



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

Thursday, November 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 October 30, 2025 CoA Meeting	2
5. ITEMS FOR CONSIDERATION	
5.1 A25-057/M 254 Steeles Avenue East	5
The application seeks to permit a second-floor addition to the existing house that would maintain the existing non-conforming setbacks of the first storey.	
5.2 A25-056/M 206 Martin Street	10
The application seeks to facilitate a residential addition in the rear yard, and the construction of an attached garage in the front yard. The existing dwelling would be retained, with some modifications to its exterior design.	
6. NEXT MEETING	
Thursday, December 11, 2025 commencing at 6:00 p.m.	
7. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

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

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

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **HOUSEKEEPING**

4. **MINUTES**

4.1 **Minutes from September 25, 2025 CoA Meeting**

THAT the Minutes from the September 25, 2025 Committee of Adjustment Hearing be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 ***DEFERRED A25-049/M & A25-050/M 0 & 8600 Escarpment Way**

5.2 **A25-053 259 Main Street East**

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

1. That the applicant shall obtain a Kennel License, in compliance with all provisions outlined in Schedule E of By-law 024-2018
2. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

5.3 A25-054/M 868 Willow Avenue

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

1. That the development shall be constructed generally in accordance with the site plan prepared by the applicant and dated and stamped by Town Zoning on September 22, 2025.
2. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

5.4 A25-055/M 1505 Buttercup Court

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 IRV Design and stamped by Town Zoning on September 23, 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.

Carried

6. NEXT MEETING

7. ADJOURNMENT

With there being no further business to discuss, the meeting was adjourned at 6:17 PM

Scott Corbett, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: November 27, 2025

File No: A25-057M

Subject: 254 Steeles Avenue East

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

1. That the development shall be constructed generally in accordance with the site plan prepared by Blue Prints Permit and dated and stamped by Town Zoning on October 20, 2025.
2. That prior to Building Permit issuance, the applicant shall remove the hardscaping from the area labelled as "Existing Hardpaved Area" on the site plan, and shall restore this area to soft landscaping.
3. That a Building Permit be obtained within two (2) years from the date of the decision.
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

Under Section 45(2) of the Planning Act, the applicant has requested to expand a legal non-conforming use as follows:

- Permit an interior side yard setback of 1.14 metres, whereas a setback of 1.2 metres is required
- Permit an interior side yard setback of 3 metres, whereas a setback of 3.5 metres is required

The Subject Property, known municipally as 254 Steeles Avenue East, is located east of Martin Street and south of Steeles Avenue East. Currently, the Subject Property is occupied by a legal non-compliant detached dwelling, with interior side yard setbacks of less than the minimum distances required by Zoning By-law 016-2014. The application seeks to permit a second-floor addition to the existing house that would maintain the existing non-conforming setbacks of the first storey.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Lands within the Urban Area have existing or planned servicing, and are intended to accommodate the Region's employment and residential growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area per Schedule B - Urban Area Land Use Plan, and falls within the Mature Neighbourhoods Area. The Residential Area designation is planned to accommodate a mix of low, medium, and high-density residential development.

With respect to Mature Neighbourhood Areas, policy 5.8.3.2 dictates that minor variance applications for development within Mature Neighbourhood Areas shall be evaluated based on the following additional criteria:

- a) That the scale, massing, building height, built form features and coverage are compatible with and respectful of the existing character of the Mature Neighbourhood Area; and
- b) That the impacts on adjacent properties are minimized.

Policy 5.8.3.5 outlines requirements applicable to the extension or enlargement of a non-conforming use, as follows:

- a) It is not possible to relocate such a use to a place where it will conform to the By-law;
- b) The proposed extension or enlargement will not unduly aggravate the situation already created by the existence of the use and should, if possible, be designed to alleviate adverse effects of the use such as outside storage;
- c) The abutting uses will be afforded reasonable protection by the provision of appropriate buffering and setbacks;
- d) The proposed extension or enlargement should be in appropriate proportion to the size of the non-conforming use;
- e) Adequate provision will be made for safe access and adequate off street parking and loading facilities; and,
- f) All services, including private sewage disposal and water supply systems, shall be or can be made adequate.

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

Zoning

The Subject Property is zoned Low Density Residential 2, Exception 299 (RLD2 *299) with a Mature Neighbourhoods overlay, per Zoning By-law 016-2014. The Low Density Residential 2

Zoning

Zone permits certain low-rise residential uses, including detached, duplex, and semi-detached dwellings. Zoning Exception 299 establishes a minimum front yard setback of 7.5 metres, but specifies that for an addition to an existing building, the minimum front yard setback shall be the less restrictive of 7.5 metres or the front yard setback existing on the effective date of By-law 077-2021.

Variance One: Table 6B-1 *4(ii) requires a minimum interior side yard setback of 3.5 metres for the interior side yard closest to the driveway. The applicant is requesting a setback of 3 metres.

Variance Two: Table 6B-1 *4(ii)(2) requires a minimum interior side yard setback of 1.8 metres for the other interior side yard. The applicant is requesting a minimum setback of 1.14 metres.

Both variances are necessary to allow the second-storey addition to maintain the setbacks of the non-complying existing dwelling. The Zoning By-law defines “Non-complying” as: a lot, building or structure that does not meet the regulations of the Zone in which it is located as of the date of passage of this By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on November 7, 2025. As of the writing of this report on November 12, 2025, staff have not received comments from members of the public.

Agency Consultation

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

Communication with Applicant

During review of the application, Planning staff noted that newly added hardscaping in the front yard exceeds what is permitted by Zoning By-law. The applicant has confirmed that as part of this development application, this hardscaping shall be removed, and the area shall be restored with soft landscaping. This modification has been labelled as such on the Site Plan.

Development Services Comments

The applicant has requested a minor variance to expand a legal non-complying structure. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land.



The Corporation of the Town of Milton

File #:
A25-057M
Page 4 of 4

Consultation

Based on historic aerial imagery, Town staff are satisfied that the existing dwelling pre-dates Zoning By-law 016-2014 and qualifies as a legal non-conforming structure. The existing dwelling on the Subject has deficient interior side yard setbacks of 3 metres and 1.14 metres. The applicant is proposing a second-storey addition that would maintain these current setbacks. While legal non-conforming structures are permitted to remain as-is, any additions are required to comply with current zoning regulations.

The intent of the Zoning By-law's minimum interior side yard setback distances is to allow for privacy between dwellings, and to maintain enough space for circulation and functionality. Since the proposed minor variances would replicate an existing condition, Planning staff do not anticipate any negative impacts on adjacent properties. Moreover, as the application would facilitate a second-storey addition, the reduced setbacks would have no impact on the circulation or functionality of the Subject Property at the ground level. As such, the application is minor and maintains the intent of the Zoning By-law.

Further, the application maintains the intent of the Official Plan by satisfying the criteria of policy 5.8.3.5, which govern expansions to legal non-conforming structures, and by respecting the policy considerations applicable to Mature Neighbourhood Areas. The application entails a modest, proportional addition which does not exceed the maximum height or lot coverage permissions, and maintains interior side yard setback distances that are typical of the surrounding context. As the proposal is for an addition, rather than a reconstruction of the existing dwelling, it is not practical to relocate the existing structure to comply with the current zoning standards. Planning staff have no objections to the application and believe a residential addition is appropriate for the use of the Subject Property.

