



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

Thursday, December 11, 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 the November 27, 2025 COA meeting	2
5. ITEMS FOR CONSIDERATION	
5.1 A23-058/M 773 Banting Court	5
The applicant is seeking to construct an accessory shade structure in the rear yard with a GFA of 26.8 square metres. The proposed structure is partially enclosed on one side (facing the rear lot line) and open-walled on the remaining three sides.	
6. NEXT MEETING	
Thursday, January 29, 2026, commencing at 6:00 p.m.	
7. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

November 27, 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 October 30, 2025 CoA Meeting**

THAT the Minutes from the October 30, 2025 Committee of Adjustment Meeting be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A25-057/M 254 Steeles Avenue East**

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.

Carried

5.2 A25-056/M 206 Martin Street

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.

Carried

6. NEXT MEETING

7. ADJOURNMENT

With there being no further business to discuss, the Chair adjourned the Hearing 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: December 11, 2025

File No: A25-058M

Subject: 773 Banting Court

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 TenHouse Building Workshop and dated and stamped by Town Zoning on December 2, 2025.
2. That the applicant shall add new plantings to the rear yard in the form of hedges, shrubs, and trees, in accordance with the above-noted site plan.
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(1) of the Planning Act, the following minor variance to Zoning By-law 016-2014, as amended, has been requested to:

- Permit an accessory structure to have a gross floor area (GFA) of 26.8 square metres, whereas a maximum GFA of 12 square metres is permitted

The Subject Property, known municipally as 773 Banting Court, is generally located north of Main Street and west of Thompson Road. The surrounding area is comprised of single detached dwellings. Currently, the Subject Property is occupied by a two-storey detached dwelling with an attached garage and in-ground pool. The applicant is seeking to construct a semi-enclosed shade structure in the rear yard with a GFA of 26.8 square metres, which would cover a seating area and hot tub. Additionally, the proposed development entails a 1-storey addition to the dwelling, which is zoning-compliant and does not require a minor variance.



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 majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule B - Urban Area Land Use Plan. Within the Residential Area designation, the predominant land use is intended to be a mix of low, medium, and high-density residential development. Per policy 3.2.2(b), low-rise residential uses including single detached dwellings are permitted.

Further, the Subject Property is within a Mature Neighbourhood Area. 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.

Similarly, policy 3.2.1.9 directs that proposed development should be generally 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.

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 7 (RLD7) by Zoning By-law 016-2014, and is within the Mature Neighbourhood Area overlay. Various low-rise residential uses are permitted in the Low Density Residential 7 zone, including detached dwellings. Accessory structures are also permitted in this zone.

Variance One: Table 4A(I) of the Zoning By-law states that on a lot with an area of less than 660 square metres, the total permitted GFA of all accessory buildings and structures on the lot is 12 square metres. The applicant is requesting permission to construct an accessory structure with a GFA of 26.8 square metres, representing an increase of 14.8 square metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on November 21, 2025. As of the writing of this report on December 3, 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. To address comments from Development Engineering, the applicant has updated the site plan to incorporate permeable pavers for a portion of the new hardscaping.

Development Services Comments

The applicant is seeking to construct an accessory shade structure in the rear yard with a GFA of 26.8 square metres. The proposed structure is partially enclosed on one side (facing the rear lot line) and open-walled on the remaining three sides. 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 intent of the above-noted zoning provision is to ensure accessory buildings and structures remain subordinate to the principal dwelling, and to avoid overdevelopment of a lot. Despite the additional GFA sought through this application, the proposed accessory structure will remain clearly secondary to the detached dwelling. The application also maintains the intent of the Zoning By-law by respecting the maximum height limitation, by exceeding the minimum requirement for landscaped open space, and by meeting or exceeding the minimum required setbacks. As the proposed accessory structure would be open-walled on three sides, the additional GFA does not raise massing concerns.

Policies of the Official Plan call for new development in the Mature Neighbourhoods Area to be compatible with its existing character, with specific regard for scale, massing, building height, setbacks, building orientation, and separation distances. The proposed accessory structure will not be visible from the public realm, and respects the maximum height and minimum setbacks required by the Zoning By-law. Planning staff are satisfied that the scale and placement of the proposed development is respectful of the surrounding context and maintains the intent of the Official Plan.

As part of the proposed development, two existing sheds will be removed from the eastern interior side yard. Additionally, the application will include new plantings along the rear and



The Corporation of the Town of Milton

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A25-058M
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Consultation

interior lot lines, which responds to Official Plan policies and will help mitigate any visual impacts of the proposed accessory structure.

