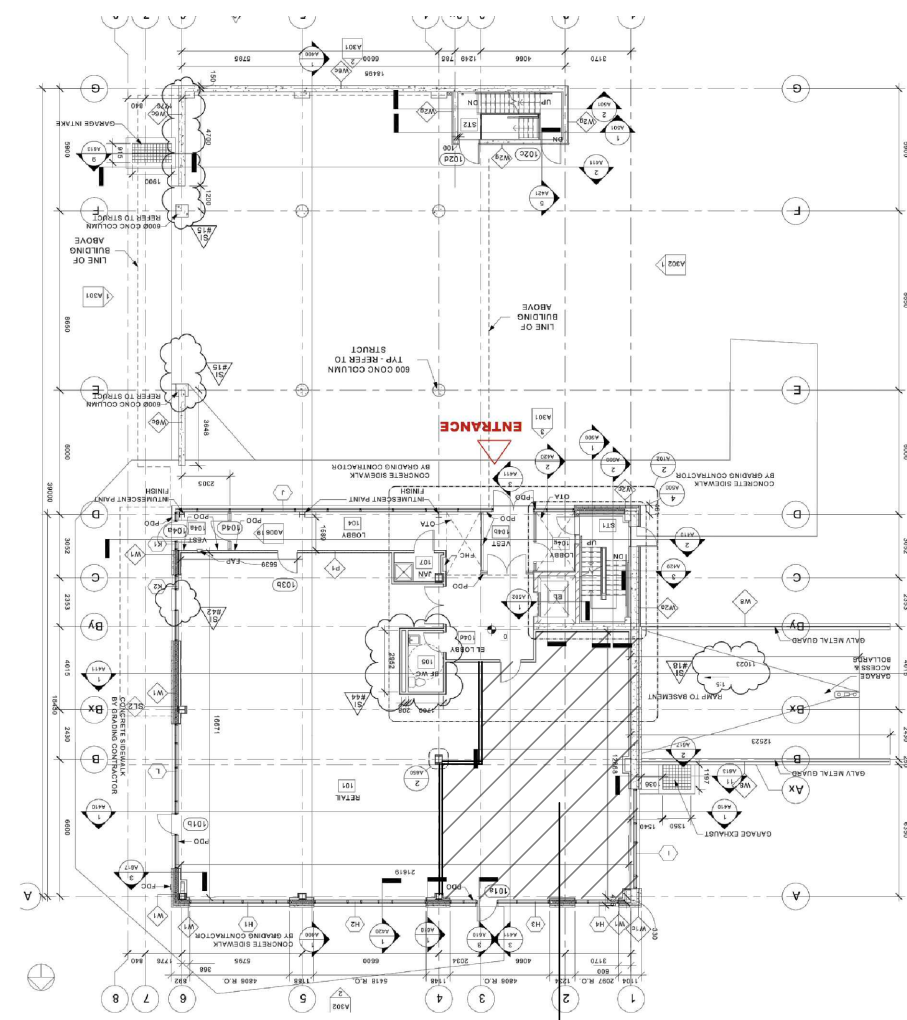
10 BRONTE ST. S. #101
MILTON ON L9T 1Y8

TEAM		CONTACT
CLIENT		
DESIGNERS	FSH DESIGN INC.	NICK GODDARD
STRUCTURAL		X
MECHANICAL	RISER ENGINEERING	TOMMY MUI 647-409-1832
ELECTRICAL	RISER ENGINEERING	TOMMY MUI 647-409-1832
PLUMBING	RISER ENGINEERING	TOMMY MUI 647-409-1832
EQUIPMENT		
SCREENS (supply & install)		
CAMERAS & CABLING (supply/install, wiring)		
POS		

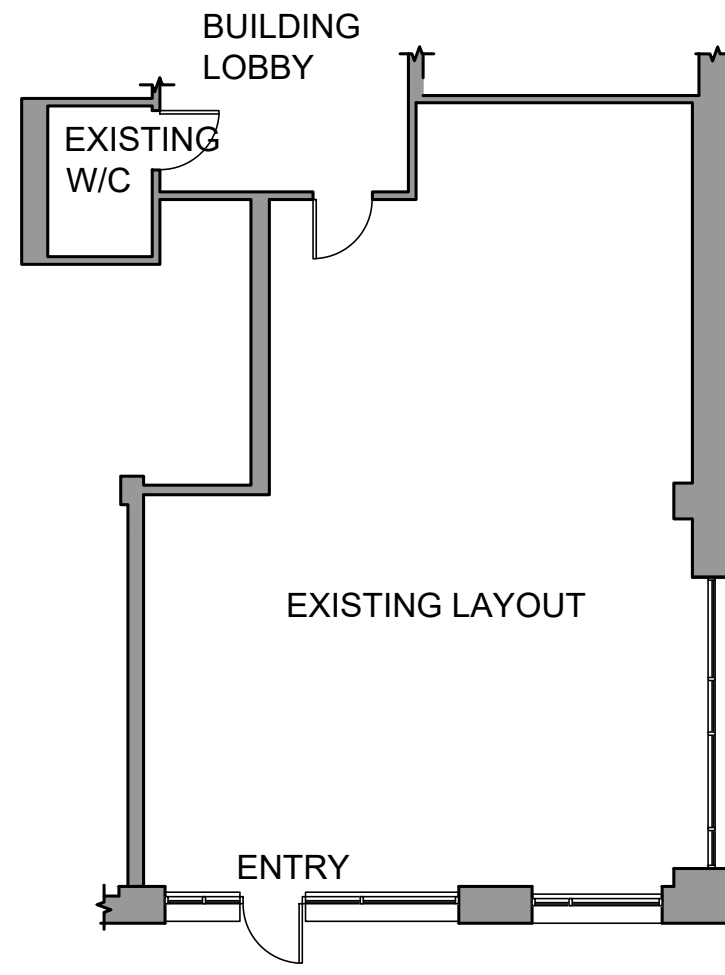
DRAWING LIST	
SHEET	DRAWING NAME
A000	EQUIPMENT LIST / LEGENDS / SITE PLAN
A100	REFLECTED CEILING PLAN NEW CONSTRUCTION PLAN
A101	FINISH PLAN EQUIPMENT PLAN
A200	IELEVATIONS
A201	ELEVATIONS
I202	ELEVATIONS
A300	DETAILS