Respectfully submitted,

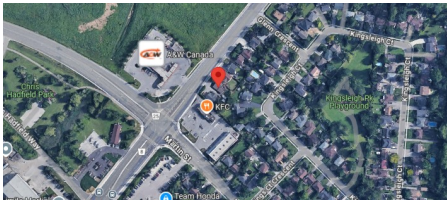
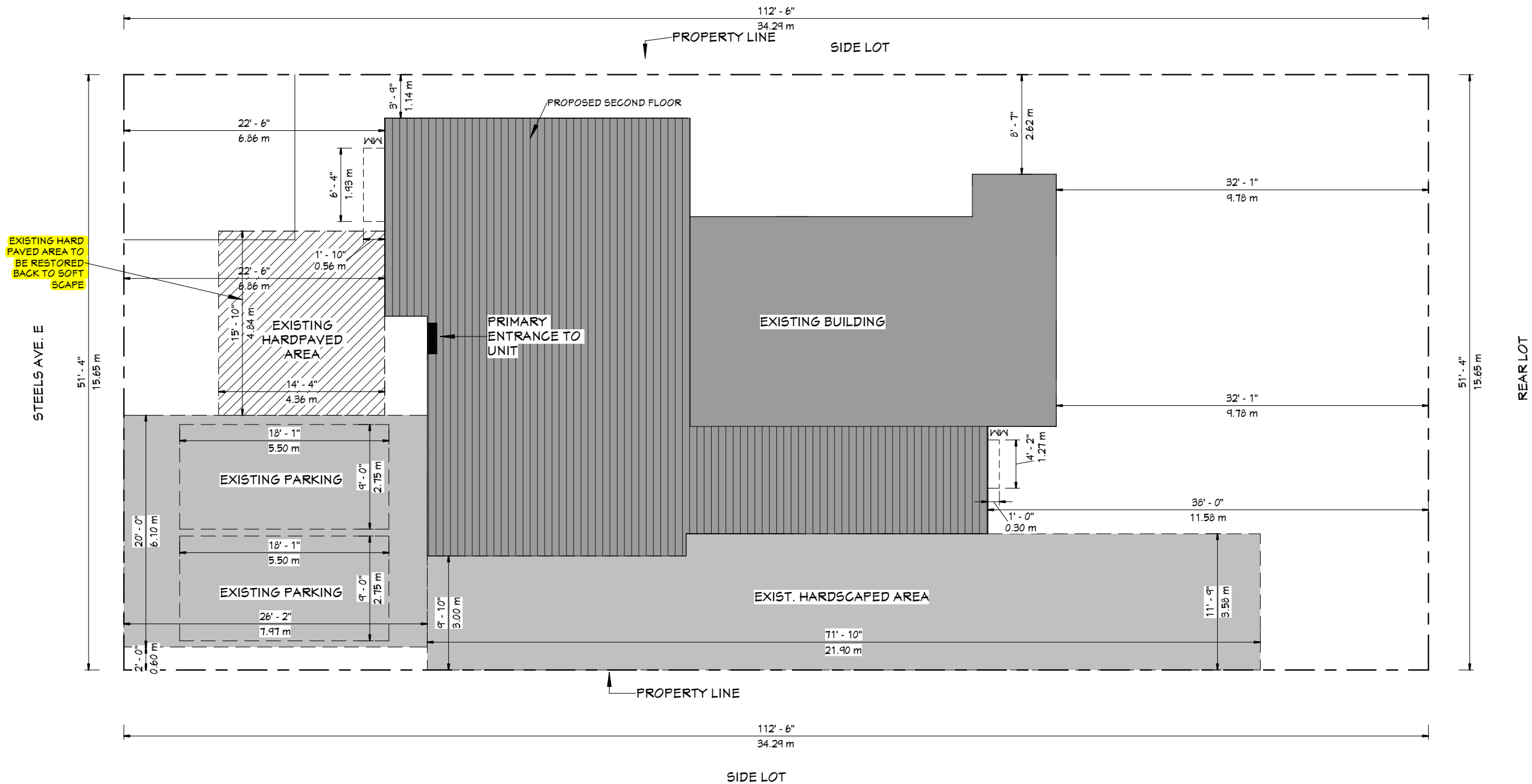
Olivia Hayes, B.E.S.
Planner, Development Review

For questions, please contact: Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments

Figure 1 - Site Plan



PROPERTY ADDRESS:
254 STEELS AVE E, MILTON, ON

SHEET TITLE:
SITE PLAN

PROJECT INFORMATION
PROJECT NO: 25-095
CUSTOMER: JASDEEP BATH
PROJECT: SECOND FLOOR ADDITION

DESIGNER INFORMATION

BY: BPP	ENGINEER STAMP:
TITLE: 1" = 10'-0"	
SCALE:	
REV	DATE
0	01 10 2025
1	-
2	-
ENGINEER: MS	
DRAFTED BY: JK	
CHECKED BY: MS	

ALL DRAWINGS ARE THE PROPERTY OF BLUE PRINTS PERMIT AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM BLUE PRINTS PERMIT. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. UNITS AS MENTIONED ON THE DRAWINGS. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON INDUSTRY PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

SHEET
A103

REV
00



688 Hespler Road, Unit 2B-5, Cambridge,
ON, Canada, N1R 8N7
M: 647-770-2966 O: 437-880-8197
Email: info@blueprintspermit.com
Website: www.blueprintspermit.com

SITE PLAN

1" = 10'-0"



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD2*299 ZONE
ZONING: REVIEWED FOR C of A
yaseen.albarim
ZONING OFFICER

OCT 20, 2025

DATE

SITE STATISTICS	
EXISTING DWELLING FOOT PRINT	:1752.84 SQ.FT
PROPOSED AREA	:1292.06 SQ.FT.
LOT AREA	:5775.34 SQ.FT
EXISTING LOT COVERAGE@ 30.35%	:1752.84 SQ.FT
PROPOSED LOT COVERAGE	: 0 SQ.FT
TOTAL LOT COVERAGE@30.35%	:1752.84 SQ.FT



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: November 27, 2025

File No: A25-056M

Subject: 206 Martin Street

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

1. That the development shall be constructed generally in accordance with the site plan prepared by Jansen Consulting and dated and stamped by Town Zoning on November 13, 2025, and in accordance with the elevations prepared by Jansen Consulting and dated and stamped by Town Zoning on October 30, 2025.
2. That the development shall include new cedar hedges along the northern interior lot line and new shrubs around the driveway, in accordance with the above-noted site plan.
3. That prior to Building Permit issuance, the applicant shall provide a Grading Plan and Stormwater Management Brief to the satisfaction of Development Engineering.
4. That a Building Permit be obtained within two (2) years from the date of the decision.
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 016-2014, as amended, has been requested to:

- Permit a lot coverage of 29.6%, whereas a maximum of 20% is permitted, representing an increase of 9.6%
- Permit a garage to project 9.42 metres from the dwelling front wall, whereas a minimum setback of 5.5 metres from the dwelling front wall is required, representing a difference of 9.42 metres

The Subject Property, known municipally as 206 Martin Street, is generally located west of Martin Street and north of Woodward Avenue. Surrounding uses are primarily low-rise residential, along with two elementary schools to the south. Currently, the Subject Property is

General Description of Application

occupied by a one-storey detached dwelling. The application seeks to facilitate a residential addition in the rear yard, and the construction of an attached garage in the front yard. The existing dwelling would be retained, with some modifications to its exterior design. To facilitate the proposed development, the applicant is seeking minor variances to permit additional lot coverage and to allow a garage to project outward from the dwelling façade.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Lands within the Urban Area have existing or planned servicing and are intended to accommodate the Region's employment and residential growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area per Schedule B - Urban Area Land Use Plan. Additionally, the Subject Property is within the Character Area and a Mature Neighbourhoods Area. Per policy 3.2.1.1, the Residential Area is intended to accommodate a mix of low, medium, and high density residential development, and policy 3.2.2(a) notes that single detached dwellings are a permitted use.

Policy 3.2.1.8 states that proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area.