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 - Accessory Structure Rendering

LEGEND:

SOFTSCAPE

EXISTING HARDSCAPE
(GRADES/DRAINAGE TO REMAIN)

NEW HARDSCAPE
(PERMEABLE)

PROPOSED 1-STOREY ADDITION

DRAINAGE DIRECTION
(ORIGINAL DRAINAGE PATTERN TO REMAIN)

TREE

FENCE

NEW POST

SITE STATISTIC			
ADDRESS: 773 BANTING COURT			
MUNICIPALITY: MILTON			
DESIGNATED ZONE: RLD7			
LOT AREA:			641.7 S.M
LOT FRONTAGE:			10.16 M
BUILDING HEIGHT			
ADDITION HEIGHT:			3.8 M
ACCESSORY STRUCTURE HEIGHT:			3.0 M
GROSS FLOOR AREA - HOUSE			
	EXISTING	PROPOSED	TOTAL
GROUND FLOOR:	98.0 m²	19.2 m²	117.2 m²
SECOND FLOOR:	93.6 m²	0 m²	93.6 m²
GARAGE:	41.0 m²	37.9 m²	37.9 m²
TOTAL GROSS FLOOR AREA:			248.7 m²
GROSS FLOOR AREA - ACCESSORY STRUCTURE			
	EXISTING	PROPOSED	TOTAL
CABANA:	0 m²	26.8 m²	26.8 m²
SHED 1 (TO BE REMOVED):	6.0 m²	0 m²	0.0 m²
SHED 2 (TO BE REMOVED):	6.0 m²	0 m²	0.0 m²
TOTAL GROSS FLOOR AREA:			26.8 m²
MAX GROSS FLOOR AREA:			12.0 m²
LOT COVERAGE			
	EXISTING	PROPOSED	TOTAL
HOUSE: (INCL. GARAGE)	139.0 m²	0 m²	139.0 m²
1-STOREY ADDITION:	0 m²	19.2 m²	19.2 m²
CABANA:	0 m²	26.7 m²	26.7 m²
FRONT PORCH:	9.5 m²	0 m²	9.5 m²
TOTAL LOT COVERAGE: 26.2 %			167.7 m²
MAX LOT COVERAGE: 30 %			192.5 m²
ESTABLISHED GRADE CALCULATIONS			
EXISTING GRADE CHANGE AROUND BUILDING GENERALLY FLAT – NO SIGNIFICANT CHANGE			
LANDSCAPE OPEN SPACE			
LANDSCAPE OPEN SPACE AREA:			321.5 m²
LANDSCAPE OPEN SPACE PERCENTAGE:			50%

