



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

Thursday, June 26, 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	
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5. ITEMS FOR CONSIDERATION	
5.1 A25-026/M 83 Fulton Street	6
The applicant is requesting relief from the Town's Zoning By-law to allow for an increase in gross floor area for an accessory structure (covered patio/deck) which will be located in the rear yard of the subject property.	
5.2 A25-027/M 269 Martin Street	10
The applicant is seeking relief from the Town's Zoning By-law to allow for an increase in gross floor area as well as the height for the proposed accessory structure which will be located in the rear yard of the subject property.	
5.3 A25-028/M 734 Miltonbrook Crescent	15
The applicant is proposing to establish an Additional Residential Unit (ARU) in the basement of the existing single-detached dwelling. The ARU will include a below-grade entrance located in the interior side yard and to access the unit.	
5.4 A25-029/M 455 Clarkson Gate	22
The applicant is proposing to establish an Additional Residential Unit (ARU) in the basement of the existing single-detached dwelling. The ARU will include a below-grade entrance located in the rear yard and to access the unit.	

- 5.5 A25-030/M 2221 Kean Hill Drive 28
The applicant is requesting relief from the Town's Zoning By-law to allow for a detached garage to be permitted on the property and to have special permissions for the driveway width as well as the garage height and its door heights.
- 5.6 A25-031/M 6390-6400 Fifth Line 34
The subject application applies to one of the industrial warehouse/distribution buildings, identified as Building P, which is located in Phase 2 and currently under review through Site Plan application (SP-24-22). Building P is a proposed 7, 394 square metre building planned to be occupied by two tenants.
6. **NEXT MEETING**
Thursday, July 31, 2025 commencing at 6:00 p.m.
7. **ADJOURNMENT**



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

May 29, 2025, 6:00 p.m.

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

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **HOUSEKEEPING**

4. **MINUTES**

4.1 **Minutes from Committee of Adjustment April 24, 2025**

THAT the minutes from the April 24, 2025 Committee of Adjustment Hearing be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A25-022/M 4151 Ennisclare Drive**

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 complied with 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.

Carried

5.2 A25-023/M 103 Martin Street

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 John D. Dorris Architects and stamped by Town Zoning on April 16, 2025.
2. That the owner obtain and execute an Encroachment Agreement with the Town of Milton to staffs satisfaction.
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.

Carried

5.3 A25-025/M 392 Clarkson Gate

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

1. That the unobstructed pedestrian access be provided in accordance with the Site Plan prepared by Knishk Chawkla and date stamped by Town Zoning on April 11, 2025;
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards,

within the building permit package for the proposed Additional Residential Unit;

3. That the decision be subject to an expiry of two years should the development not proceed, conditions not be met and/or a Building Permit is not secured.

Carried

5. NEXT MEETING

June 26, 2025, Commencing at 6:00 PM

7. ADJOURNMENT

With there being no further business, the Chair adjourned the Hearing at 6:15 PM

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: June 26, 2025

File No: A-25-026M

Subject: 83 Fulton Street

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

1. That the development shall be constructed in accordance with the site plan prepared by Jansen Consulting and stamped by Town Zoning on May 13, 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 016-2014, as amended, has been requested to permit:

- Requesting permission to allow a maximum lot coverage of +32.45 square metres, + 2.45 square metres

The subject property is known municipally as 83 Fulton Street and located on the corner of Fulton and Pine Street. The subject property contains a single-detached dwelling with an attached one-car garage. Surrounding uses are residential and primarily single-detached dwellings.

The applicant is requesting relief from the Town's Zoning By-law to allow for an increase in gross floor area for an accessory structure (covered patio/deck) which will be located in the rear yard of the subject property.



Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Central Business District on Schedule B and Low Density Residential Area on Schedule C of the Town of Milton Official Plan. The intent of these policies are to accommodate a range of uses that support and contribute to the continued vibrancy of the downtown core. Section 3.5.3.5 of the Town of Milton Official Plan states that the development of a wide range of complementary uses to contribute to the vitality of the Central Business District and foster a live-work relationship shall be encouraged.

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

Zoning

The subject lands are zoned Residential Low Density One (RLD1) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses, including detached dwellings as well as accessory buildings and structures.

Section 6.2 Table 6B(I) of the Town's Zoning By-law states that for lots having a lot area of less than 660 square metres, the maximum lot coverage is 30%. The applicant has requested to allow for a lot coverage of 32.45%, a difference of + 2.45%, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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 construction of a covered patio/deck in the rear yard of the subject property. The proposed structure will serve as outdoor covered area for privacy and shade for the homeowners.



The Corporation of the Town of Milton

File #:
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Consultation

The applicant has requested to allow for a lot coverage of 32.45%, a difference of + 2.45%, to facilitate the proposed development. Planning staff do not anticipate that the increase in requested lot coverage will cause a negative impact on the surrounding property owners as the proposed covered patio/deck is an extension of the existing dwelling and meets other zoning provisions such as setbacks and height. Further, there is no tree removal as part of the proposed development which will assist with shielding from neighbouring properties.

Planning staff have reviewed the requested variance and offer no objection to its approval. 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 use of the subject property.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: June 26, 2025

File No: A-25-027M

Subject: 269 Martin Street

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

1. That the development shall be constructed in accordance with the site plan prepared by Tarasick McMillan Kubicki Ltd. and stamped by Town Zoning on May 16, 2025.
2. That a Site Grading Plan will need to be submitted and reviewed by Town Engineering Staff;
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 to permit:

1. Requesting permission to allow for a total gross floor area of 25.75 square metres, + 9.75 square metres;
2. Requesting permission to allow for a maximum height of 3.58 metres, + 0.58 metres.

The subject property is known municipally as 269 Martin Street which is located north of Caves Court and on the west side of Martin Street. The property currently contains a dwelling which is under construction.

The applicant is seeking relief from the Town's Zoning By-law to allow for an increase in gross floor area as well as the height for the proposed accessory structure which will be located in the rear yard of the subject property.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Central Business District on Schedule B and Low Density Residential Area on Schedule C of the Town of Milton Official Plan. The intent of these policies are to accommodate a range of uses that support and contribute to the continued vibrancy of the downtown core. Section 3.5.3.5 of the Town of Milton Official Plan states that the development of a wide range of complementary uses to contribute to the vitality of the Central Business District and foster a live-work relationship shall be encouraged.

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*281) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses as well as accessory buildings and structures.

Variance One: Increase in Gross Floor Area

Section 4.2.1, Table 4A of the Town's Zoning By-law states that the maximum permitted gross floor area for accessory buildings is 16 square metres. The applicant has requested to allow for 25.75 square metres, a difference of + 9.75 square metres, to facilitate the proposed development.