Further, policy 3.2.19 directs that proposed development should generally be consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

With respect to the Character Area, policy 2.10.3.37 establishes that the Town shall ensure to the degree possible that:

- a) all new development is compatible with and sympathetic to existing building forms including heights, setbacks, scale, architectural features, and complies with the policies of Section 2.8 of this Plan; and,
- b) disruption to the natural environment, topography or vegetation will be minimized.

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

Zoning

The Subject Property is zoned Low Density Residential 1, Exception 281 (RLD1*281) by Zoning By-law 016-2014, as amended. A range of low-rise residential uses are permitted in the Low Density Residential 1 Zone, including detached dwellings, duplexes, semi-detached dwellings, and a home occupation or home day care. Exception 281 establishes a minimum front yard setback of 8 metres.

Variance One: Table 6B(I) of the Zoning By-law permits a maximum lot coverage of 20% for properties with an area greater than 830 square metres. The applicant is requesting a maximum lot coverage of 29.6% to facilitate the proposed addition, representing an increase of 9.6%.

Variance Two: Section 6.3.2(ii)(b) of the Zoning By-law states that for a garage or carport with a garage face greater than 3.5 metres, the garage face or front wall of the carport shall be set back a minimum of 5.5 metres from the building front wall. Despite this provision, the applicant is requesting permission for the attached garage to project 9.42 metres from the dwelling façade, representing a difference of +9.42 metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on November 7, 2025. As of the writing of this report on November 18, 2025, staff have not received any comments on the application from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff. Comments from Milton Hydro identified a potential conflict with overhead hydro wires, which the applicant is addressing by reaching out to Milton Hydro directly. Engineering staff noted that a Grading Plan and Stormwater Management brief will be required, which have been included as a condition of approval.

Urban Design staff reviewed the application and provided comments regarding landscaping, building elevations, and cladding materials, most of which were incorporated into the application. Staff also noted that maintaining the existing single-storey dwelling is desirable and contributes to a diversity of built forms in the Character Area. Following the modifications to the proposal, Urban Design staff are satisfied the proposal adheres to the Town's Mature Neighbourhood policies.

Communication with Applicant

Consultation

The applicant has collaborated with Planning Staff to improve the proposal, enhance its compatibility with the surrounding context, and reduce the number of required variances. The applicant has also provided an Arborist Report and Tree Preservation Plan to demonstrate that all existing trees on the Subject Property will be preserved through the development.

Development Services Comments

Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. With respect to Variance One, the increased lot coverage would facilitate a ground-level addition to a one-storey house. The proposal maintains or exceeds all minimum setback requirements, does not cause massing concerns, and does not represent overdevelopment of the lot, thereby maintaining the intent of the Zoning By-law. In addition, the area of the Subject Property barely exceeds the threshold for a maximum lot coverage of 20%, and would be permitted 25% lot coverage as-of-right if the Subject Property was 3 square metres smaller.

Despite the additional lot coverage, the scale of the proposed development respects the character of the surrounding neighbourhood, and would facilitate an addition in line with Official Plan policies regarding development in the Character Area and Mature Neighbourhood Area. The additional lot coverage also facilitates the retention of a single-storey built form, which is desirable for the surrounding low-rise context.

Concerning Variance Two, this minor variance is necessary as the front yard is the only viable location for a garage. The applicant has demonstrated that situating a garage in the rear yard is not structurally feasible and would interfere with required swales. Planning staff note that the proposed garage complies with all other zoning provisions including minimum setbacks, maximum height, and maximum gross floor area.

The intent of the above-noted zoning provision is to ensure that dwelling area, rather than a garage, remains the most visually prominent feature in the Town's Character Area. While the proposed garage would be situated in front of the dwelling, the application includes a number of mitigating factors to maintain the intent of the Zoning By-law. Firstly, the roofline of the dwelling will be taller than the garage roofline, lending visual prominence to the dwelling area. The applicant has also reduced the garage length so the entirety of the dwelling's front door is visible from Martin Street. Further, the garage doors will not face the front lot line, and the garage wall facing Martin Street has been improved with windows, a gable, and a variety of materials. As such, this wall will appear to form part of the main dwelling area. The garage will also be visually screened by a row of mature trees along the southern lot line, and by new hedges and cedar plantings abutting the driveway.



The Corporation of the Town of Milton

File #:
A25-056M
Page 5 of 5

Consultation

The Official Plan requires development in the Mature Neighbourhoods Area to be generally consistent with the setbacks, orientation, scale, massing, and building height of the surrounding neighbourhood. The application satisfies these criteria and complements the pattern of built form in the surrounding context. Similarly, the Official Plan calls for development in the Town's Character Area to be compatible with, and sympathetic to, existing building forms including heights, setbacks, scale, and architectural features. The aforementioned features of the proposed development are consistent with this policy direction.

Planning Staff are satisfied that the proposal is desirable and appropriate for the use of the property as the design, scale, and massing of the proposal is complementary to the surrounding context, and the proposed additions will support the livability of the dwelling. Existing trees and proposed plantings will visually screen the development from abutting properties, making the application minor in nature. For the reasons outlined above, Planning Staff consider the requested variances to be minor, appropriate for the use of the Subject Property, and in conformity with the intent of the Official Plan and Zoning By-law.

Respectfully submitted,

Olivia Hayes, B.E.S.
Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

Attachments

Figure 1 - Site Plan

Figure 2 - Elevations and Floor Plans

Figure 3 - Tree Protection Plan

PART OF LOT 15
CONCESSION 2 NEW SURVEY
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LEGEND

HT	DENOTES HYDRO TRANSFORMER	ENTRY POINTS INTO BUILDING
MH	DENOTES MANHOLE	DIRECTION OF SURFACE FLOW
CB	DENOTES SINGLE CATCH BASIN	FINISHED MAIN FLOOR
HP	HYDRO POLE OR TELEPHONE POLE	DROPPED OR SUNKEN FLOOR
TP	UTILITY POLE OR TELEPHONE POLE	T.F.W. TOP OF FOUNDATION WALL
		F.B.S. FINISHED BASEMENT SLAB
LS	DENOTES LIGHT STANDARD	U.S.F. UNDERSIDE OF FOOTING
SDN	DENOTES SIGN	U.S.F.G. UNDERSIDE OF FOOTING GARAGE
TM	DENOTES TELEPHONE CABLE MARKER	U.S.F.T. UNDERSIDE OF FTG. TRENCHED FOR WALKOUTS, LOOKOUTS
PE	DENOTES TELEPHONE PEDESTAL	EF ENGINEERED FILLED LOT
WV	DENOTES WATER VALVE MAIN SHUT OFF	HP HIGH POINT OF GRADE
WB	DENOTES WATER BOX/ CURB STOP	R NUMBER OF RISERS
FH	FIRE HYDRANT	WO WALKOUT CONDITION
GM	GAS METER	LO LOOKOUT CONDITION
OH	DENOTES OVERHEAD HYDRO WIRE	REV REVERSE PLAN
UH	DENOTES UNDERGROUND HYDRO WIRE	W WINDOWS OR DOORS ON WALL
T	DENOTES OVERHEAD TELEPHONE WIRE	OSP SUMP PUMP
G	DENOTES UNDERGROUND GAS LINE	● FH FIRE HYDRANT
CT	DENOTES UNDERGROUND CABLE T.V.	T.T.R. TREE TO BE REMOVED
B	DENOTES BELL UNDERGROUND OR OVERHEAD CABLE T.V. PEDESTAL	00.00 DENOTES NEAR GRADES
MB	MAILBOX	00.00 DENOTES EXISTING GRADES
SAN. INV.	SANITARY CONNECTION / INVERT	00.00 DENOTES BENCHMARK
STM. INV.	STORM CONNECTION / INVERT	
WATER	WATER SERVICE	
WM	WATER METER	
X	FENCE	

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DESTROYED 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 SURVEY ENGINEER. THESE GRADES AND THE PLACEMENT OF STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENT OF THE MUNICIPALITY HAVING JURISDICTION.