1 SITE PLAN
NTS



2 KEY PLAN
NTS



3 EXISTING LAYOUT
3/16"=1'-0"

NOTES

- ALL WORK SHOULD CONFORM TO ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES AND BYLAWS.
- THE DRAWINGS ARE ISSUED FOR DESIGN INTENT ONLY. THE CONTRACTOR MUST REVIEW THE APPROVED BUILDING PERMIT DRAWINGS AND ADVISE DESIGNERS FOR ANY DISCREPANCIES BEFORE CONSTRUCTION.
- CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW, EXAMINE AND BE FAMILIAR WITH ALL COMPONENTS OF THE PROJECT SHOWN ON THE DRAWINGS AND INDICATED ON THE SPECIFICATIONS.
- CONTRACTOR AND SUBCONTRACTORS MUST VERIFY ALL MEASUREMENTS ON SITE AND ASSESS ITS EXISTING CONDITION. CONTRACTOR TO INFORM CONSULTANTS FOR ANY DISCREPANCIES BEFORE ORDERING MATERIALS AND COMMENCING WORK.
- INTERIOR DIMENSIONS ARE TO FACE OF FINISHED WALLS UNLESS OTHERWISE NOTED.
- ALL MATERIALS, EQUIPMENT, AND FIXTURES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR TO COORDINATE PLUMBING, ELECTRICAL, AND DATA CONNECTIONS WITH CLIENT-SUPPLIED EQUIPMENT AS REQUIRED.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR EXIT SIGNS, EMERGENCY LIGHTING, AND FIRE ALARM DEVICES.
- PULL STATION AND FIRE ALARM SYSTEMS TO REMAIN. EMERGENCY EXIT LIGHTING, EXIT SIGNS, DIRECTIONAL EXIT SIGNS, AND FIRE ALARM GONGS, ETC. MAY BE REQUIRED. CONFIRM FINAL LOCATIONS AND QUANTITIES ON SITE WITH BUILDING INSPECTOR AND FIRE DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGES TO EXISTING AND/OR NEW MATERIALS OR PREVIOUS CONSTRUCTION. IN THE EVENT OF ANY DAMAGE, THE CONTRACTOR IS RESPONSIBLE TO MAKE GOOD ANY REPAIRS AT NO ADDITIONAL COST.
- CONTRACTOR TO ENSURE ALL REQUIRED BLOCKING, BRACING, FRAMING, HANGERS OR OTHER SUPPORT FOR MATERIALS AND FIXTURES AND EQUIPMENT ARE PROVIDED AS MAY BE REQUIRED WHETHER OR NOT DETAILS HAVE BEEN SHOWN ON THE DRAWINGS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR, BUT NOT LIMITED TO MILLWORK, STONE COUNTERTOP, GLASS SNEEZ GUARDS ETC.

MILLWORK SCHEDULE

ALL MILLWORK TO HAVE SHOP DRAWINGS SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
* DRYWALL CONTRACTOR TO PROVIDE BACKING AS REQUIRED TO SUIT MILLWORK INSTALLATIONS.
* SEE PAGE A300 FOR DETAILS OF MILLWORK

SYMBOL:	DESCRIPTION:	SYMBOL:	DESCRIPTION:
(M1)	MILLWORK: COFFEE BAR FINISH: L1, T2 & S1 HARDWARE: MH1, MH2, MH4	(M3)	MILLWORK: DISPOSAL & SELF SERVE STATION FINISH: L1 & S1 HARDWARE: MH1, MH2, MH4
(M2)	MILLWORK: POWER BAR FINISH: L1 HARDWARE: MH3	(M4)	MILLWORK: PRODUCT DISPLAY SHELVING FINISH: L1 HARDWARE: MH1, MH2, MH4

WASHROOMS, SINKS, EQUIPMENT

SYMBOL:	DESCRIPTION:	SYMBOL:	DESCRIPTION:
PB1	TYPE: TOILET MANUFACTURER: KOHLER PRODUCT: K-3155-0 WALL HUNG COMPACT ELONGATED SEAT TO MATCH COLOR/FINISH: WHITE	E18A	TYPE: HAND SINK MANUFACTURER: KINDRED ITEM #: GSUA1816-8 UNDERMOUNT COLOR/FINISH: STAINLESS STEEL
PB3	TYPE: FAUCET MANUFACTURER: MOEN PRODUCT: 6715 VICHY SINGLE HOLE MOUNT COLOR/FINISH: CHROME	E18B	TYPE: FAUCET MANUFACTURER: MOEN ITEM #: 7260EVSRS BELFIELD SMART KITCHEN ONE HANDLE ARC COLOR/FINISH: BRUSHED NICKEL TOP MOUNT ONE HOLE
PB4	TYPE: HAND SINK MANUFACTURER: DURAVIT PRODUCT: 070225 VERO WALL MOUNTED SINK COLOR/FINISH: WHITE	E19	TYPE: MOP SINK MANUFACTURER: ULINE ITEM #: H-9527 24x24x10 COLOR/FINISH: WHITE OR EQUAL
E6	TYPE: PITCHER RINSER MANUFACTURER: RHINO COFFEE GEAR PRODUCT: RHPK300-S MOUNTED ON COUNTER 14"x9" REQUIRES 1" DRAIN HOSE (NOT INCLUDED)	E20	TYPE: MOP SINK FAUCET MANUFACTURER: AMERICAN STANDARD ITEM #: 8344212.004 TOP BRACE WALL MOUNT SERVICE FAUCET COLOR/FINISH: ROUGH CHROME OR EQUAL