Variance Two: Increase in Maximum Height

Section 4.2.1 Table 4A of the Town's Zoning By-law states that the maximum height for an accessory structure is 3 metres in the RLD1 Zone. The applicant has requested permission to allow for a height of 3.58 metres, a difference of + 0.58 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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.



Consultation

Town Development Engineering Staff reviewed the application and offer no objection, however, will require a Site Grading Plan as part of the Building Permit Process. This has been included above as a condition of development approval.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of an accessory structure in the rear yard of the subject property. The request has come forward to create an accessory structure that provides the family with additional living covered area outdoors and to be accessibly friendly for the family.

Section 4.2.1 Table 4A of the Town's Zoning By-law sets the requirements for accessory structures and buildings for the RLD1 Zone. The applicant is requesting permission to allow for an increase in the permitted gross floor area for 25.75 square metres as well as increase in height to 3.58 metres for the proposed accessory structure.

Planning staff do not have concerns with the requested variances for the proposed structure as it will meet the required side and rear yard setbacks from the property lines. Further, the rear yard is heavily treed which will assist with shielding the structure from the surrounding properties.

Planning staff have reviewed the requested variances and offer no objection to its approval. 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 use of the subject property.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311



The Corporation of the Town of Milton

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Attachments
Figure 1 - Site Plan

DEC 20 24





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: A-25-028M

File No: A-25-028M

Subject: 734 Miltonbrook Crescent

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

1. That the development shall be constructed in accordance with the site plan prepared by Heritage Solutions and stamped by Town Zoning on May 27, 2025.
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
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 to permit:

- To allow for a below-grade entrance to encroach + 0.80 metres into the interior side yard

The subject property is known municipally as 734 Miltonbrook Crescent and located west of Farmstead Drive. The subject property contains a single-detached dwelling with an attached two-car garage. Surrounding uses are residential and primarily single-detached dwellings.

General Description of Application

The applicant is proposing to establish an Additional Residential Unit (ARU) in the basement of the existing single-detached dwelling. The ARU will include a below-grade entrance located in the interior side yard and to access the unit. The applicant is seeking relief from the Town's Zoning By-law (016-2014) as it relates to the permitted encroachments into the required unobstructed pedestrian access.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential Area on Schedule B of the Urban Land Use Plan of the Town of Milton Official Plan. Further, the subject property is designated as Residential Area on the Sherwood Survey Secondary Plan. The Residential Area designation permits a variety of residential uses.

Both the Town's Official Plan as well as the Sherwood Survey Secondary Plan provide permissions for Additional Residential Units (ARUs) within the Residential Area designation. Section 2.7.3.17 of the Town's Official Plan provides permissions for Additional Residential Units (ARUs), subject to the following criteria:

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

Planning staff are satisfied that the proposed development is in conformity with the above-noted criteria, subject to the applicant fulfilling the proposed condition relating to residential sprinklers. It is Staff's opinion that the proposal is in conformity with the Regional Official Plan, Town of Milton Official Plan and Sherwood Survey Secondary Plan.

Zoning

The subject lands are zoned Residential Medium Density 1 (RMD1) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1 zone permits a variety of residential uses, including ARUs.

Section 4.19.5 Table 4H of the Town's Zoning By-law only permits below-grade stairs to encroach into a required rear or exterior side yard. The applicant is requesting permission to allow for below-grade stairs to be located in the interior side yard and to encroach 0.80 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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.

Milton Fire is supportive of the application subject to a residential sprinkler system being installed within the ARU. The intent of this is to mitigate any impact associated with the proposed obstruction being located within the pedestrian access. By providing fire suppression measures such as a sprinkler system, this will allow firefighters additional response time when accessing the unit if the obstruction slightly delays access.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of an Additional Residential Unit (ARU) within the existing basement of a single-detached dwelling with a two-car garage on the subject property. The applicant is requesting permission to allow for below-grade entrance and stairs to be located in the interior side yard and to encroach 0.80 metres, to facilitate the proposed development.

Planning staff note that the proposed encroachment for the below-grade entrance and stairs will only impact a small portion of the interior side yard and the remaining area will be unobstructed. Further, the proposed encroachment does not exceed the current 0.30 metre allowance associated with permitted encroachments set out in Section 4.10 vii) of the Town's Zoning By-law and is consistent with established performance standards and meets requirements and the review of Town Engineering Staff.



The Corporation of the Town of Milton

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Consultation

As noted above, Milton Fire did review the application and recommended the addition of a residential sprinkler system to mitigate any impacts associated with the proposed obstruction within the pedestrian access. This recommendation is included as a condition of development approval. By providing fire suppression measures such as a sprinkler system, this will allow firefighters additional response time when accessing the unit if the obstruction slightly delays access. Milton Fire also confirmed that the proposed obstruction will not hinder first responders' ability to navigate the property with their equipment needed in emergency scenarios.

Therefore, it is Planning Staff's opinion that the encroachment does not render the unobstructed pedestrian access inadequate, and it can function as intended, subject to a residential sprinkler system being installed within the ARU. While the pedestrian access provides a path of travel to and from the unit, the fire suppression measure will aid in mitigating any delay in accessing the unit that may be caused by the proposed obstruction and therefore, does not jeopardize the overall safety of the unit nor its tenants.

Planning staff have reviewed the requested variance and offer no objection to its approval. 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 use of the subject property.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311