JANSEN CONSULTING IS TO BE NOTIFIED PROMPTLY PRIOR TO ANY DISCREPANCIES AT LEAST 1 WORK WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REINSTATED TO EXISTING. THESE CONDITIONS MAY REQUIRE MAY REQUIRE EXTENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO JANSEN CONSULTING. FOUNDATION WALLS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE.

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

206 MARTIN STREET

ITEM	ZONING BY-LAW REQUIREMENTS	PROPOSED
A ZONING CATEGORY	RLD1*281	RLD1*281
B LOT AREA	N/A	833 M2
C LOT COVERAGE	20%	29.6%
D PERCENTAGE OF LANDSCAPE	30%	55%
E MAXIMUM BUILDING HEIGHT FROM GRADE	9.5 METERS ESTABLISHED GRADE TO UPPERMOST POINT OF ROOF	6.93 M
F SIDE YARD SETBACKS	INTERIOR 1.8 M	1.85 M & 3.48 M
G FRONT SETBACK	EXTERIOR N/A	N/A
H REAR SETBACK	8 M	8.51 M
	7.5 M	11.33 M

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING WATER SERVICE AND OBTAIN PERMITS FOR NEW WATER SERVICE IF MAY NEED A ROAD CUT PERMIT FOR ANY NEW UNDERGROUND SERVICES FROM ROAD TO LOT LINE

NOTE: CONTRACTOR AND BUILDER TO DETERMINE EXISTING INVERTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR DESIGNER. IF SANITARY IS HIGH MAY REQUIRE A SEWAGE EJECTOR PIT & PUMP

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.

GRADING NOTES:

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

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

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: OCT 02 2025 SIGNATURE: [Signature]

J/c JANSEN CONSULTING design - consulting - management

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

TYPE : M-036

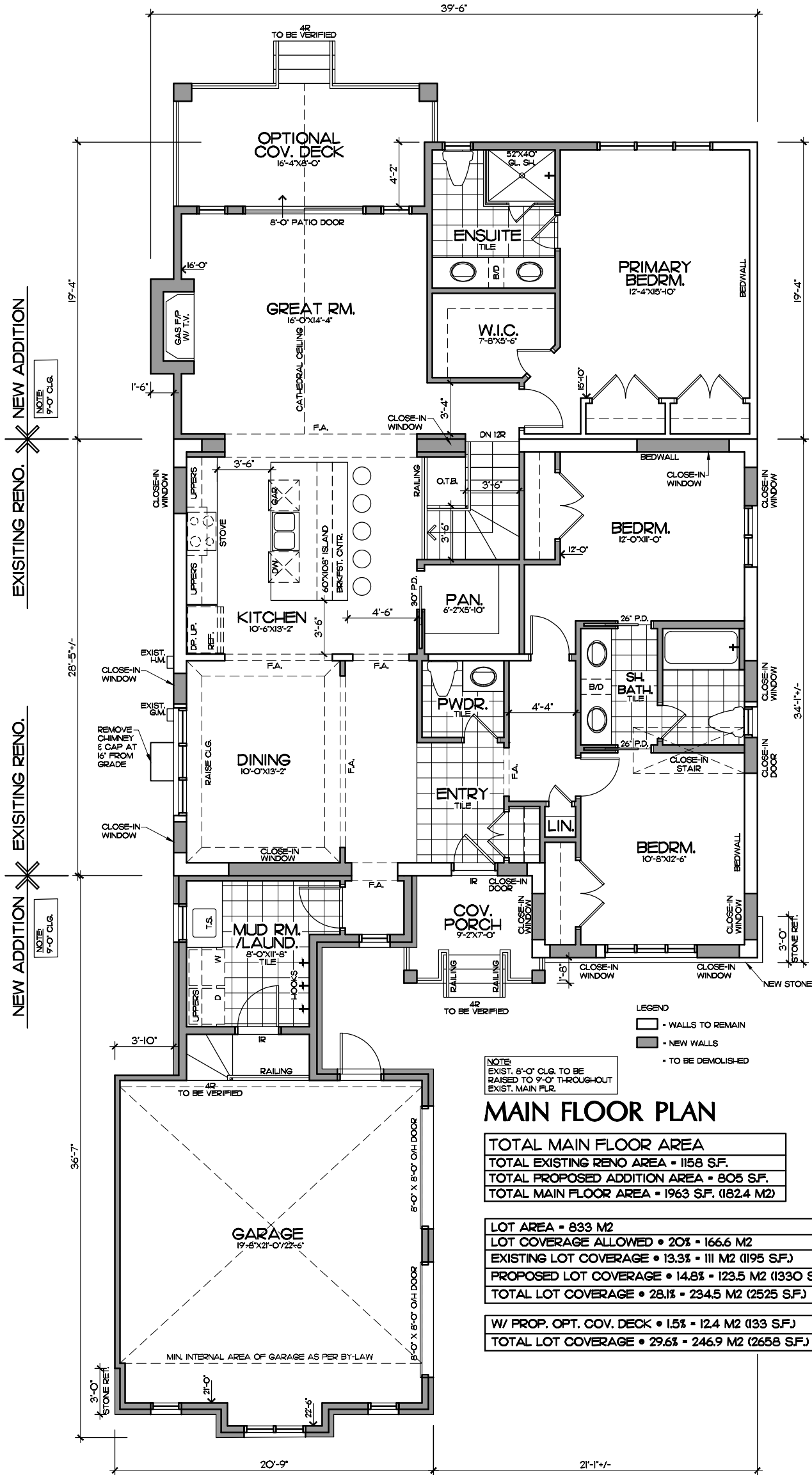
PROJECT : 206 MARTIN STREET LOCATION : MILTON, ON

OWNERS INFORMATION : LUKE & ASHLEY 206 MARTIN STREET MILTON, ON

SITE PLAN

NO.	DATE	DESCRIPTION
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SCALE: H50	DATE: OCT 23 2025	PROJECT NO.: 2025-036
DRAWN BY: AL	CHECKED BY: AS	DRAWING NO.: S1
FILE NAME: 2025-0368		



MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1*281 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson OCT 30, 2025
ZONING OFFICER DATE