CODE REQUIREMENTS

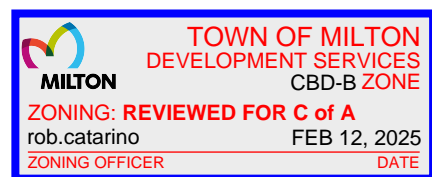
- MINIMUM NUMBER OF EXITS PROVIDED AS PER OBC ARTICLE 3.4.2.1 (EXISTING CONFORMS)
- LOCATION OF EXITS AND TRAVEL DISTANCE TO EXITS AS PER OBC ARTICLE 3.4.2.3 (EXISTING CONFORMS)
- EXIT CAPACITY AS PER OBC ARTICLE 3.4.3.2 (EXISTING CONFORMS)
- MINIMUM 1100mm CLEAR WIDTH TO PATH LEADING TO EXIT AS PER SUBSECTION 3.4.3
- PATH OF TRAVEL LEADING TO DESIGNATED EXIT SHALL BE KEPT FREE OF ANY OBSTACLES AT ALL TIMES
- THE MAXIMUM FLAME SPREAD RATING FOR WALL SURFACES SHALL BE 1.50 CONFORMING TO OBC SUBSECTION 3.1.1.3
- DOORS AND DOORWAY SHALL BE IN COMPLIANCE WITH SENTENCES 3.8.3.3 (1) & (5)
- SANITARY FACILITIES ARE BASED ON A CAPACITY OF 20 PERSONS :
CODE REQUIREMENT 3.7.4.8(4)FOR RESTAURANTS CLASSIFIED AS MERCANTILE OCCUPANCIES - QUANTITY OF TOILETS SHALL CONFORM TO ARTICLE 3.7.4.3
RESTAURANTS WITH AN OCCUPANT LOAD NOT MORE THAN 30 PERSONS, REFER TO TABLE 3.7.4.3(d) ALLOWS FOR 1 TOILET FOR EACH SEX

SITE STATISTICS

MAJOR OCCUPANCY: GROUP E, MERCANTILE, NO CHANGE FROM PREVIOUS OCCUPANCY.
OCCUPANT LOAD: 20 PERSONS
BUILDING CLASSIFICATION: OBC PART 3
NUMBER OF STORIES: ABOVE GRADE 4, BELOW GRADE 1
TOTAL UNIT AREA - 97m²
BARRIER FREE DESIGN - YES
HAZARDOUS SUBSTANCES - NO
REQUIRED FR - EXISTING TO REMAIN
ALL ZONING PROVISIONS ARE EXISTING AND NOT CHANGING

LEGEND

ITEM NO	QTY	DESCRIPTION	SUPPLY & INSTALL
E1	1	SLIDING DOOR REFRIGERATOR	BLENZ COFFEE
E2	1	REACH IN FREEZER	BLENZ COFFEE
E3	1	UNDER COUNTER SINGLE DOOR FREEZER	BLENZ COFFEE
E4	1	UNDER COUNTER DOUBLE DOOR REFRIGERATOR	BLENZ COFFEE
E5	1	UNDER COUNTER ICE MACHINE	BLENZ COFFEE
E6	1	PITCHER/GLASS RINSER	BLENZ COFFEE
E7	1	UNDER COUNTER SINGLE DOOR REFRIGERATOR	BLENZ COFFEE
E8	1	OPEN AIR BEVERAGE COOLER	BLENZ COFFEE
E9	1	DECAF ESPRESSO GRINDER	BLENZ COFFEE
E10	1	MYTHOS CLIMA PRO GRINDER	BLENZ COFFEE
E11	2	SATELLITES	BLENZ COFFEE
E12	1	NITRO BREW	BLENZ COFFEE
E13	1	G1 GRINDER	BLENZ COFFEE
E14	1	BREW WISE	BLENZ COFFEE
E15	1	MICROWAVE	BLENZ COFFEE
E16	1	PANINI GRILL	BLENZ COFFEE
E17	1	ESPRESSO MACHINE	BLENZ COFFEE
E18	1	HAND SINK WITH FAUCET	PLUMBING TRADE TO SUPPLY AND INSTALL
E19	1	MOP SINK	PLUMBING TRADE TO SUPPLY AND INSTALL
E20	1	MOP SINK FAUCET	PLUMBING TRADE TO SUPPLY AND INSTALL
E21	1	SINK SPRAY FAUCET (FOR DOUBLE SINK)	PLUMBING TRADE TO SUPPLY AND INSTALL
E22	1	DOUBLE COMPARTMENT SINK	PLUMBING TRADE TO SUPPLY AND INSTALL
E23	2	WIRE SHELVING UNIT	BLENZ COFFEE
E24	1	PASTRY CASE (CUSTOM GLASS)	BLENZ COFFEE
E25	1	BUMP SCREEN	BLENZ COFFEE
E26	1	POINT OF SALES	BLENZ COFFEE
E27	1	FOOD/DRINK PRINTER	BLENZ COFFEE
E28	0	IPAD	BLENZ COFFEE
E29	1	KNOCK CHUTE W/ SLIM JIM U/C	BLENZ TO SUPPLY, GC TO INSTALL
E30	1	WATER FILTER STATION (ABOVE DOUBLE SINK)	BLENZ TO SUPPLY, PLUMBING TRADE TO INSTALL
E31	2	CUP DISPENSERS (SET OF 3)	GC TO SUPPLY AND INSTALL
E32	4	TVS & MOUNTS	BLENZ COFFEE TO SUPPLY, GC TO INSTALL
E33	4	SLIM JIM GARBAGE CAN BELOW	BLENZ COFFEE
E34	1	TILEABLE VENT	GC TO SUPPLY
E35	2	SMALL WIRE SHELVING UNIT	BLENZ COFFEE
E36	1	U/C DISHWASHER	BLENZ TO SUPPLY, PLUMBING TRADE TO INSTALL
E37	1	GREASE TRAP	BLENZ COFFEE / LANDLORD
E38	2	BLENDERS	BLENZ COFFEE
WA1	1	MIRROR	GC TO SUPPLY AND INSTALL
WA2	1	COAT HOOK	GC TO SUPPLY AND INSTALL
WA3	1	GARBAGE CAN	GC TO SUPPLY AND INSTALL
WA5	0	GRAB BARS	GC TO SUPPLY AND INSTALL
WA4	1	SOAP DISPENSER	GC TO SUPPLY AND INSTALL
WA6	1	PAPER TOWEL DISPENSER	GC TO SUPPLY AND INSTALL
WA7	1	TOILET PAPER DISPENSER	GC TO SUPPLY AND INSTALL
MH3	4	UNDER COUNTER BAG HOOK	GC TO SUPPLY AND INSTALL
F1	16	OAK DINING CHAIR	BLENZ COFFEE
F2	0	RED-BROWN DINING CHAIR	BLENZ COFFEE
F3	4	CONTRACT GRADE TABLE TOPS	BLENZ COFFEE
F4	4	TABLE HEIGHT BASE	BLENZ COFFEE
F5	2	ACCENT CHAIR	BLENZ COFFEE
F6	1	COFFEE TABLE	BLENZ COFFEE
F7	1	LOVESEAT	BLENZ COFFEE
F8	1	COMMUNAL TABLE	BLENZ COFFEE
F9	8	BAR HEIGHT STOOLS	BLENZ COFFEE
F10	5	BAR HEIGHT BOLT DOWN TABLE BASE	BLENZ COFFEE
F11	TBD	PATIO CHAIR	BLENZ COFFEE
F12	TBD	PATIO TABLE	BLENZ COFFEE
F13	1	PLANTER	BLENZ COFFEE
F14	4	ARTWORK PRINT	BLENZ COFFEE
PB1		TOILET	PLUMBING TRADE TO SUPPLY AND INSTALL
PB2		THREE-HOLE FAUCET	PLUMBING TRADE TO SUPPLY AND INSTALL
PB3		SINGLE-HOLE FAUCET	PLUMBING TRADE TO SUPPLY AND INSTALL
PB4		WALL-HUNG BATHROOM SINK	PLUMBING TRADE TO SUPPLY AND INSTALL
PB5		WALL-HUNG HAND SINK	PLUMBING TRADE TO SUPPLY AND INSTALL



