



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

Thursday, January 29, 2026, 6:00 p.m.
Council Chambers - In Person

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. REQUESTS FOR DEFERRAL	
3.1 A25-059/M 36 Commercial Street	
The application has been deferred until further notice.	
4. HOUSEKEEPING	
5. MINUTES	
5.1 Minutes from the December 11, 2025 CoA meeting	2
6. ITEMS FOR CONSIDERATION	
6.1 A25-060/M 8729 Mansewood Trail	4
The applicant is seeking to construct a detached garage with a height of 5.71 metres and a GFA of 259.1 square metres.	
7. NEXT MEETING	
Thursday, February 26, 2026 commencing at 6:00 p.m.	
8. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

December 11, 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.

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

4.1 **Minutes from the November 27, 2025 COA meeting**

THAT the Minutes from the November 27, 2025 CoA Meeting be
APPROVED

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A23-058/M 773 Banting Court**

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.

Carried

6. NEXT MEETING

Thursday, January 29, 2026, commencing at 6:00 p.m

7. ADJOURNMENT

With there being no further business to discuss, the Chair adjourned the Hearing at 6:09 PM

Serena Graci

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: January 29, 2026

File No: A26-060M

Subject: 8729 Mansewood Trail

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

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Matthews Design & Drafting Services Inc. and dated and stamped by Town Zoning on January 19, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
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, a minor variance to Zoning By-law 144-2003, as amended, has been requested to:

- Permit a detached garage with a gross floor area (GFA) of 259.01 square metres, whereas a maximum GFA of 93 square metres is allowed, representing an increase of 166.01 square metres
- Permit a detached garage with a height of 5.71 metres, whereas a maximum height of 5.5 metres is permitted, representing an increase of 0.21 metres

The Subject Property, known municipally as 8729 Mansewood Trail, is generally located south of No. 5 Side Road and east of Boston Church Road in the Town's rural area. Currently, the Subject Property is occupied by a detached dwelling with an attached single-car garage. The Subject Property is heavily wooded and a section of Sixteen Mile Creek traverses the rear property line. The application seeks to permit the construction of a detached garage with a GFA of 259.1 square metres and a height of 5.71 metres. Note that the proposed garage would be located in a portion of the Subject Property that is not wooded, and the application does not entail any tree removal.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Regional Natural Heritage System (NHS), with a Greenbelt NHS overlay.

Policy 117.1(10) states that subject to other applicable policies and regulations, permitted uses within the Regional NHS include accessory buildings or structures.

Policy 118(3.1)(c) establishes that an Environmental Impact Assessment (EIA) is required for all developments or site alterations, including public works, that are located wholly or partially inside or within 120 metres of the Regional NHS.

Policy 118(3)(a) states that it is the policy of the Region to require the proponent of any development or site alteration that meets the criteria set out in Section 118(3.1) to carry out an EIA, unless the proponent can demonstrate to the satisfaction of the Region that the proposal is minor in scale and/or nature and does not warrant an EIA.

The applicant has provided a letter from an Ecologist which confirms that an EIA is not warranted, and notes that the proposed development is not expected to cause adverse impacts on the NHS. This letter has been peer-reviewed by an external ecologist, who concurred with its findings. As such, the Town is satisfied that the application is minor in nature and does not warrant an EIA.

Town of Milton Official Plan

The Subject Property is designated Natural Heritage System with a Greenbelt NHS Overlay, per Schedule A - Rural Land Use Plan. The majority of the Subject Property is mapped as NHS Key Features, per Schedule M - Key Features within the Greenbelt and Natural Heritage System.

Policy 4.9.2.(j) states that within the NHS, accessory buildings or structures may be permitted, subject to other applicable policies and Conservation Authority regulations.

Policy 4.9.3.3(c) establishes the criteria for the requirement of an EIA, which includes any development or site alteration, including public works, that is located wholly or partially inside or within 120 metres of the Regional NHS. Similarly, policy 4.10.1.6(d) requires an EIA where proposed development or site alteration, including public works, is located wholly or partially within the Greenbelt Natural Heritage System or within 120 metres of a Key Feature.

Policy 4.9.3.2(d) directs that the proponent of any development or site alteration meeting the criteria set out in Section 4.9.3.3 is required to carry out an EIA, unless the proponent can demonstrate to the satisfaction of the Town and Region that the proposal is minor in scale and/or nature and does not warrant an EIA.

Official Plan Designation (including any applicable Secondary Plan designations)

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 primarily zoned Agricultural (A1) under Zoning By-law 144-2003, with a portion of the lands zoned Greenlands A. Note that the proposed detached garage would be located entirely within the Agricultural Zone. A range of uses are permitted in the Agricultural Zone, including detached dwellings and accessory structures.

Variance One: Section 4.1.2.2(ii) of the Zoning By-law states that an accessory structure, including a detached garage, may not exceed a maximum height of 5.5 metres. The applicant is seeking to permit a maximum height of 5.71 metres, representing an increase of 0.21 metres.

Variance Two: Section 4.1.2.2(ii) of the Zoning By-law states that an accessory structure, including a detached garage, may not exceed a maximum gross floor area of 93 square metres. The applicant is seeking a maximum GFA of 259.01 square metres, representing an increase of 166.01 square metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on January 9, 2026. As of the writing of this report on January 19, 2026, 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 or external agencies. Note that the applicant has already obtained a Development Clearance letter from Conservation Halton authorizing the proposed works.