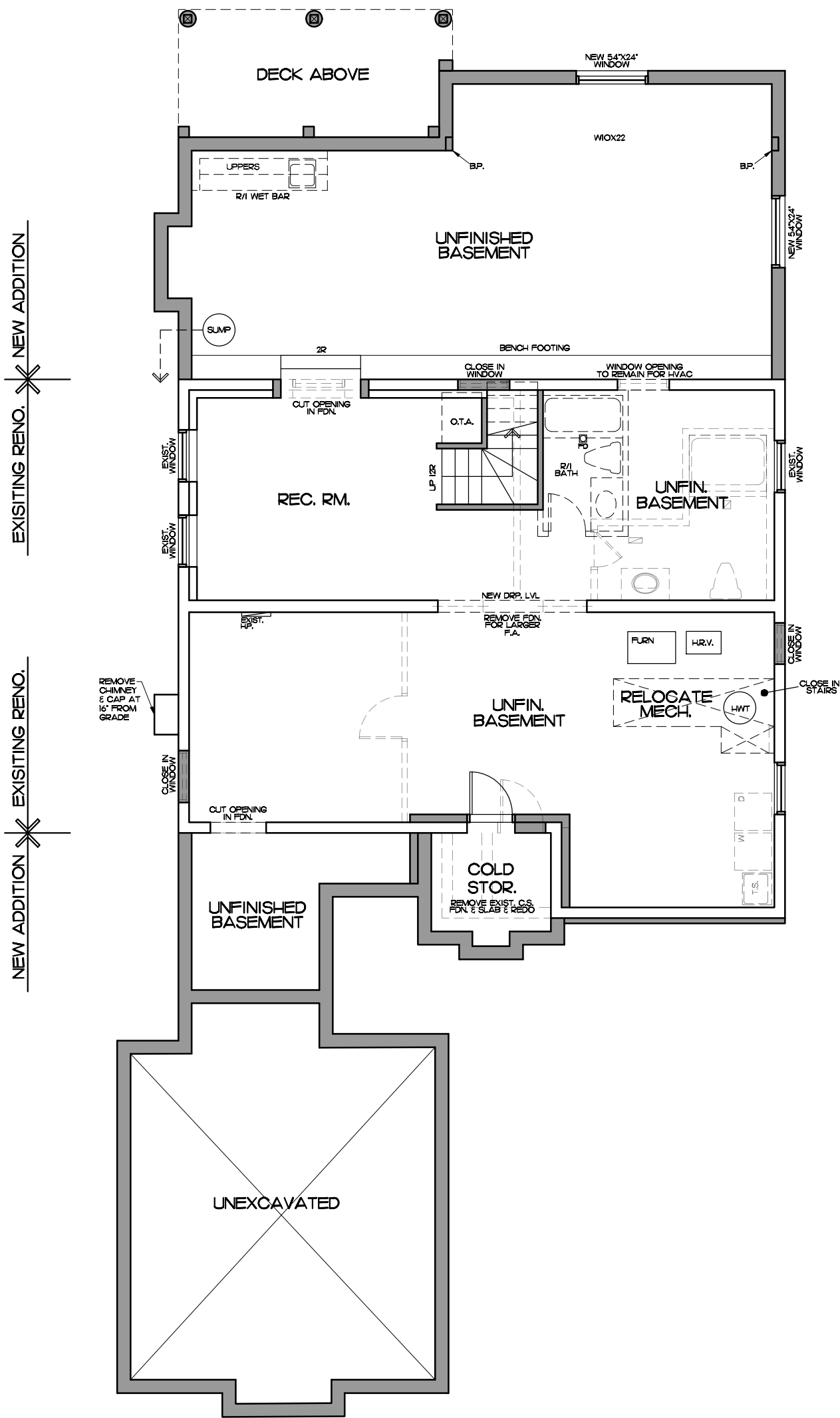
DATE: _____
DESIGN DRAWINGS APPROVED BY: _____
PRINT: _____
SIGN: _____



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Ph. 905-854-9696
Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
LUKE & ASHLEY
206 MARTIN STREET
MILTON, ON
L9T 2R6

D01



BASEMENT FLOOR PLAN

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED

▣ - HEAT RUN

MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1*281 ZONE
ZONING: **REVIEWED FOR C of A**
sherri.jamieson OCT 30, 2025
ZONING OFFICER DATE

DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

PRINT: _____

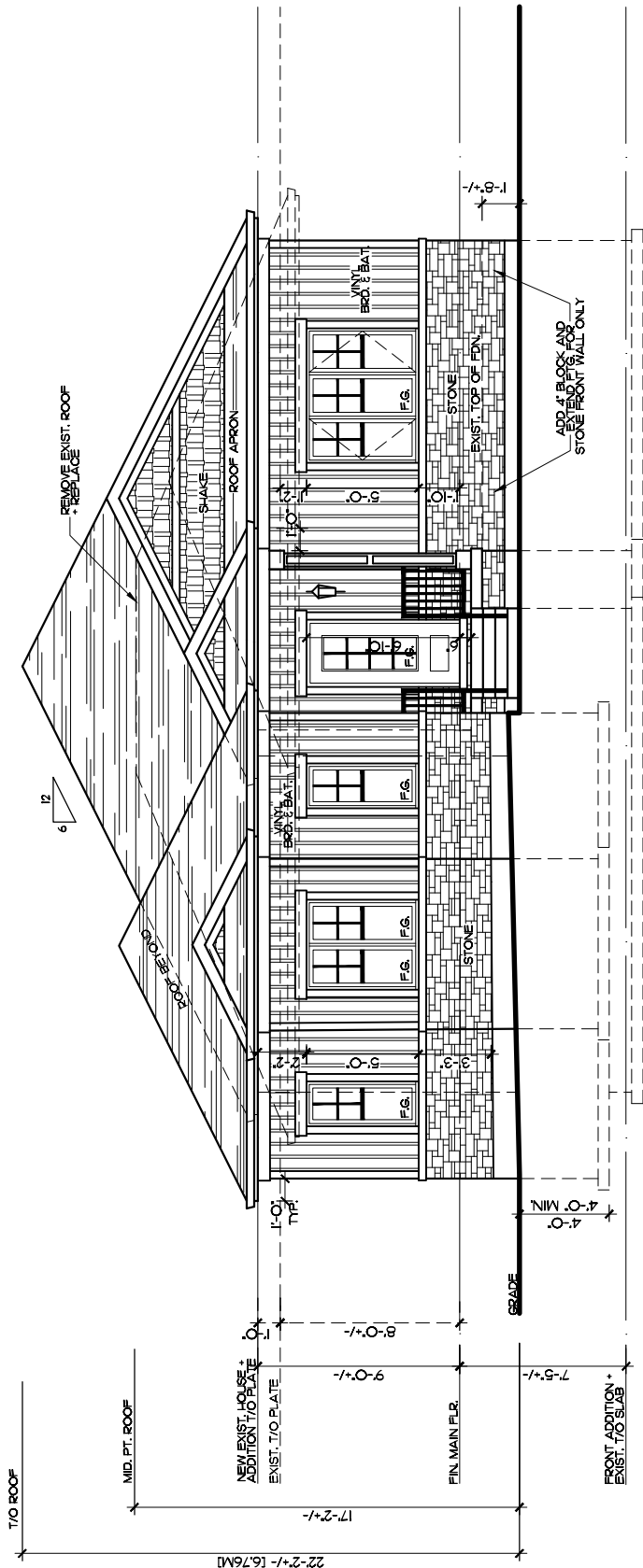
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LUKE & ASHLEY
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MILTON, ON
L9T 2R6