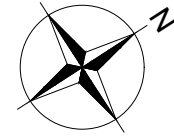
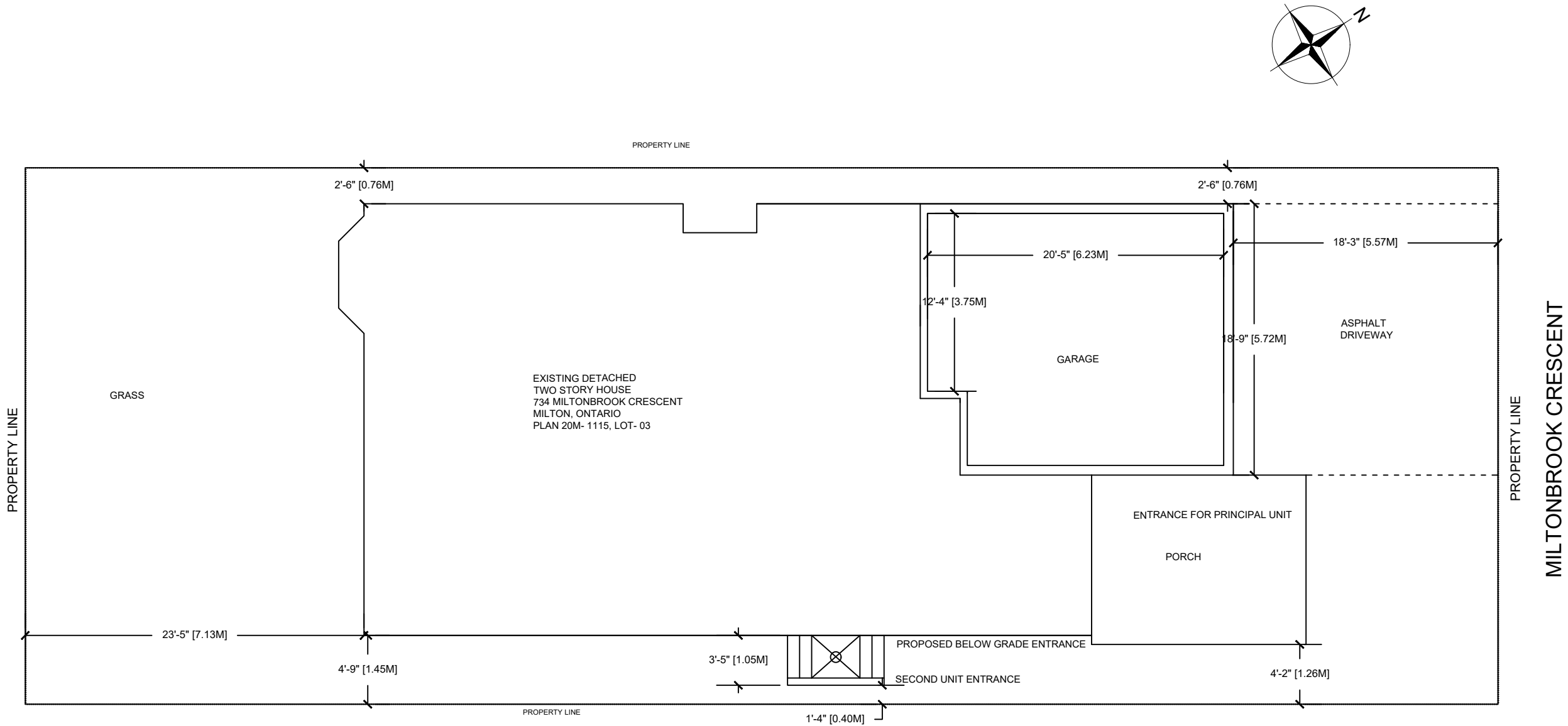
Attachments

Figure 1 - Site Plan



The Corporation of the Town of Milton

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Notes:

*HERITAGE
SOLUTIONS*

PROJECT ADDRESS:

PROJECT DESCRIPTION:

DRAWING DESCRIPTION:

SCALE:

DATE:

DRAWING NO:

REVISION:



TOWN OF MILTON

DEVELOPMENT SERVICES

RMD1 ZONE

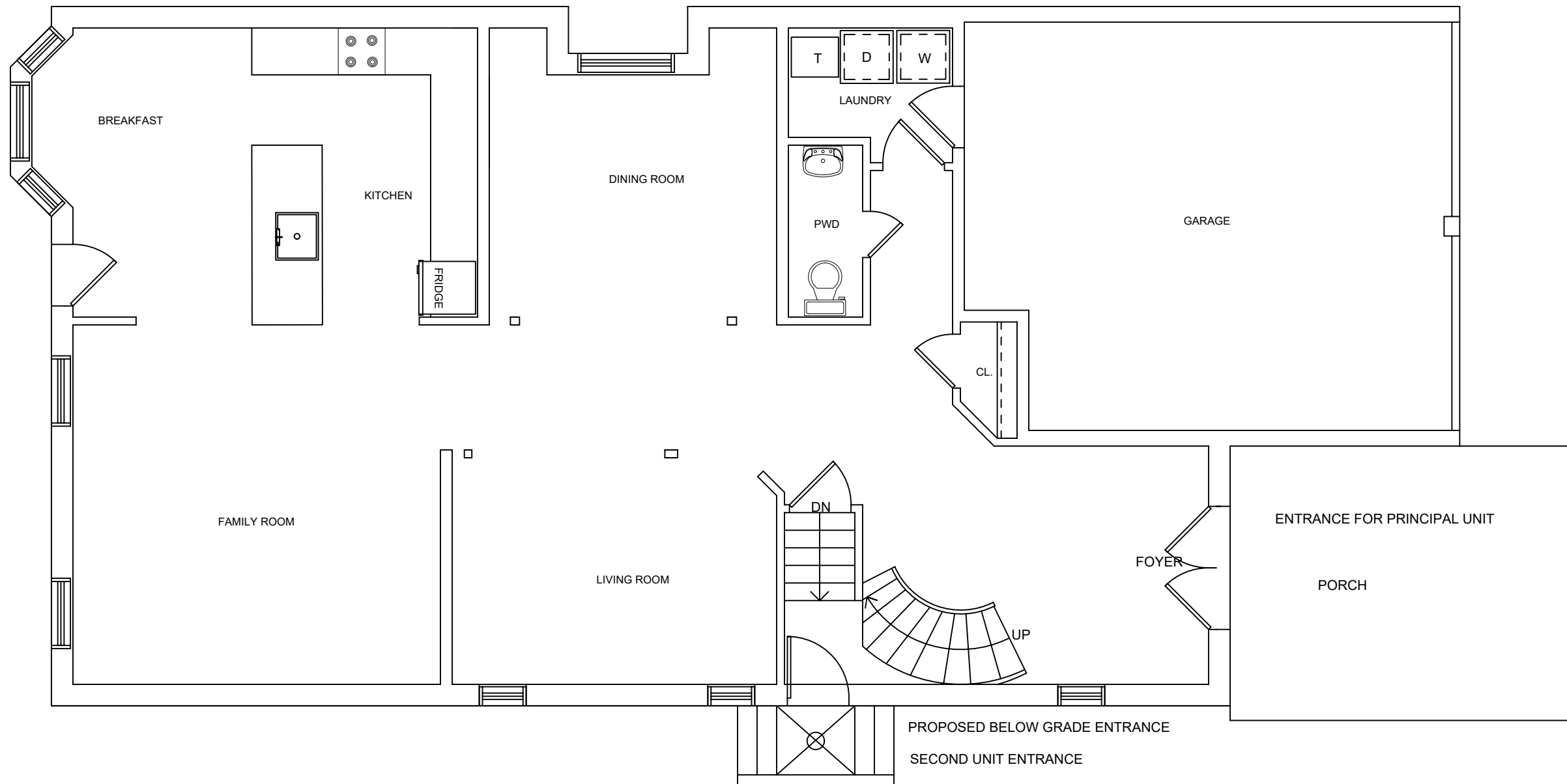
ZONING: REVIEWED FOR C of A

yaseen.albarim

ZONING OFFICER

MAY 27, 2025

DATE



EXISTING MAIN FLOOR PLAN



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: June 26, 2025

File No: A-25-029M

Subject: 455 Clarkson Gate

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 ArchiStudios Inc. and dated and stamped by Town Zoning on May 26, 2025.
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
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 to permit:

- To allow for an existing porch to encroach to encroach +0.26 metres into the required 1.2 metre unobstructed pedestrian access

The subject property is known municipally as 455 Clarkson Gate. The subject property is located on the north side of Clarkson Gate and east of Orr Terrace and the surrounding uses are primarily residential. The subject property contains a single-detached dwelling with a one-car garage.