FSH Design

150 King St. West #336
Toronto ON
M5H 1J9

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Canada Copyright Act R.S.C. 1970

Contractors, Sub-contractors, and Trades must verify all dimensions on site, and must report any discrepancy to FSH Design prior to start of construction.

All exterior dimensions are to face of finished wall, unless otherwise noted.

All interior dimensions are to face of finished wall, unless otherwise noted.

The undersigned has reviewed and taken responsibility for the design, and for the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1. of the 2015 Ontario Building Code

NICK GODDARD *Nick Goddard* 99110

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.4.1. of the 2015 Ontario Building Code

PORTAGE DESIGN GROUP 41093

PROJECT
BLENZ COFFEE
10 BRONTE STREET SOUTH #101
MILTON ON L9T 1Y8

DATES

ISSUED FOR PERMITS DEC 20 2024
ISSUED FOR TENDER JAN 29 2025

DRAWN BY

NG

CHECKED BY

SI

NG

DRAWING NAME

AS SHOWN

SCALE

AS SHOWN

SHEET NO.

A000



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: March 27, 2025

File No: A-25-006M

Subject: 104 Barton Street

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 stamped by Town Zoning on February 7, 2025.
2. That a Stormwater Management Brief and Detailed Site Grading & Servicing Plan be provided to Town Engineering Staff for their review and approval, prior to the issuance of a Building Permit.
3. That a Building Permit be obtained within two (2) years from the date of the 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:

1. To allow for an existing accessory building on the property on a temporary basis;
2. To allow for the exterior side yard setback to be 2.18 metres (- 1.82 metres);
3. To allow for a lot coverage of 34.65% (+ 9.65%);
4. To allow for the dwelling face to be 42.1% of the building face (- 7.9%); and
5. To allow for a garage face to be setback 2.69 metres from the building front wall (- 2.81 metres).

The subject property is known municipally as 104 Barton Street. The subject property is located on the corner of Barton Street and Bell Street and the surrounding uses are residential. The subject property currently contains a single-detached dwelling as well as an accessory structure. The applicant is proposing to construct a new single-detached dwelling and retain the existing accessory structure. The applicant is requesting relief from the Town's Zoning By-law to allow for

General Description of Application

the proposed single-detached dwelling to seek special permissions for lot coverage, dwelling and the garage face as well as the minimum exterior side yard setback.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area in the Town of Milton Official Plan. This designation permits single detached dwellings and associated accessory structures. Secondary Residential Units are also permitted. 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 (RLD1*279). A single-detached dwelling is permitted as well as accessory buildings and structures.

Variance One: Accessory Building to Remain

Section 4.2.1 of the Town's Zoning By-law states that Accessory Buildings are not permitted as a principal use. The applicant has requested permission to allow for an existing accessory building on the property to remain on a temporary basis between the demolition of the existing detached dwelling and construction of new detached dwelling.

Variance Two: Minimum Exterior Side Yard Setback

Section 6.2, Table 6B of the Town's Zoning By-law states that the minimum exterior side yard setback is 4.0 metres. The applicant has requested permission to allow for the exterior side yard setback to be 2.18 metres, a difference of - 1.82 metres, to facilitate the proposed development.

Variance Three: Minimum Lot Coverage

Section 6.2, Table 6B of the Town's Zoning By-law states that for lots with an area between 660-830 square metres, the maximum permitted lot coverage is 25%. The applicant has requested permission to allow for lot coverage of 34.65%, a difference of + 9.65%, to facilitate the proposed development.

Variance Four: Minimum Dwelling Face

Section 6.3.2 ii) of the Town's Zoning By-law states that a dwelling face must be a minimum of 50% of the building face. The applicant has requested permission to allow for the dwelling face to be 42.1% of the building face, a difference of - 7.9%, to facilitate the proposed development.

Variance Five: Garage Face Setback

Section 6.3.2 ii) b) of the Town's Zoning By-law states that a garage face is greater than 3.5 metres it shall be setback 5.5 metres from the building front wall. The applicant has requested permission to allow for a garage face to be setback 2.69 metres, a difference of - 2.81 metres from the building wall, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2025. As of the writing of this report on March 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 engineering staff have reviewed the application and will require a Stormwater Management Brief that provides additional information from a stormwater management perspective as well as a Site Grading & Site Servicing Plan. Both requirements have been included as a condition of development approval.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of a single-detached dwelling on the subject property. The subject property currently contains a single-detached dwelling and accessory structure (shed). The applicant has requested this minor variance application to facilitate the construction of a new single-detached dwelling and for the existing accessory structure (shed) to remain on the subject property. Further, the proposed single-detached dwelling will have a number of barrier free design elements which has prompted the need for the proposed variance request.