D02



FRONT ELEVATION



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1*281 ZONE

ZONING: REVIEWED FOR C of A
sherri.jamieson OCT 30, 2025
ZONING OFFICER DATE

DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

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SIGN: _____



J/C

JANSEN CONSULTING
design - consulting - management

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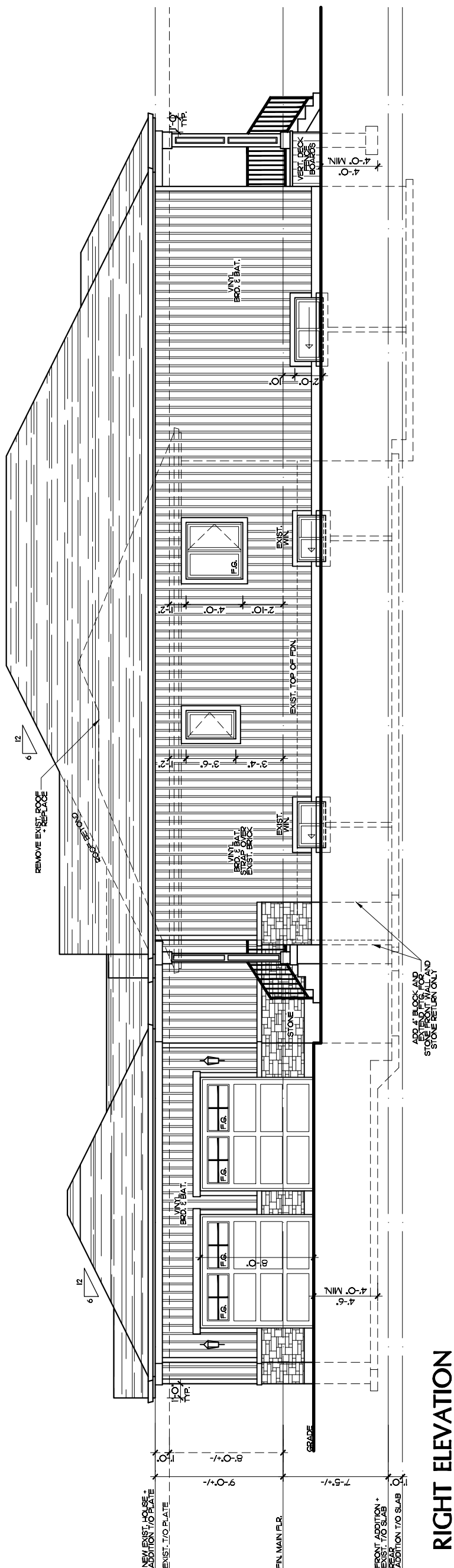
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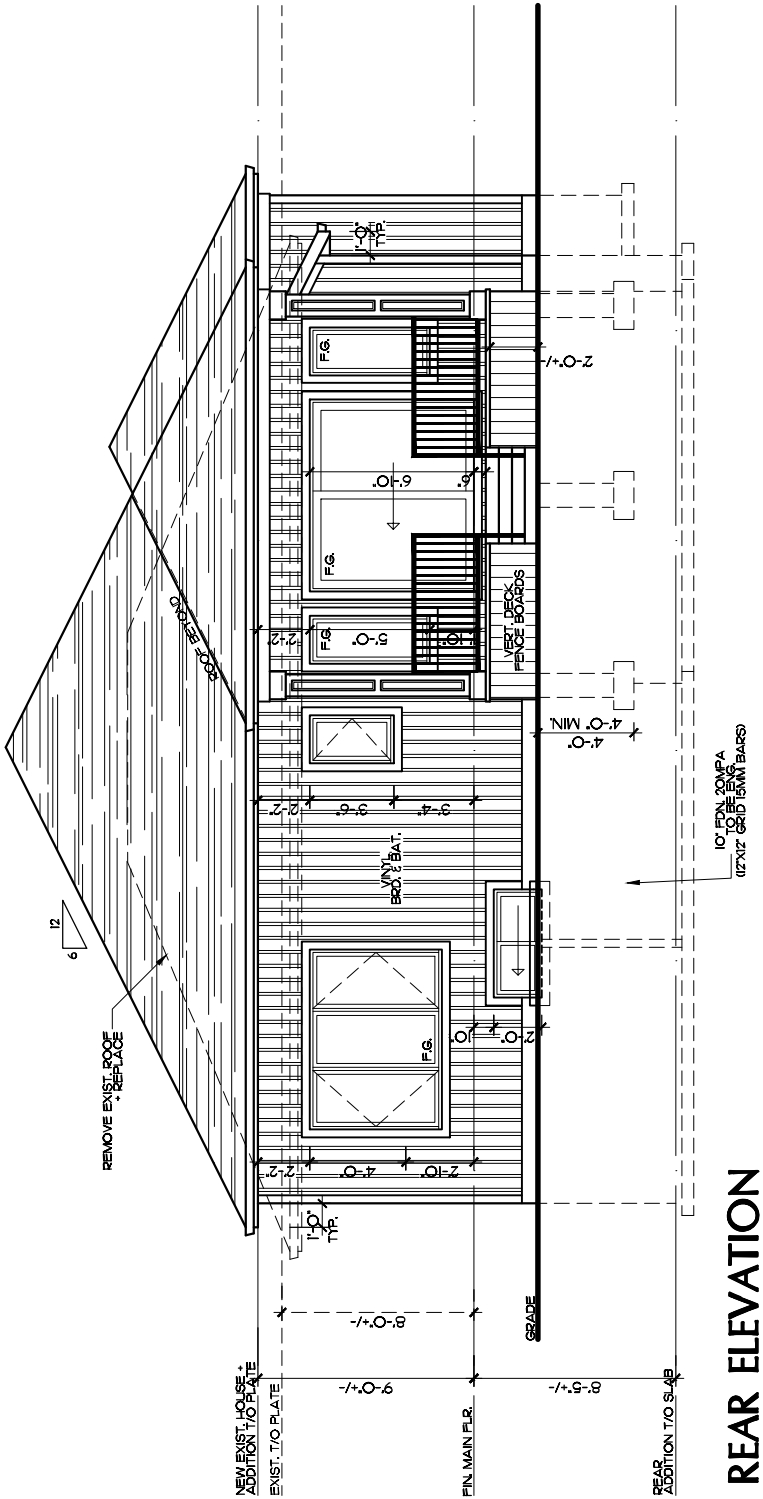
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LUKE & ASHLEY
206 MARTIN STREET
MILTON, ON
L9T 2R6

D04





REAR ELEVATION



TOWN OF MILTON

DEVELOPMENT SERVICES

RLD1*281 ZONE

ZONING: **REVIEWED FOR C of A**

sherri.jamiesonOCT 30, 2025

ZONING OFFICERDATE

DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

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SIGN: _____



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Fax 905-854-9559
Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
LUKE & ASHLEY
206 MARTIN STREET
MILTON, ON
L9T 2R6

D05

DATE: _____

DESIGN DRAWINGS APPROVED
BY: _____

PRINT: _____

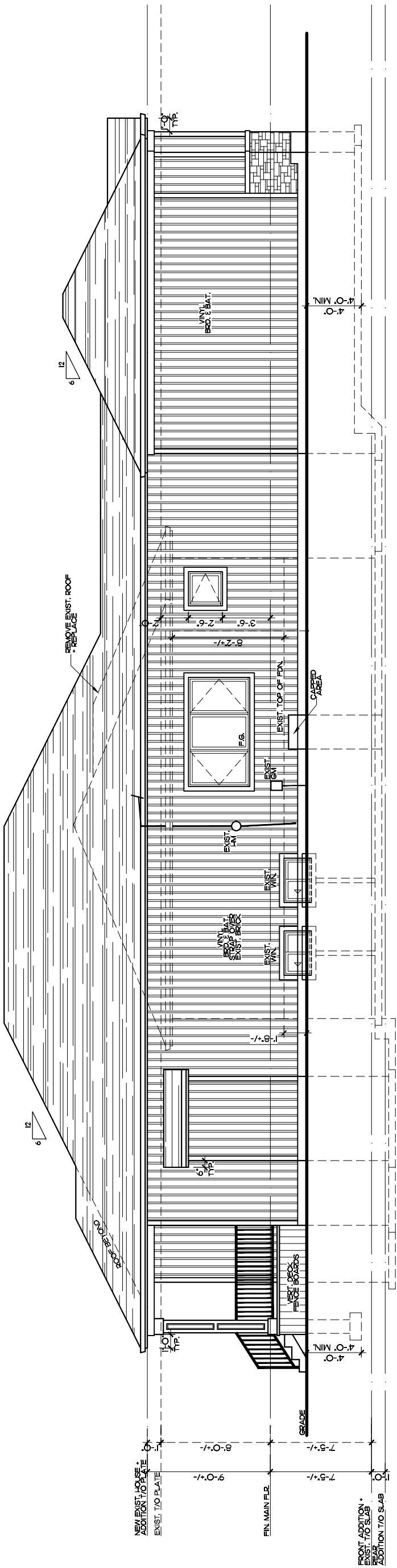
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Cell 905-815-3438
EMAIL : jeffjansendesign@gmail.com