The applicant is proposing to establish an Additional Residential Unit (ARU) in the basement of the existing single-detached dwelling to accommodate a personal family

General Description of Application

situation. The ARU will include a below-grade entrance located in the rear yard and to access the unit. As a result of an existing porch, the applicant is seeking relief from the Town's Zoning By-law (016-2014) as it relates to the permitted encroachments into the required unobstructed pedestrian access.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B of the Town's Official Plan. The property is further designated as Residential Area on Schedule C.10.C of the Boyne Secondary Plan.

Both the Town's Official Plan as well as the Boyne Secondary Plan provide permissions for Additional Residential Units (ARUs) within the Residential Area designation. Section 2.7.3.17 of the Town's Official Plan provides permissions for Additional Residential Units (ARUs), subject to the following criteria:

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

Planning staff are satisfied that the proposed development is in conformity with the above-noted criteria, subject to the applicant fulfilling the proposed condition relating to residential sprinklers. It is Staff's opinion that the proposal is in conformity with the Regional Official Plan, Town of Milton Official Plan and Boyne Secondary Plan.

Zoning

The subject lands are zoned Site Specific Residential Medium Density (RMD1*207) within the Town's Zoning By-law (016-2014), as amended. The RMD1*207 zone permits an Additional Residential Unit (ARU), subject to the provisions of Section 4.1, including:

vi) an unobstructed pedestrian access [be provided] with a minimum width of 1.2 metres and minimum vertical clearance of 2.1 metres shall be provided and maintained from the street line to the principal entrance of an additional dwelling unit;

vii) notwithstanding vi) above, the following encroachments shall be permitted within the minimum 1.2 metre width of the unobstructed pedestrian access:

- a. Utility metres;
- b. Window wells with a maximum projection of 0.3 metres;
- c. Gates with a minimum unobstructed opening of 1.02 metres and,
- d. Stairs and landings above grade in accordance with Section 4.10 viii) e).

The applicant has requested permission to allow for a porch to encroach 0.26 metres into the unobstructed pedestrian access, to facilitate the proposed development. With the exception of the above-noted relief, the proposal maintains all other provisions of the Urban Zoning By-law 016-2014, as amended.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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.

Milton Fire is supportive of the application subject to a residential sprinkler system being installed within the ARU. The intent of this is to mitigate any impact associated with the proposed obstruction being located within the pedestrian access. By providing fire suppression measures such as a sprinkler system, this will allow firefighters additional response time when accessing the unit if the obstruction slightly delays access.

Consultation

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of an Additional Residential Unit (ARU) within the existing basement of a single-detached dwelling with a one-car garage location on the subject property. The request has come forward as a result of accommodating a personal family situation.

The applicant is requesting permission to allow for an existing porch encroachment of 0.26 metres into the required 1.2 metres unobstructed interior side yard. Section 4.10 vi) of the Town's Zoning By-law requires that a 1.2 metre wide unobstructed pedestrian access between the street line and primary entrance to the ARU be provided. Further, Section 4.10 (vii) allows certain encroachments, however, a porch or other architectural features are not explicitly included.

Planning staff also note that the intent of Section 4.10 vi) and vii) are to provide an adequate path of travel for life safety personnel (i.e. firefighters and paramedics), free of obstructions, to access the unit, while also providing functional day-to-day access for the tenant.

As noted above, Milton Fire did review the application and recommended the addition of a residential sprinkler system to mitigate any impacts associated with the proposed obstruction within the pedestrian access. This recommendation is included as a condition of development approval. By providing fire suppression measures such as a sprinkler system, this will allow firefighters additional response time when accessing the unit if the obstruction slightly delays access. Milton Fire also confirmed that the proposed obstruction will not hinder first responders' ability to navigate the property with their equipment needed in emergency scenarios.

The porch is located at the front of the dwelling and does not encroach into the entire interior side yard. It should be noted that the majority of the interior side yard will meet the 1.2 metre minimum requirement. Further, the applicant has opted for a rear yard entrance to limit further activity and development within the interior side yard which is favourable. Planning staff acknowledge that the porch is existing and the front façade and interior side yard will not require any changes to facilitate 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



The Corporation of the Town of Milton

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Consultation

requested variances and offer no objection to their approval as the proposed encroachment is not expected to negatively affect adjacent properties.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