Variance One: Accessory Building to Remain

The applicant has requested permission to allow for an existing accessory building (shed) on the property to remain on a temporary basis between the demolition of the existing detached dwelling and construction of new detached dwelling. Planning staff are of the opinion that the request for the existing accessory building (shed) to remain on the property is minor in nature and does not impact the surrounding property owners. The existing accessory building (shed) meets the provisions of the Town's Zoning By-law and Planning staff have no concerns with it remaining while the proposed single-detached dwelling is constructed.

Variance Two: Minimum Exterior Side Yard Setback

The applicant has requested permission to allow for the exterior side yard setback to be 2.18 metres, a difference of - 1.82 metres, to facilitate the proposed development. Planning staff have no concerns regarding the minor variance request as the proposed dwelling will remain setback sufficiently from the property line as well as the concrete walkway. Planning staff also note that no concerns were noted from a transportation or engineering perspective.

Variance Three: Minimum Lot Coverage

The applicant has requested permission to allow for a lot coverage of 34.65%, a difference of + 9.65%, to facilitate the proposed development. Planning staff are of the opinion that the proposed increase required in lot coverage required to facilitate the design of the detached dwelling is appropriate and have no concerns.



The Corporation of the Town of Milton

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Consultation

Planning staff had conversations with the agent on file who provided information on the house requiring design specifications from an accessibility perspective for the homeowners. The agent on file did provide a breakdown for the lot coverage request which detailed design elements for the dwelling such as a garage bump out to allow for wheelchair accessibility as well as a wheelchair lift needed in the mudroom. Planning staff have no concerns regarding the proposed lot coverage increase and as noted above, Engineering staff will require further information to ensure there are no outstanding stormwater or site grading concerns and these have been included as a condition of development approval.

Variance Four & Five: Minimum Dwelling Face & Garage Face Setback

The applicant has requested permission to allow for the dwelling face to be 42.1% of the building face, a difference of - 7.9%, as well as requested permission to allow for a garage face to be setback 2.69 metres, a difference of - 2.81 metres from the building wall, to facilitate the proposed development. Both requests have come forward as part of the homeowners design to create a barrier free bungalow style home. The design elements proposed are minor in nature and the proposed dwelling will not negatively impact the surrounding residential area. Planning staff have no concerns with the request variances.

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.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Proposed Site Plan



The Corporation of the Town of Milton

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LEGEND

- GENERAL NOTES :

GRADING NOTES:

- TOWN OF MILTON NOTES:

-
- A key plan map showing the location of the project. The map features a grid of streets: Miles St. running vertically on the left, Bowes St. running horizontally at the bottom, Barton St. running vertically in the center, Bell St. running diagonally from the top right towards the center, and Elmwood Cres. running vertically on the right side. A black square representing the project site is located at the intersection of Barton St. and Bell St., labeled "NO. 104". The title "KEY PLAN" is at the top, followed by "N.T.S.". Below the map, the text reads: "PROJECT: 104 BARTON STREET, MILTON, ON."

NEW WATER LINE FROM WATER BOX
INTO HOUSE 1" DIA. LINE
IF REQUIRED
HALTON REGION INSPECTIONS RERQ'D.

NO OPEN BURNING
PERMITTED



104 BARTON STREET, MILTON, ON

TYPE : M-023

OWNERS INFORMATION :
RICO LUCIA
104 BARTON STREET
MILTON, ON
L9T 1C9

| SITE PLAN

[illegible]

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: March 27, 2025

File No: A-25-007M

Subject: 4151 Ennisclare Drive

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 stamped by Town Zoning on March 3, 2025;
2. That the Arborist Report and Tree Planting Plan be executed by the homeowner during and after construction of the proposed development;
3. That a Building Permit be obtained within two (2) years from the date of the 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 144-2003, as amended, has been requested to permit:

1. To allow for a minimum front yard setback of 15.21 metres, (- 8.79 metres);
2. To allow for two (2) attached garages on a lot (+ 1 garage);
3. To allow for a garage door height to be 3.05 metres (+ 0.65 metres);
4. To allow for a driveway to exceed beyond the garage face a maximum of (+ 0.60 metres); and
5. To allow a maximum fence height of 1.83 metres for the iron fence and gate (+ 0.83 metres) and 2.44 metres for the cedar hedge (+ 1.44 metres).

The subject property is known municipally as 4151 Ennisclare Drive. The subject property is east of Fourth Line Nassagaweya and on the north side of Ennisclare Drive and surrounding uses are rural residential and agricultural. The subject property currently contains a single detached dwelling as well as detached garage, patio and swimming pool. The applicant is seeking relief from the Town's Zoning By-law to accommodate an addition to the existing garage, which includes relief

General Description of Application

for the garage location and garage door height as well as location, driveway extension and the proposed fence at the front of the 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. Section 4.9.3.2d) of the Town's Official Plan states that the proponent of any development or site alteration that meets the criteria set out in Section 4.9.3.3 is required to carry out an Environmental Site Assessment (EIA) unless the proponent can demonstrate to the satisfaction of the Town and Region that the proposal is minor in scale and/or nature and does not warrant an EIA. Town staff are of the opinion that the proposed development is minor in scale as it is an expansion of an existing residential dwelling and does not further impact an already disturbed area. Town staff have had discussions with the agent on file and attended the property to confirm that the proposal is minor in nature and the impacts on the trees near the property of the property is as minimal as possible. 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.

As of July 1, 2024, Halton Region has become an upper-tier municipality without planning responsibilities; however, the Halton Region Official Plan remains in-effect and the local municipalities are responsible for administering the plan until such time that it is revoked or amended by the respective municipality.