OWNERS INFORMATION :
LUKE & ASHLEY
206 MARTIN STREET
MILTON, ON
L9T 2R6

D06



LEFT ELEVATION



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1*281 ZONE

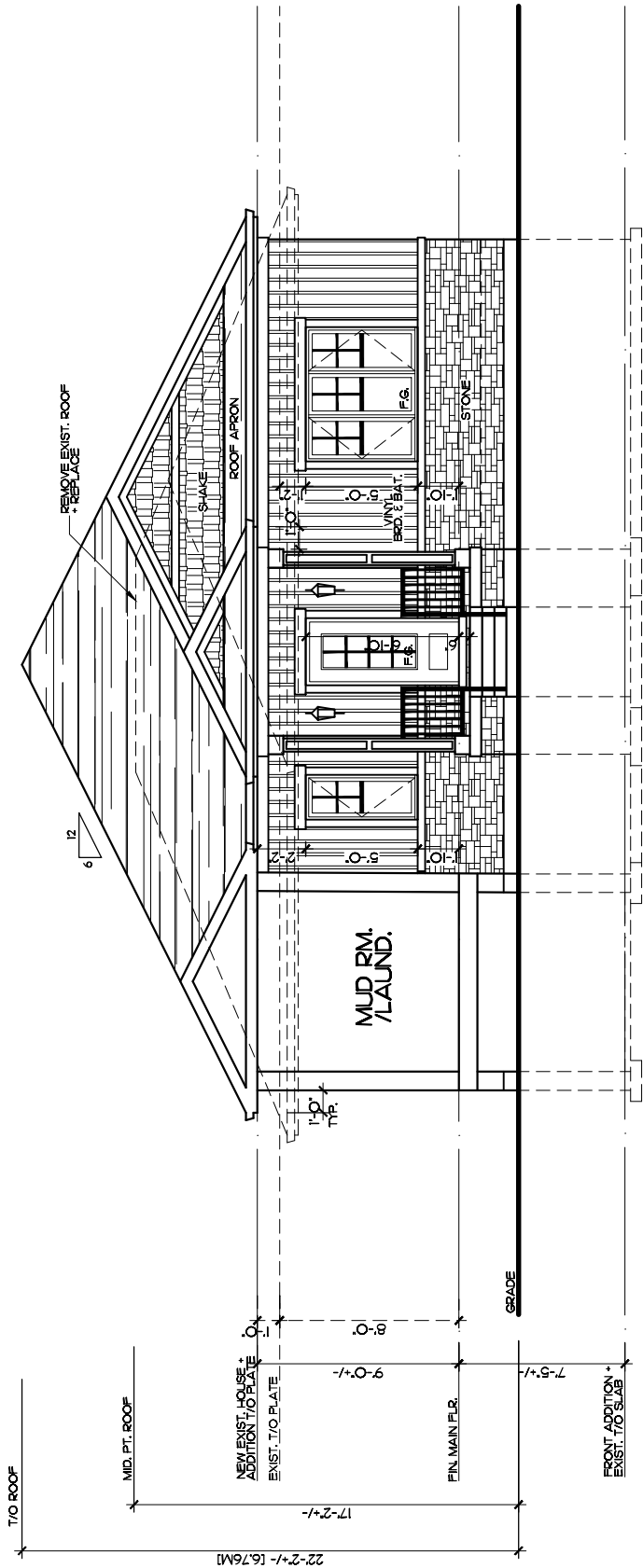
ZONING: REVIEWED FOR C of A

sherri.jamieson

OCT 30, 2025

ZONING OFFICER

DATE



PART FRONT ELEVATION



TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1*281 ZONE

ZONING: REVIEWED FOR C of A
sherri.jamieson OCT 30, 2025
ZONING OFFICER DATE

DATE: _____

DESIGN DRAWINGS APPROVED BY: _____

PRINT: _____

SIGN: _____



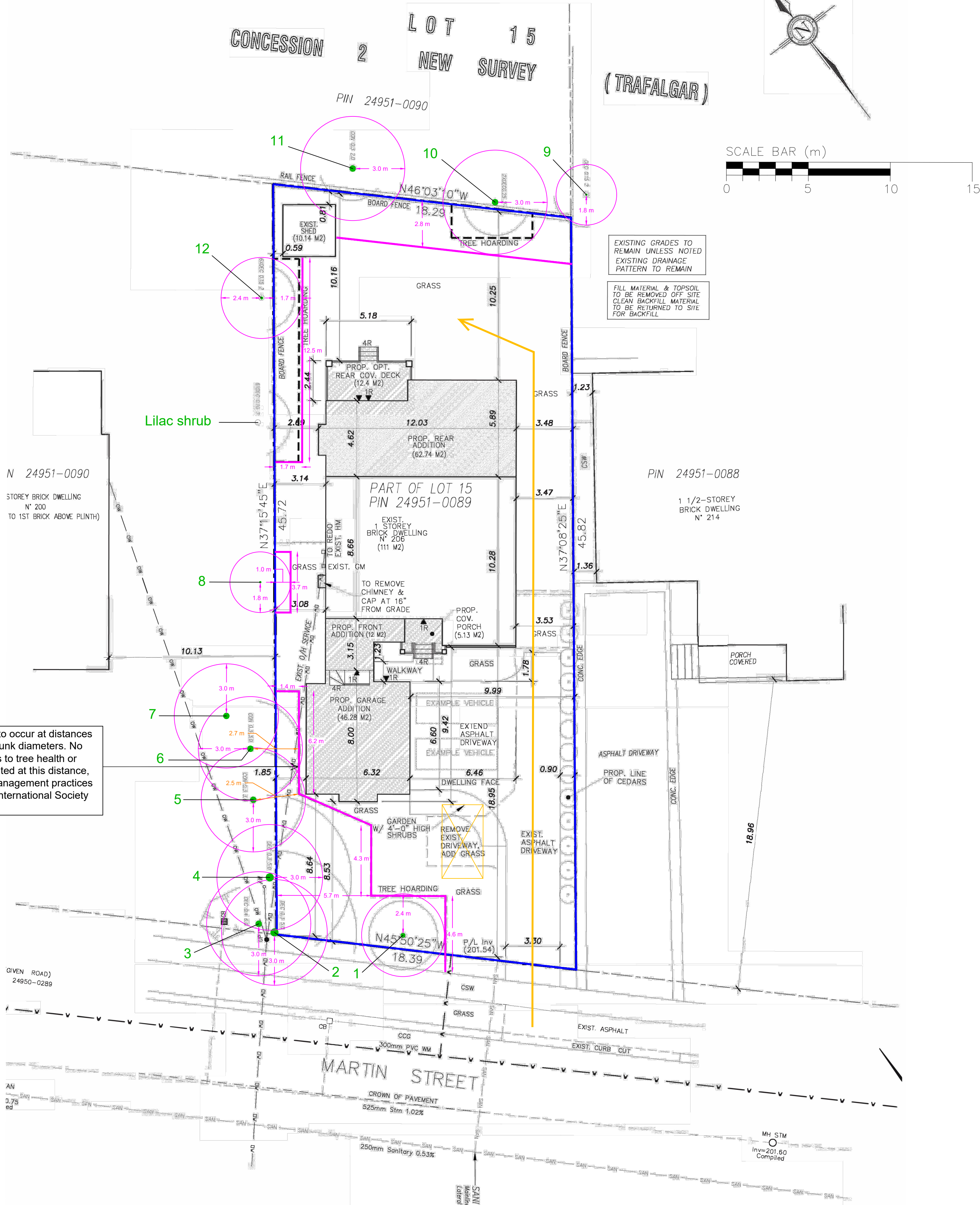
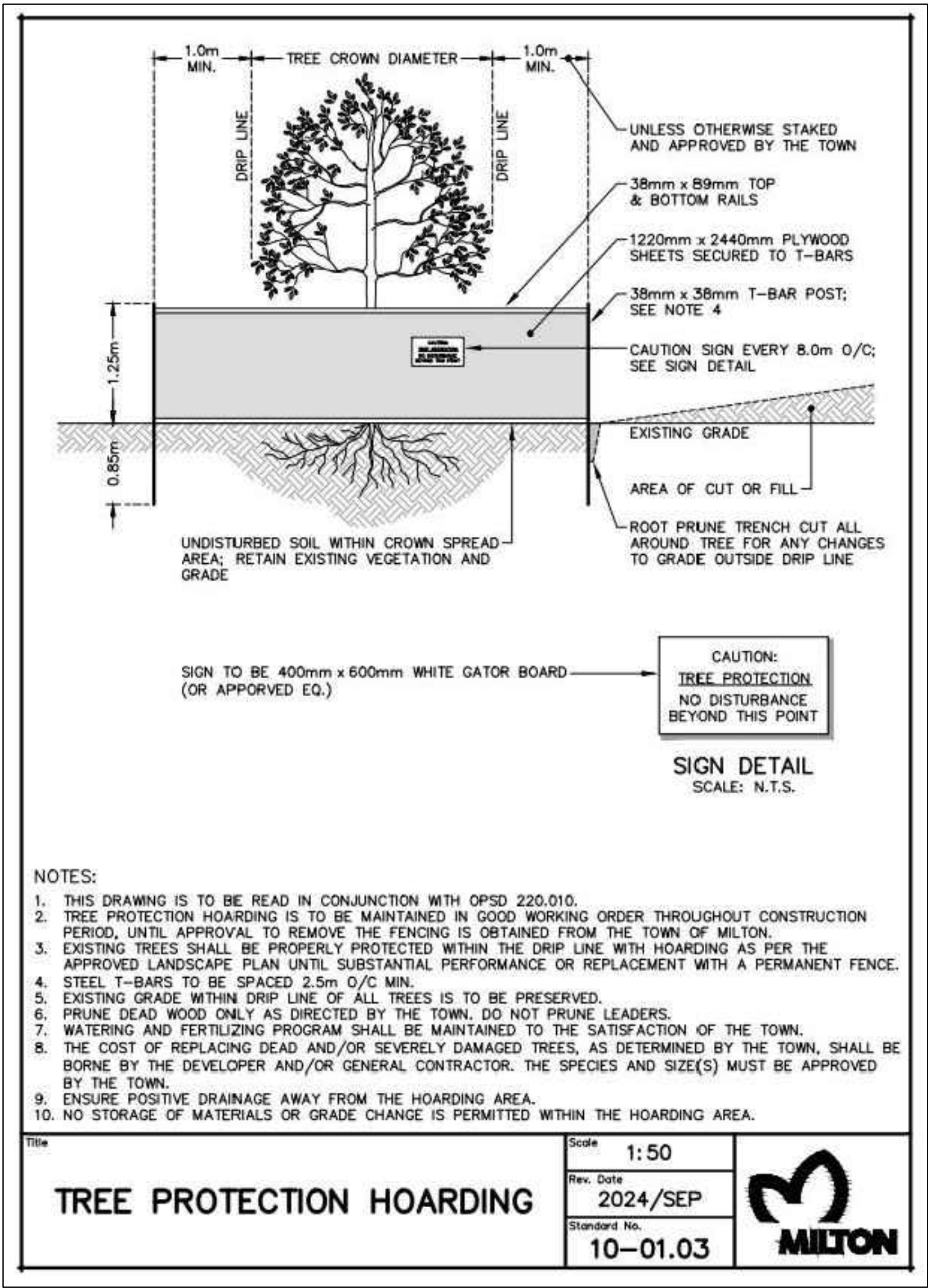
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OWNERS INFORMATION :
LUKE & ASHLEY
206 MARTIN STREET
MILTON, ON
L9T 2R6