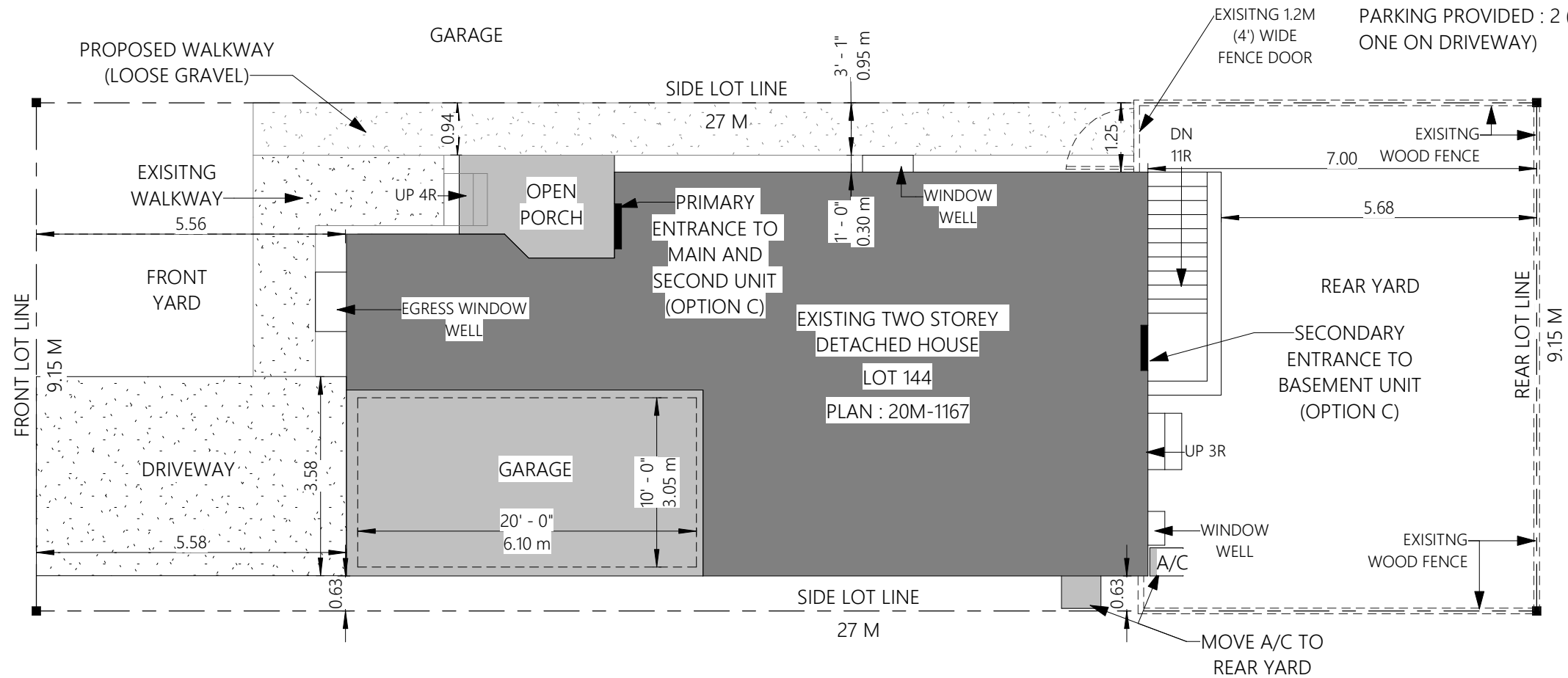
Phone: Ext. 2311

Attachments

Figure 1 - Site Plan

455 CLARKSON GATE
LOT 144 , 20M-1167

TOTAL GROSS FLOOR AREA : 161 SQM
OWNER'S SPACE (BASEMENT) : 0 SQM
SECOND UNIT TENANT (BASEMENT) : 62.4 SQM
BASEMENT TOTAL AREA : 62.4 SQM
GROUND FLOOR AREA : 71.1 SQM
SECOND FLOOR AREA : 90 SQM
PARKING REQUIREMENT : 2
PARKING PROVIDED : 2 (ONE IN GARAGE &
ONE ON DRIVEWAY)





TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*207 ZONE

ZONING: REVIEWED FOR C of A

rob.catarino

ZONING OFFICER

MAY 26, 2025

DATE

THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ArchiSTUDIOS INC.

THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE DESIGNER/ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO DESIGNER/ENGINEER BEFORE PROCEEDING WITH WORK.

NO	DATE	DESCRIPTION



ArchiSTUDIOS Inc.
647-707-5252
info@archistudios.ca
www.ArchISTUDIOS.ca

The undersigned has reviewed and takes responsibility for this design and has 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, Subsection 3.2.5 of the building code

GAGANDEEP LOTEY

Name

Registration Information

Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

112386

BCIN

GAGANDEEP LOTEY

Signature

ArchiSTUDIOS INC.

Firm Name

200224

BCIN

PROJECT			455 CLARKSON GATE		
DRAWING TITLE			SITE PLAN		
1 : 100		2025-02-01		A103	
SCALE		DATE			
0001		TA			
PROJECT NO		DRAWN BY		GS	
		CHECK BY		DRAWING NO	



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: June 26, 2025

File No: A-25-030M

Subject: 2221 Kean Hill 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 Care Engineering & Design Services Inc. and stamped by Town Zoning on May 15, 2025.
2. That the detached garage be used for storage of personal vehicles and items only and will not be used for human habitation or business purposes.
3. That the applicant proceeds with tree planting near the interior side yard and location of the proposed detached garage.
4. That a Building Permit be obtained within two (2) years from the date of the decision; and
5. 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. Requesting permission to allow for a driveway width of 10.11 metres, + 2.11 metres;
2. Requesting permission to allow for a garage height of 6.7 metres, + 2.4 metres;
3. Requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres; and
4. Requesting permission to allow for two garages to be on the property.

General Description of Application

The subject property is known as 2221 Kean Hill Drive and located on the east side of Second Line and just north of 15 Side Road within the Hamlet of Moffat. The subject property contains a single-detached dwelling with an attached two-car garage. Surrounding uses are hamlet uses as well as agricultural.

The applicant is requesting relief from the Town's Zoning By-law to allow for a detached garage to be permitted on the property and to have special permissions for the driveway width as well as the garage height and its door heights.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Hamlet on Schedule A of the Town of Milton Official Plan and further designated as Hamlet Residential on Schedule C.5.A of the Moffat Secondary Plan. The Hamlet Residential designation permits residential uses as well as accessory structures.

Planning staff are of the opinion that the proposal is in conformity with both the Town of Milton Official Plan and Moffat Secondary Plan, as amended.

Zoning

The subject lands are zoned Village Residential (RV) under the Town of Milton Zoning By-law 144-2003, as amended. The RV zone permits residential uses, including detached dwellings as well as accessory buildings and structures.

Variance One: Driveway Width

Section 5.5.2 iii) e) F) of the Town's Zoning By-law states that on a lot having a frontage greater than 11.5 metres, the maximum permitted width of a residential driveway is 8.0 metres. The applicant is requesting permission to allow for a driveway width of 10.11 metres, a difference of + 2.11 metres, to facilitate the proposed development.

Variance Two: Garage Height

Section 4.1.1.2.2 of the Town's Zoning By-law states that the maximum permitted height of a detached garage is 4.3 metres. The applicant is requesting permission to allow for a garage height of 6.7 metres, a difference of + 2.4 metres, to facilitate the proposed development.

Variance Three: Garage Door Height

Zoning

Section 4.1.1.2 iv) of the Town's Zoning By-law states that the maximum permitted height of a garage door is 2.4 metres. The applicant is requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres, to facilitate the proposed development.

Variance Four: Additional (Detached) Garage

Section 4.1.1.2 i) of the Town's Zoning By-law states that a maximum of 1 garage is permitted on a property. The applicant is requesting permission to allow for two garages to be on the property, existing attached and proposed, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 2025, staff did receive one comment from the public which was highlighting the impact of the structure on their property. Planning staff provided this information to the applicant and they have confirmed that they will plant trees near the interior side yard and location of the proposed detached garage. This has been included as a condition of development approval.

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 construction of a detached garage on the subject property with special permissions to allow for an increase in the height of the garage and the garage door height as well as for the driveway width. The applicant has confirmed that the proposed detached garage will serve as additional storage for a variety of lawn equipment tools, vehicles, snowmobiles and a car lift.

The applicant has also confirmed that the proposed detached garage is for personal use and a condition has been included below to ensure that the garage will not be used for commercial or business purposes.

Variance One: Driveway Width

Consultation

The applicant is requesting permission to allow for a driveway width of 10.11 metres, a difference of + 2.11 metres, to facilitate the proposed development. The proposed driveway will be an extension of the existing driveway and will provide access to the proposed detached garage. Planning staff are of the opinion that this location is appropriate and in close proximity to the existing dwelling on the property which is ideal.