The subject property is within the Regional Natural Heritage System as identified in the Regional Official Plan (ROP) and the entire property is mapped as being a Key Feature. Section 118(3) a) of the Regional Official Plan (ROP) states that it is the policy of the Region to require the proponent of any development or site alteration that meets the criteria set out in Section 118(3.10) to carry out an Environmental Impact Assessment (EIA), unless the proponent can demonstrate to the satisfaction of the Region that the proposal is minor in scale and/or nature and does not warrant an EIA. Further, Section 139.3.6 [i] also states that it is the policy of the Region to permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings and accessory uses to both, within Key Features, subject to there being no alternative and the expansion, alteration or establishment is directed away from the Key Features to the maximum extent possible.

Official Plan Designation (including any applicable Secondary Plan designations)

Town staff are of the opinion that the proposed development is minor as it is an expansion of existing development and located near the front of the property which is setback from the heavily wooded rear area. Further, Town staff are also of the opinion that the impact of the proposed addition to the wooded area is negligible beyond what currently exists on the property (i.e. existing residential dwelling, driveway).

The homeowner has provided Town Staff with an Arborist Report and Tree Planting Plan which detailed the state of the trees being removed and the tree enhancements proposed by the homeowner. The Arborist Report did state that the current trees that are being removed are not positioned well. Further, the Arborist Report confirmed that fourteen trees will be removed due to the placement of the addition and driveway extension and five of those trees are ornamental (apple) trees. Further, seven additional trees will be removed as part of normal forestry practices to allow for other trees on the property to thrive and increase the light exposure in the yard. There are also a number of other trees identified for trimming to remove the deadwood and enhance the health and safety for the future of the property. The homeowner has also purchased 150 new trees which will be planted on the property to compensate for the trees which will be removed. They have also committed to tree protection and fencing during construction to ensure that the trees that will remain will not be impacted. Town staff are satisfied that the proposed development meets the ROP policies and the tree removal will not impact the heavily wooded area in the side or rear yard of the property.

It is also noted that the Region's Tree By-law (121-05) is not applicable when a Planning Act application has been submitted as it is then that applicable ROP policies do apply.

Town staff can also confirm that the property is within the Grand River Conservation Authority jurisdiction but the front and side yards of the property are not within the regulated area.

Zoning

The subject lands are partially zoned Estate Residential Zone (RE), Greenlands A (GA) as well as Greenlands B (GB). A single-detached dwelling as well as accessory uses are permitted on existing lots of record within all three zones as well as existing uses.

Variance One: Minimum Front Yard Setback

Section 6.2, Table 6G of the Town's Zoning By-law states that the minimum required front yard setback is 24 metres. The applicant has requested permission to allow for a minimum front yard setback of 15.21 metres, - 8.79 metres, to facilitate the proposal.

Variance Two: Additional Garage

Section 4.1.1.2 i) of the Town's Zoning By-law states that an attached garage shall be permitted provided an attached or detached garage does not already exist on the lot. The applicant has requested permission to allow for two (2) attached garages on a lot, + 1 garage, to facilitate the proposal.

Zoning

Variance Three: Maximum Height Garage Door

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

Variance Four: Residential Driveway Width

Section 5.5.2 iii) e) f) of the Town's Zoning By-law states a residential driveway leading to 3 (or more) car garage shall not exceed the width of the garage face. The applicant has requested permission to allow for a driveway to exceed beyond the garage face a maximum of 0.60 metres, to facilitate the proposal.

Variance Five: Maximum Fence Height

Section 4.5.2 iii) of the Town's Zoning By-law states a maximum fence height in the front yard shall be no higher than 1.0 metres. The applicant is requesting permission to allow a maximum height of 1.83 metres for the iron fence and gate, + 0.83 metres as well as 2.44 metres for the cedar hedge, + 1.44 metres, to facilitate the proposal.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2025. As of the writing of this report on March 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 has requested a minor variance to facilitate the expansion of the existing detached garage on the subject property as well as a driveway extension and front yard fence. The subject property currently contains a single-detached dwelling as well as a detached garage that is attached by roof to the dwelling. The property also contains a wooden patio and in-ground swimming pool. The applicant has requested this minor variance application to facilitate the construction of an expansion of the detached garage to provide additional storage for the property owners as well as a driveway extension and improvements to the front of the property with a fence and cedar hedge addition.

Variance One: Minimum Front Yard Setback

The applicant has requested permission to allow for a minimum front yard setback of 15.21 metres, - 8.79 metres, to facilitate the proposal. Planning staff are of the opinion that the request for the minimum front yard setback is minor in nature and does not negatively impact the subject property or surrounding properties. The proposed garage addition is an extension of the existing garage and Planning staff feel it is the most appropriate location as it is within the existing building cluster. As noted above, a Tree Planting Plan and Arborist Report was provided which confirmed the



The Corporation of the Town of Milton

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Consultation

location of the trees to be removed and planted and staff are of the opinion that this will assist with the visual impact of the structure. Planning staff do not have concerns with the minimum front yard setback request as the garage addition will remain sufficiently setback from the property line.

Variance Two: Additional Garage

The applicant has requested permission to allow for two (2) attached garages on a lot, + 1 garage, to facilitate the proposal. Planning staff do not have concerns with the proposed additional garage as it would not be considered overbuilding on the subject property as enough space remains. The proposed additional garage is an extension of the existing and will provide the homeowners with additional storage. Planning staff do not have any concerns.

Variance Three: Maximum Height Garage Door

The applicant has requested permission to allow for a garage door height to be 3.05 metres, + 0.65 metres, to facilitate the proposal. Planning staff are of the opinion that the proposed increase in maximum height for the garage door of the garage addition is minor in nature and requested to allow for the homeowner to park personal vehicles and a boat in the garage. The garage addition meets the zoning provisions for maximum height and the garage door increase will not impact the surrounding property owners.

Variance Four: Residential Driveway Width

The applicant has requested permission to allow for a driveway to exceed beyond the garage face a maximum of 0.60 metres, to facilitate the proposal. The variance request for the driveway extension is to allow for the homeowner to maneuver into the driveway as well as park personal vehicles such as a boat trailer. Town staff do not have concerns with the proposed driveway extension.