D07

TREE INVENTORY

Tree ID	Common Name	Botanical Name	DBH (cm)	Dripline Radius (m)	Health	Structure	TPZ Radius (m)	Owner	Comments	Action
1	Red Oak	<i>Quercus rubra</i>	29	5	Good	Good	2.4	Public	Slightly bowed from competition for light, Pruning wounds (L), Dead branches (L)	Protect
2	Norway Maple	<i>Acer platanoides</i>	42	7	Good	Fair	3.0	Neighbour (200 Martin St)	Pruning wounds (L), Good encapsulation of trunk wounds, Lean (L) - moderately well corrected, Dead branches (L)	Protect
3	Manitoba Maple	<i>Acer negundo</i>	22, 26	7	Fair	Fair	3.0	Neighbour (200 Martin St)	Calculated DBH = 34 cm , Codominant @ ~60 cm, Trunk wound (L), Fungal fruiting body present, 1 stem bows over properties (M), Power line runs thru canopy, Heavy seed crop year	Protect
4	Norway Maple	<i>Acer platanoides</i>	32, 34	7	Good	Fair	3.0	Neighbour (200 Martin St)	Calculated DBH = 47 cm , Codominant @ ~1.0 m, V-shaped union with included bark (H), Good encapsulation of trunk wounds, Branch wound where it rubs against Tree 3	Protect
5	Blue Spruce	<i>Picea pungens</i>	34	2.5	Fair	Fair	3.0	Neighbour (200 Martin St)	Pruning wounds low on trunk (H), Dead branches (H), Short live crown, Lean (L)	Protect
6	Blue Spruce	<i>Picea pungens</i>	34	3	Fair	Fair	3.0	Neighbour (200 Martin St)	Pruning wounds low on trunk (H), Dead branches (M), Tip dieback (L)	Protect
7	Austrian Pine	<i>Pinus nigra</i>	34	3	Fair	Good	3.0	Neighbour (200 Martin St)	Moderate branch and tip dieback, Possible infection by diploдия tip blight pathogen	Protect
8	White Pine	<i>Pinus strobus</i>	10	2.5	Good	Good	1.8	Neighbour (200 Martin St)	Young tree, Defect-free	Protect
9	White Mulberry	<i>Morus alba</i>	10	2	Good	Good	1.8	Neighbour (214 Martin St)	Occluded by board fence, Appears multi-stem, Otherwise defect-free	Protect
10	White Mulberry	<i>Morus alba</i>	18, 25	3	Fair	Fair	3.0	Neighbour (200 Martin St)	Calculated DBH = 31 cm , Occluded by board fence, Codominant at ground, Dense interior, Epicormic branches (M),	Protect
11	White Spruce	<i>Picea glauca</i>	32	2	Good	Good	3.0	Neighbour (200 Martin St)	Minor chlorosis on few branches (flagging), Otherwise defect-free	Protect
12	Manitoba Maple	<i>Acer negundo</i>	Multi stem	4	Good	Fair	2.4	Neighbour (200 Martin St)	10 stems at 10 cm or less, Likely germinated from old stump, Basically a woody shrub	Protect



TREE PROTECTION PLAN

206 Martin St
Milton, Ontario
L9T 2R6

- NOTES:
- All base information has been supplied by the client.
 - No tree removals are required to accommodate this project.
 - All trees can be successfully protected throughout construction.
 - Refer to the Arborist Report prepared for this project, dated November 12, 2025 for specific instructions regarding tree protection requirements.

- LEGEND
- GREEN LABEL TREE TO BE PRESERVED
 - SCALED TREE DIAMETER
 - TREE PROTECTION ZONES
 - PROPERTY BOUNDARY
 - TREE PROTECTION FENCING
 - ACCESS ROUTE
 - MATERIAL STORAGE

MAPLE HILL
TREE SERVICES
1220 HERITAGE ROAD
BURLINGTON
ONTARIO
L7L 4X9

P: 905-824-2100
W: www.maplehilltree.com
E: kyle@maplehilltree.com

Drawing By: Kyle Buckley
ISA Certified Arborist ON-2744A

Date: 12 November 2025

Revised:

Scale: 1:150