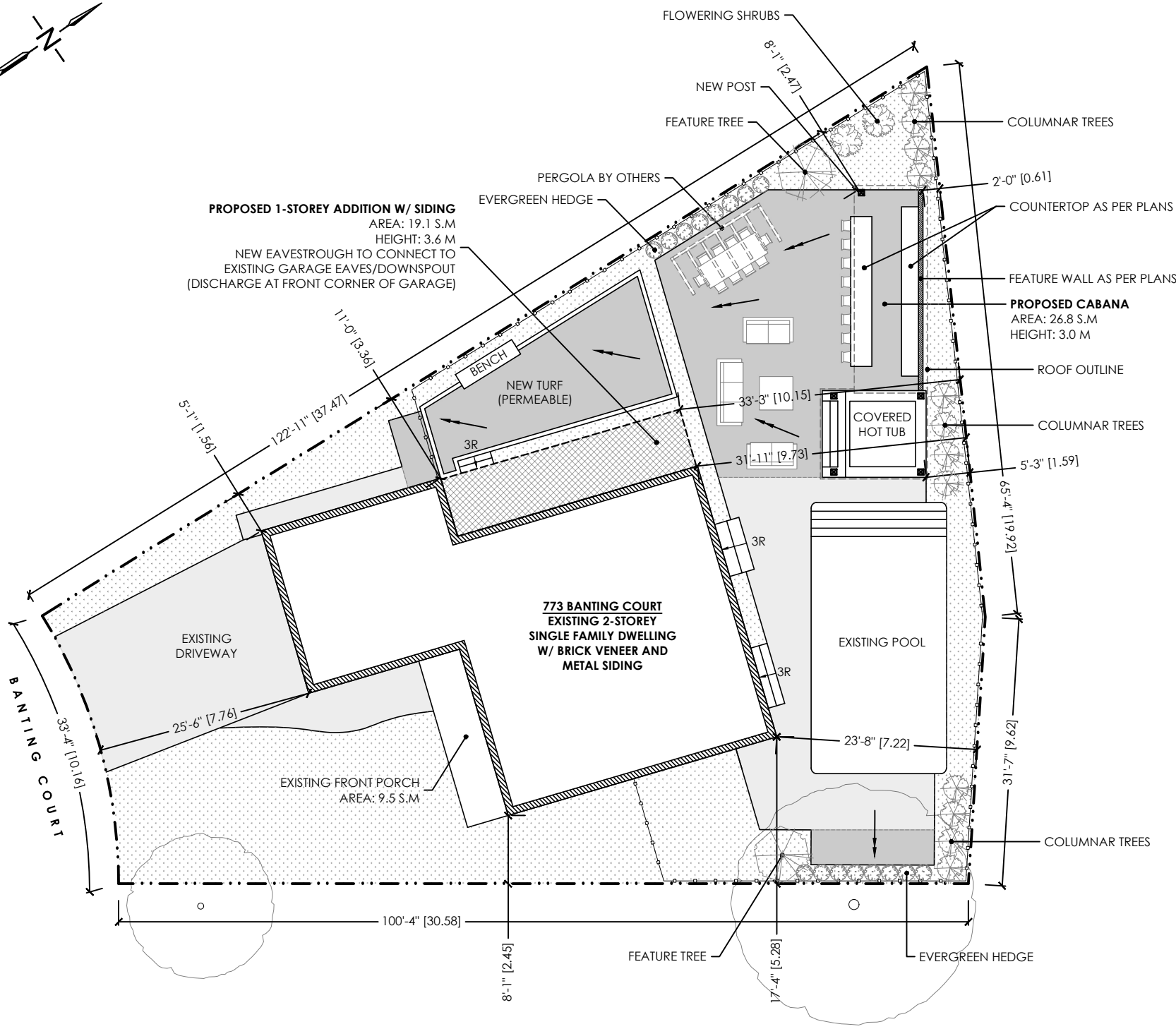
- SITE STATS NOTES:
1. LOT COVERAGE DOES NOT INCLUDE ACCESSORY STRUCTURES.

- GENERAL SITE PLAN NOTES:
1. LOT LINE AND HOUSE FOOTPRINT DATA IS TAKEN FROM A CERTIFIED OLS SURVEY. THIS DATA HAS BEEN SUBMITTED WITH THE PERMIT APPLICATION.

2. ONLY SITE WORK RELATED TO THE CONSTRUCTION OF THE SUBJECT REAR YARD ACCESSORY STRUCTURE, 1-STOREY ADDITION AND HARDSCAPING TO BE CARRIED OUT.

3. EXISTING SITE DRAINAGE PATTERNS TO REMAIN UNCHANGED. MINIMUM 24" AROUND PROPERTY LINE TO REMAIN UNCHANGED - GRADES TO MATCH.

4. ALL DOWNSPOUTS ON SITE DRAIN DIRECTLY INTO SOFT LANDSCAPING. NO DOWNSPOUTS ARE TO DRAIN ONTO/ACROSS WALKWAYS OR PATIOS.



MILTON

TOWN OF MILTON
DEVELOPMENT SERVICES
RLD7 ZONE

ZONING: REVIEWED FOR C of A
yaseen.albarim
ZONING OFFICER

DEC 2, 2025
DATE

TENHOUSE
BUILDING WORKSHOP

TENHOUSE BUILDING WORKSHOP
107 GLADSTONE AVENUE
HAMILTON, ON L8M 2H8
T: 905-699-7371

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION

MATTHEW FRATARCANGELI
BCIN#:44839

REGISTRATION INFORMATION

TENHOUSE BUILDING WORKSHOP
BCIN#:112916

NO.	DATE	REVISION/ISSUE
0	25-08-20	MINOR VARIANCE

PROJECT:

1-STOREY ADDITION,
INTERIOR RENOVATION &
REAR YARD ACCESSORY STRUCTURE
AT 773 BANTING COURT, MILTON, ON

DRAWN: J.T	APPROVED: M.D.F
FILE NO: 2025-27	CHECKED: M.D.F
REVISION: 0	DATE: 2025-08-20