Variance Five: Maximum Fence Height

The applicant is requesting permission to allow a maximum height of 1.83 metres for the iron fence and gate, + 0.83 metres as well as 2.44 metres for the cedar hedge, + 1.44 metres, to facilitate the proposal. It should be noted that the proposed cedar hedge is subject to the Town's Zoning By-law as it is considered to be a fence and serving as a boundary along the front of the property. The proposed iron fence and gate as well as cedar hedge do not pose any sight line concerns for the property owner or surrounding properties. Planning staff do not have any concerns with the request and appreciate the cedar hedge addition given the tree removal necessary to accommodate the proposed development.

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.

Respectfully submitted,

Taylor Wellings



The Corporation of the Town of Milton

File #:
A-25-007M
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Taylor Wellings, MSc, MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments
Figure 1 - Proposed Site Plan

PARTIAL SITE PLAN OF
LOT 4
REGISTERED PLAN No. 20M-248
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

- HT DENOTES HYDRO TRANSFORMER
MH DENOTES MANHOLE
CB DENOTES SINGLE CATHODISM
HP DENOTES HYDRO POLE OR TELEPHONE POLE
TP DENOTES UTILITY POLE OR TELEPHONE POLE
LS DENOTES LIGHT STANDARD
SGN DENOTES SIGN
TM DENOTES TELEPHONE CABLE MARKER
PED 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
T DENOTES OVERHEAD TELEPHONE WIRE
C DENOTES UNDERGROUND GAS LINE
CT DENOTES CABLE TELEVISION
B DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL
MAILBOX
SAN. INV. SANITARY CONNECTION / INVERT
STM. INV. STORM CONNECTION / INVERT
WATER SERVICE
WATER METER
FENCE
- ENTRY POINTS INTO BUILDING
DIRECTION OF SURFACE FLOW
FINISHED MAIN FLOOR
DROPPED OR SUNKEN FLOOR
TOP OF FOUNDATION WALL
FINISHED BASEMENT SLAB
UNDERSIDE OF FOOTING
UNDERSIDE OF FOOTING GARAGE
UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
ENGINEERED FILLED LOT
HIGH POINT OF GRADE
NUMBER OF RISERS
WALKOUT CONDITION
LOOKOUT CONDITION
REVERSE PLAN
WINDOWS OR DOORS ON WALL
SUMP PUMP
FIRE HYDRANT
TREE TO BE REMOVED
- NO. 4151
FIFTH LINE NASSAGAWEYA
FOURTH LINE NASSAGAWEYA
PROJECT:
4151 ENNISCLARE DRIVE,
MILTON, ON.
- SILTATION FENCING
TREE HOARDING
OVERHEAD WIRE
TOP OF BANK
BURIED WATER SERVICE
BURIED SANITARY SERVICE
- 00.00 DENOTES NEW GRADES
00.00 DENOTES EXISTING GRADES
00.00 DENOTES BENCHMARK
00.00 DENOTES TREE DIA = DENOTES DIAMETER
FY FRONT YARD AREA
LA PROP. LANDSCAPED OPEN SPACE (MIN. 40%)
- LOCATES:
PRIOR TO DIGGING LOCATES
REQUIRED FOR SEWER IF APPLICABLE
PRIOR TO DIGGING LOCATES
REQUIRED FOR WATER IF APPLICABLE
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
WITHIN MUNICIPAL RIGHT OF WAY

GENERAL NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED SURVEYOR. THESE GRADES AND THE PLACEMENT OF STORMS AND SANITARY SERVICES OR STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REDESIGNED AS NEEDED. THESE CONDITIONS MAY REQUIRE REMEDIAL ACTION THAT WILL NOT BE AT THE BUILDERS RISK OR COST TO JANSEN CONSULTING. FOUNDATIONS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

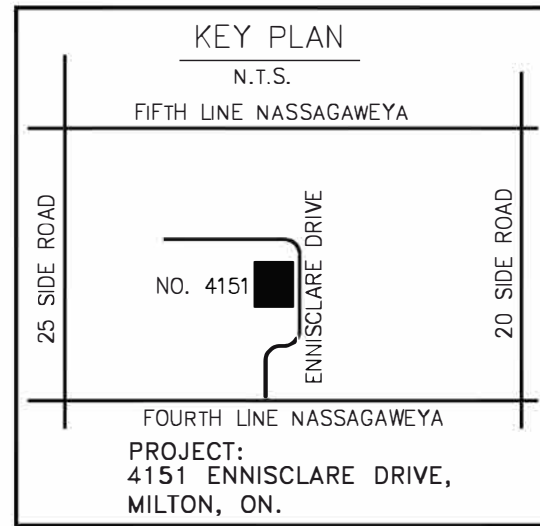
CORNER FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

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 SERVING 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.

4151 ENNISCLARE DRIVE

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	(RE)	(RE)
B LOT AREA	8000 M2	8164 M2
C LOT COVERAGE	10% (816.4 M2)	7.35% (600.06 M2)
D PERCENTAGE OF LANDSCAPE	50%	78.65% (6,421 M2)
E MAXIMUM BUILDING HEIGHT FROM GRADE	9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	8.66 M
F SIDE YARD SETBACKS	INTERIOR 7.5 M EXTERIOR N/A	15.57M & 23.02 M N/A
G FRONT SETBACK	24 M	15.21 M
H REAR SETBACK	15 M	58.01 M