Variance Two & Three: Garage Height & Garage Door Height

The applicant is requesting permission to allow for a garage height of 6.7 metres, a difference of + 2.4 metres, to facilitate the proposed development. Further, the applicant is also requesting permission to allow for a garage door height of 3.7 metres, + 1.3 metres, to facilitate the proposed development. The applicant did provide details which confirmed the height increase is related to the installation of a car lift within the detached garage. Planning staff do not have concerns with the proposed increase in height and garage door height as the property does include a hedgerow along the interior side yard which will assist with shielding from the neighbouring property. Further, the proposed detached garage is setback sufficiently from the interior side yard.

Variance Four: Additional (Detached) Garage

The applicant is requesting permission to allow for two garages to be on the property, existing attached and proposed, to facilitate the proposed development. Planning staff do not have concerns with the proposed detached garage as the applicant has provided reasonable explanation for the specific personal needs for additional storage on the property. Further, the proposed detached garage is not considered overdevelopment as the subject property is approximately 3 acres in size as well as our maximum lot coverage provision has not been met.

Planning staff have reviewed the requested variances and offer no objection to its approval. 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 is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

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



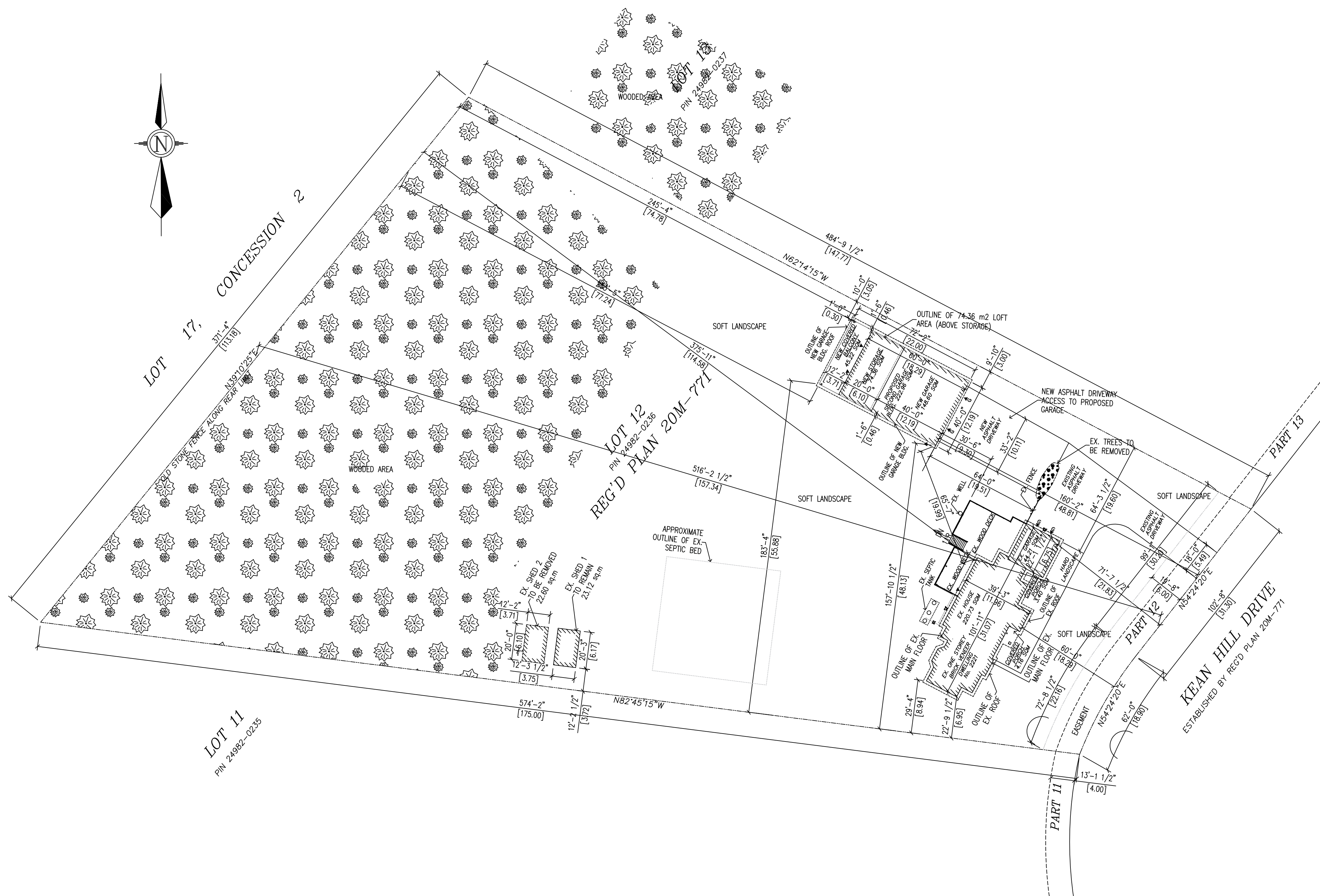
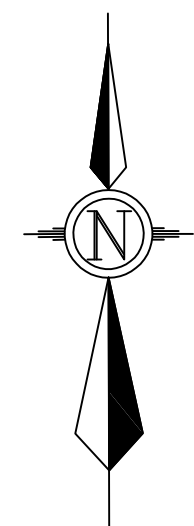
The Corporation of the Town of Milton

File #:
A-25-030M
Page 5 of 5

For questions, please contact:

Phone: Ext. 2311

Attachments
Figure 1 - Site Plan



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF 12, REGISTERED PLAN 20M-771
TOWN OF MILTON
MUNICIPALITY OF HALTON
VAN HARTEN SURVEYING INC
SECOND GARAGE & COVERED BALCONY
SITE DATA

ZONING	LOT AREA				
RV	12018.8 (m ²)				
DESCRIPTION	EXISTING	ADDITION/REMOVAL	TOTAL	%	ALLOWED
LOT COVERAGE	272.50 (m ²) EX. MAIN FL. + EX. GARAGE + EX. COVERED PORCHES	268.18 (m ²) (NEW GARAGE + STORAGE + EX. + COVERED BALCONY)	540.68 (m ²)	4.50%	10.0%
GROSS FLOOR AREA		299.74 (m ²) NEW STORAGE + LOFT + SECOND GARAGE	299.74 (m ²)	2.49%	10.0%

PROPOSED
SECOND GARAGE + COVERED BALCONY

NO. OF STORIES	—	TWO
WIDTH OF BUILDING	—	12.19 (m)
DEPTH OF BUILDING	—	18.29 (m)
NO. OF PARKING	—	TWO

SETBACKS

YARD	BY-LAW	EXISTING	PROPOSED
FRONT YARD	6.0 (m)	—	48.81 (m)
REAR YARD	10.50 (m)	—	74.78 (m)
INT. SIDE (E)	0.6 (m)	—	3.0 (m)
INT. SIDE (W)	0.6 (m)	—	48.13 (m)