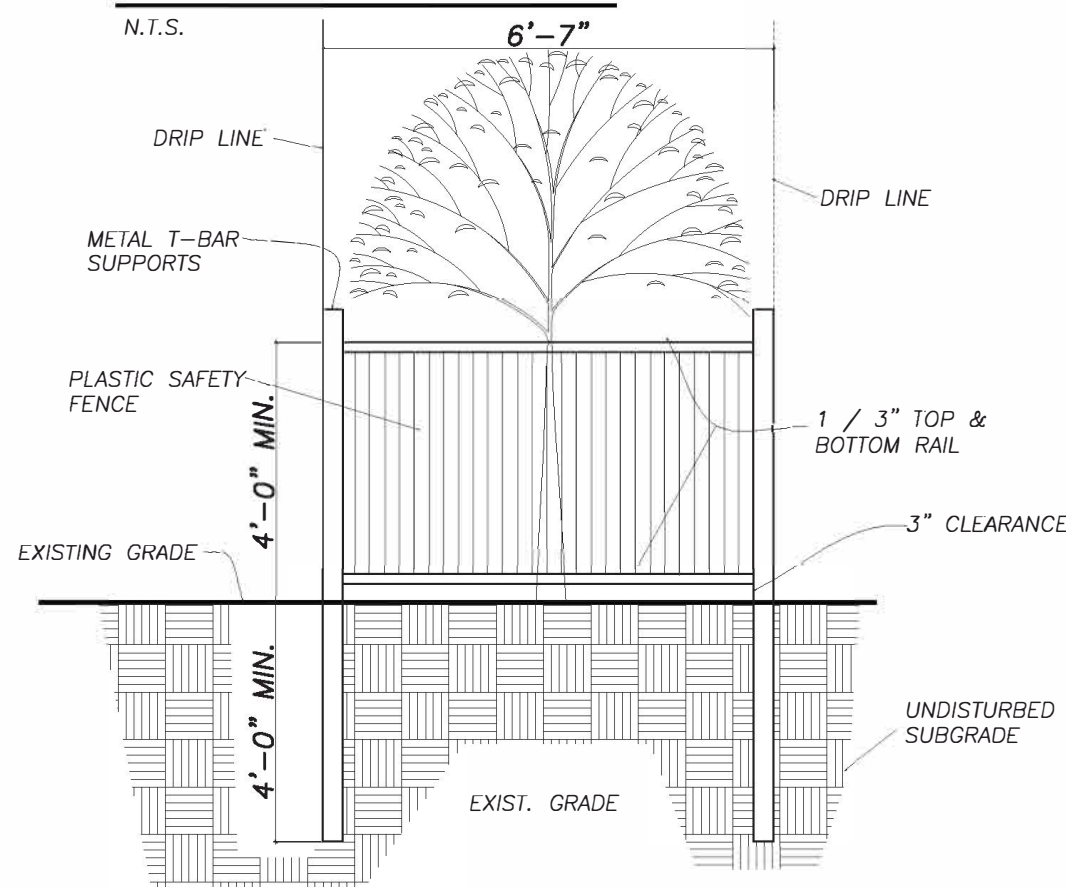
GRADING NOTES:

- EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- BASEMENT OPENINGS TO BE MINIMUM 300MM ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY'S ENGINEER.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP MUST DISCHARGE DIRECTLY INTO MUNICIPAL STORM SEWER OR TO GRADE.
- A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYP.
- 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.

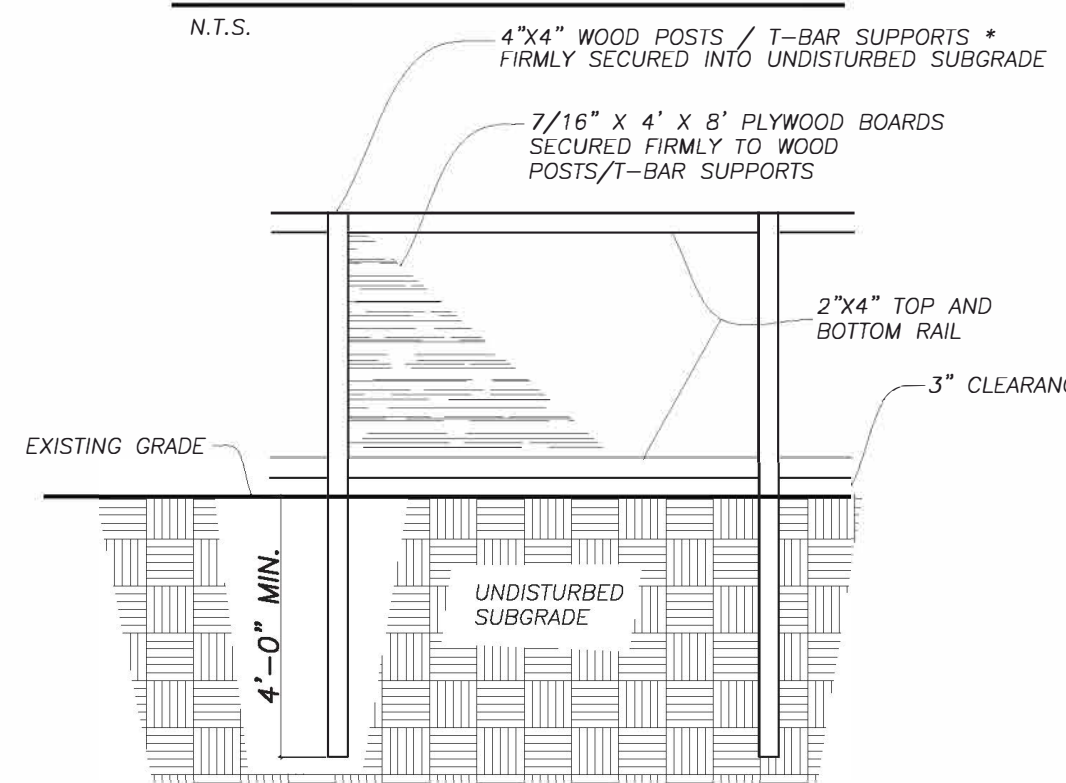
NOTE: ALL LOCATES WILL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY HOARDING WITHIN MUNICIPAL RIGHT OF WAY.

NO OPEN BURNING PERMITTED

FRAMED HOARDING



SOLID BOARD HOARDING



LOCAL BENCHMARK
ELEVATION=364.27m

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I, JEFF JANSEN, DECLARE 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. QUALIFIED DESIGNER BCIN - 30272 FIRM BCIN - 110042
DATE: JAN 02 2025 SIGNATURE: [Signature]

Jansen Consulting
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 :
PROJECT :
LOCATION :
MILTON, ON

OWNERS INFORMATION :
DOLAN HAWK
4151 ENNISCLARE DRIVE
MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION
1	JAN 02 2025	2024-0345

SCALE 1"=20'	DATE JAN 02 2025	PROJECT NO. 2024-034
DRAWN BY JL	CHECKED BY JL	DRAWING NO. S1