MAX. ALLOWED HEIGHT = 4.30 m
PROPOSED HEIGHT = 6.70 m

DESIGN LEGEND

- 95.85 DENOTES PROPOSED GRADE
- 95.85 DENOTES EXISTING GRADE
- ▲ DENOTES DOOR ENTRANCE
- G DENOTES GARAGE DOOR ENTRANCE
- DENOTES DRAINAGE DIRECTION
- W DENOTES PROPOSED WATER METER
- S DENOTES PROPOSED SUMP PIT
- DENOTES NEW SOLID TREE HOARDING
- DENOTES NEW FRAMED TREE HOARDING
- DENOTES EXISTING BOARD FENCE
- ← DENOTES FLOW DIRECTION
- △ DENOTES RISER
- DENOTES RAIN WATER LEADER
- RB DENOTES PROPOSED RAIN BARREL
- x DENOTES CHAIN LINK FENCE
- DENOTES LOT LINE

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.

- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CARE ENGINEERING OR CONSULTANTS.

THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT AS NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CARE ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.

- ISSUED FOR REVIEW
- ISSUED FOR TENDER
- ISSUED FOR PERMIT

- ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.

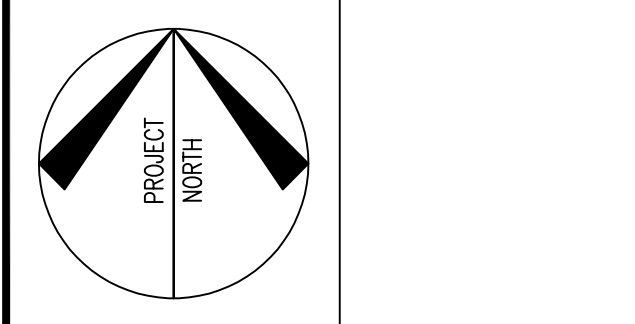
SIGNATURE DATE

THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

2	REVISED FOR PRE-SUBMISSION	MAY 15 2025	
1	ISSUED FOR PRE-SUBMISSION	MAY 02 2025	
0	ISSUED FOR REVIEW	APR 12 2025	

NO. REVISION DESCRIPTION DATE BY

DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



CARE ENGINEERING & DESIGN SERVICES INC.
803 Argus Rd. Suite 207, Oakville, ON L6J 6G6
Tel: 905-825-1173 info@careengineering.com

PROJECT NAME

PROPOSED DETACHED GARAGE
ADDITION
TO

2221 KEAN HILL DRIVE

MILTON, ONTARIO

SHEET TITLE

SITE PLAN & MATRIX

SCALE	AS SHOWN	PROJECT NO.	25-1274
DRAWN BY	A.M.	DWG. NO.	SP1
CHECKED BY	A.K.	REV. NO.	2
DATE	APRIL 2025		
FILE NAME	25-1274.DWG		



The Corporation of the Town of Milton

Report To:	Committee of Adjustment and Consent
From:	Taylor Wellings, MSc (PI), MCIP, RPP
Date:	June 26, 2025
File No:	A-25-031M
Subject:	6390-6400 Fifth Line (Building P)

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 Glenn Piotrowski Architect and dated and stamped by Town Zoning on May 14, 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 016-2014, as amended, has been requested to permit:

1. To allow a minimum 5.7 metres front yard setback, where two wing walls supporting covered entrances project from the main wall of the building, a difference of - 3.3 metres;
2. To allow a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a difference of + 0.90 metres;
3. To allow a minimum parking area setback of 0.90 metres from a lot line, a difference of - 0.6 metres.

The subject property is known as 6390-6400 Fifth Line and contains an industrial warehouse/distribution building which form part of the James Snow Business Park. The subject application applies to one of the industrial warehouse/distribution buildings, identified as Building P, which is located in Phase 2 and currently under review through

General Description of Application

Site Plan application (SP-24-22). Building P is a proposed 7, 394 square metre building planned to be occupied by two tenants.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Business Park Area in the Town of Milton's Official Plan and the Derry Green Corporate Business Park Secondary Plan. In the Town's Official Plan and Secondary Plan, the Business Park Area designation is an employment designation which permits the full range of light industrial and office uses, subject to other policies.

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 Business Park Zone (M1*293) which permits the industrial warehousing/distribution use that is proposed for the subject property.

Variance One: Minimum Front Yard Setback

Section 8.2, Table 8B of the Town's Zoning By-law states that a minimum of 9.0 metres front yard setback is required. The applicant is requesting to allow for a minimum 5.7 metres front yard setback, where two wing walls supporting a covered entrance project from the main wall to the building, a difference of - 3.3 metres, to facilitate the proposed development.

Variance Two: Minimum Landscape Buffer (abutting a street)

Section 4.19.5 i) 4H of the Town's Zoning By-law states that a minimum 4.5 metres landscape buffer abutting a street line is required. The applicant is requesting permission to allow for a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a + 0.90 metres difference, to facilitate the proposed development.

Variance Three: Parking Area Minimum Setback

Section 5.12, Table 5L of the Town's Zoning By-law states that a parking area shall be setback a minimum of 1.5 metres from a lot line. The applicant is requesting permission to allow a minimum parking area setback of 0.90 metres from a lot line, a difference of + 0.60 metres difference, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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 proposed development of an industrial/distribution building (building p) on the subject property.

Variance One: Minimum Front Yard Setback

The applicant is requesting to allow for a minimum 5.7 metres front yard setback, where two wing walls supporting a covered entrance project from the main wall to the building, a difference of - 3.3 metres, to facilitate the proposed development. The requested variance for the front yard setback is specifically to allow for a key design element, being the front wing walls and covered entrance to be incorporated into the building's design while maintaining a sufficient front yard area. The front yard setback requirement of 9 metres is provided for the actual building except for the front wing wall areas and patio. Planning staff are of the opinion that the proposed variance is appropriate and will not negatively impact the surrounding industrial site.

Variance Two: Minimum Landscape Buffer (abutting a street)

The applicant is requesting permission to allow for a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a + 0.90 metres difference, to facilitate the proposed development. Like the comment above, the encroachment to accommodate the patio will only impact the small portion of the building and the remaining building will meet the 4.5 metre requirement. Planning staff do not have concerns with the proposed variance.

Variance Three: Parking Area Minimum Setback

The applicant is requesting permission to allow a minimum parking area setback of 0.90 metres from a lot line, a difference of + 0.60 metres difference, to facilitate the proposed development. This parking area is located at the rear of the site and Planning staff can confirm it will not negatively impact the adjacent environmental linkage which serves as a



The Corporation of the Town of Milton

File #:
A-25-031M
Page 4 of 4

Consultation

shield for the parking area. Planning staff do not have concerns with the proposed variance.

Planning staff are of the opinion that the requested variances all positively contribute to the design and overall efficiency of the site's layout. 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 use of the subject property. As such, Planning Staff have reviewed the requested variance and offer no objection to its approval.

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan

ZONING & OTHER GENERAL INFORMATION		
CURRENT USE -	VACANT LAND	
PROPOSED USE -	BUSINESS PARK (M1xxx3)	
	REQUIRED	PROVIDED
BUILDING SETBACKS ... (TOWN OF MILTON)	- FRONT YARD - INTERIOR SIDE YARD - INTERIOR SIDE YARD - REAR YARD	9.0m - WEST (JAMES SNOW PARKWAY) 3.0m - NORTH (PRIVATE DRIVEWAY 3) 3.0m - SOUTH 12.0m - EAST
OTHER LIMITATIONS	- 4.5m LANDSCAPE BUFFER REQUIRED ABUTTING STREET LINE (JAMES SNOW PARKWAY)	5.783m 38.5m 19.9m 15.8m
NOTE 1: ANY FENCING PROPOSED WITHIN BLOCKS THAT TO BE DEDICATED TO THE TOWN THROUGH THE SUBDIVISION PROCESS (DRAFT M-PLAN BLOCKS 5-12, DRAFT PLAN OF SUBDIVISION BLOCKS WILL BE SECURED THROUGH A SUBDIVISION AGREEMENT) NOTE 2: THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS		

OVERALL SITE STATISTICS	IMPERIAL	METRIC
TOTAL SITE AREA (BLDG P)	5.039 ac	2.039 ha (20,392.28 m.sq)
LOT COVERAGE		36.3%
LANDSCAPE OPEN SPACE	7.5%	11.6%

OVERALL BUILDING STATISTICS		
BUILDING - P	79,588 S.F.	7,394 m.sq
MAXIMUM BUILDING HEIGHT -		13,750mm























OVERALL PARKING STATISTICS			
INDUSTRIAL PARKING RATE: BASED ON THE TOWN OF MILTON REQUIREMENT: BUILDING GFA MINUS 10%, 1 SPACE/100 m ² (FIRST 5,000 m ²), PLUS 1 SPACES PER 200 m ² THEREAFTER. STANDARD STALL SIZE 2750x5800.	BLDG AREA	STALLS REQUIRED	STALLS PROVIDED
BUILDING - P	7,394x90%=6,654.6m ² / 2 = 3327.3m ² 34 x 2 TENANTS	68	74

DESIGNATED PARKING REQUIREMENTS	
BASED ON NUMBER OF REQUIRED PARKING STALLS FOR 13-100 STALLS, 4% ARE REQUIRED.	
TOTAL DESIGNATED BARRIER FREE STALLS REQUIRED (4% OF 68 = 3)	4 STALLS
TOTAL DESIGNATED BARRIER FREE STALLS PROVIDED	

EV READY PARKING STALLS		
PROVIDE 6% OF PARKING STALLS AS 'EV' READY	STALLS REQUIRED	STALLS PROVIDED
	5	8

BICYCLE PARKING REQUIREMENTS		
FOR COMMERCIAL, EMPLOYMENT AND INSTITUTIONAL USES MINIMUM NUMBER OF SPACES IS 3% OF REQUIRED PARKING SPACES.	SPACES REQUIRED	SPACES PROVIDED
	3	16

LOADING POSITION STATISTICS		
FOR GFA 2,326 TO 7,441M.SQ. PROVIDE 2 LOADING SPACE (LOADING SPACE SIZE IS 3,500X12,000 WITH MINIMUM VERTICAL CLEARANCE OF 4,200MM)	REQUIRED	PROVIDED
	2	26
TRAILER STAGING POSITIONS PROVIDED		0

SITE PLAN LEGEND					
◆ FH	FIRE HYDRANT WITH SAFETY BOLLARDS 1.5m FROM THE EDGE OF THE CURB.		PAINTED ACCESSIBILITY BARRIER FREE SYMBOL		FIRE DEPARTMENT PRINCIPAL ENTRANCE
○	SANITARY MANHOLE		LIGHT POLE STAND, DETAILS REFER TO ELECTRICAL		PROPERTY LINE
○	STORM MANHOLE		TERRAIN LIGHTING GARDEN SPOTLIGHT, DETAILS REFER TO ELECTRICAL		MIN. BUILDING SETBACK LINE
○	DOM. WATER METER & BACKFLOW PREVENTER		CURB CUT & RIVERSTONE ROCK SPILLWAY		MIN. LANDSCAPE BUFFER LINE
□	CATCH BASIN		BARRIER FREE CURB RAMP		EASEMENT LINE, REFER TO CIVIL
□	CATCH BASIN MANHOLE		MARKED PEDESTRIAN CROSSING, CONTRAST PAINTED STRIPPING		CENTRELINE OF 6M FIRE ROUTE
□	DOUBLE CATCH BASIN		BARRIER FREE RAMP C/W WITH CURB DEPRESSION IN COMPLIANCE WITH OBC 3.8.3.2 AND REFER TO CITY STANDARD		6M WIDE FIRE ROUTE
○	MONITORING WELL		FIRE ROUTE SIGN, MAX c/c 45m (150') 1.5m FROM THE EDGE OF THE CURB EXCEPT ALONG MULTI USE TRAIL, WHERE SIGNS TO BE 700mm BEHIND ROAD CURB		1.8M HIGH ORNAMENTAL FENCE, SEE LANDSCAPE
○	SIAMESE CONNECTION		BARRIER FREE RAMP C/W WITH CURB DEPRESSION IN COMPLIANCE WITH OBC 3.8.3.2 AND REFER TO CITY STANDARD		1.5M HIGH CHAIN LINK FENCE, SEE LANDSCAPE
○	PROPOSED HYDRO TRANSFORMER		TRAFFIC SIGNAGE, REFER TO TRAFFIC DRAWING, SIGNAGE AND PAVEMENT MARKING PLAN SHEET NO. SN-02 FOR DETAILS		CAR/ VAN POOLING PARKING
○ HP	HYDRO POLE		PIV VALVES, REFER TO CIVIL		BUILDING ENTRANCE ACCESS/EXIT DOOR
○	BARRIER FREE PARKING SIGN				
EV	ELECTRIC VEHICLE PARKING (ROUGH-IN)				
EV	ELECTRIC VEHICLE PARKING (INSTALLED) REFER TO ELECTRICAL				

REV	DATE	DESCRIPTION
01	AUG 05, 2022	ISSUED FOR 1st SPA SUBMISSION
02	FEB 03, 2023	ISSUED FOR 2nd SPA SUBMISSION
03	APR 29, 2025	ISSUED FOR MINOR VARIANCE APPLICATION