Development Services Comments

The applicant is seeking to construct a detached garage with a height of 5.71 metres and a GFA of 259.1 square metres. Although the proposal slightly exceeds the maximum height and GFA permissions of the Zoning By-law, the size, scale, and location of the detached garage would



Consultation

remain clearly subordinate to the primary dwelling on the Subject Property. As such, the application maintains the general intent and purpose of the Zoning By-law.

The location of the proposed garage is appropriate and desirable, as the garage would be situated in an existing clearing on the Subject Property, requiring no tree removal. The proposed location would also utilize the existing driveway and ensure the proposed garage is outside of the floodplain. Despite the additional GFA and height requested through this application, Planning staff do not expect the detached garage to have any negative visual impacts on neighbouring properties.

Official Plan policies requiring an EIA were triggered by the application, as the Subject Property is almost entirely mapped as NHS Key Features and the proposed garage is adjacent to a Significant Woodland. The applicant provided a letter from an ecologist which opined that since the proposal was minor in nature and would not remove any Key Features, an EIA was not necessary. Further, this letter confirmed that the proposed development is not expected to have indirect negative impacts on the adjacent Significant Woodlands.

This letter was peer reviewed by a third party ecologist, who concurred that an EIA was not warranted for the application. In addition, the Peer Review recommended tree protection fencing, which has been implemented in the attached Site Plan. Planning staff agree that the proposed development is minor in nature and are satisfied that the application maintains the intent and purpose of relevant NHS policies.

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.

Respectfully submitted,

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

For questions, please contact:

Olivia.Hayes@Milton.ca

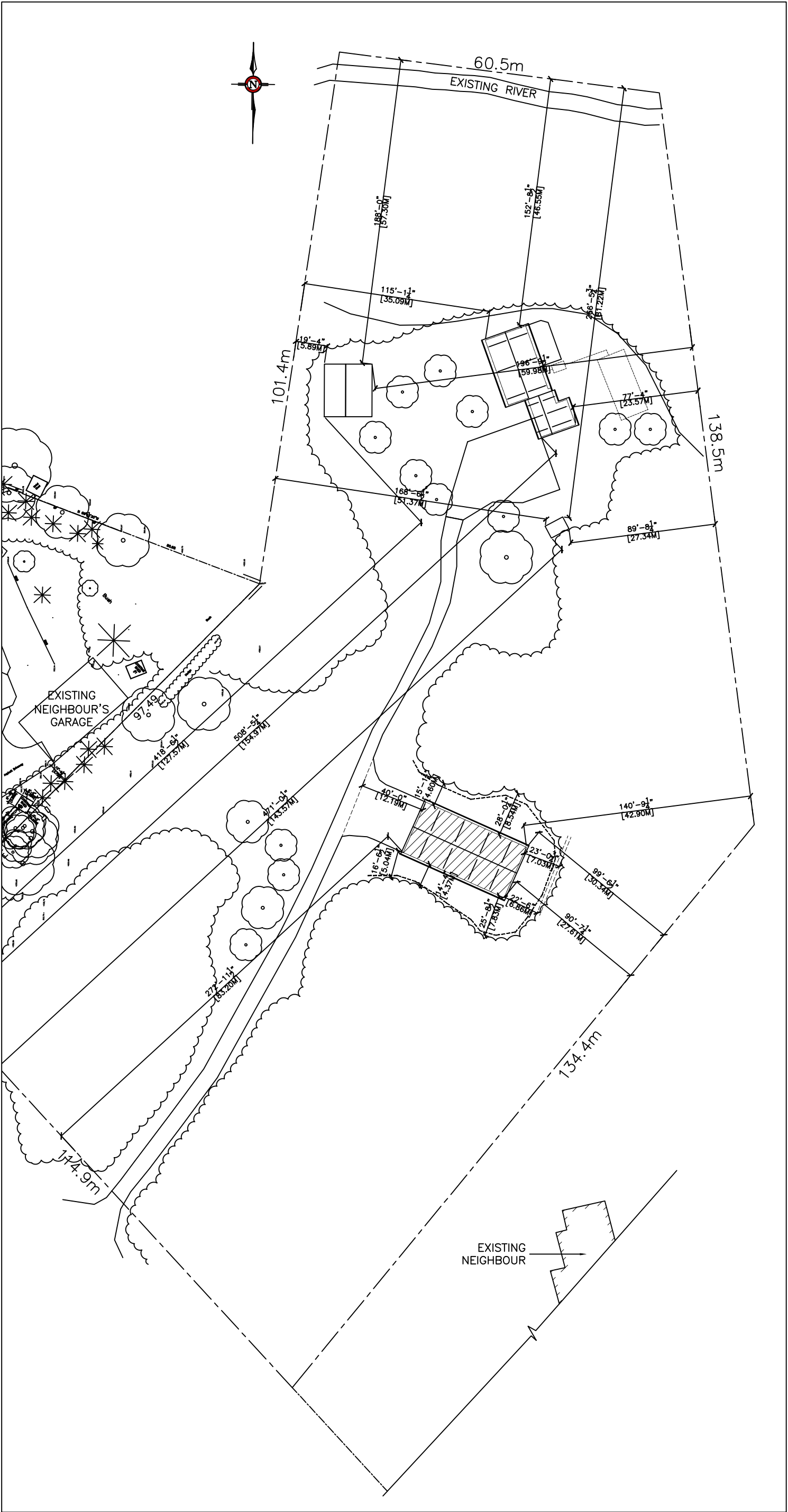
Phone: Ext. 2454

Attachments

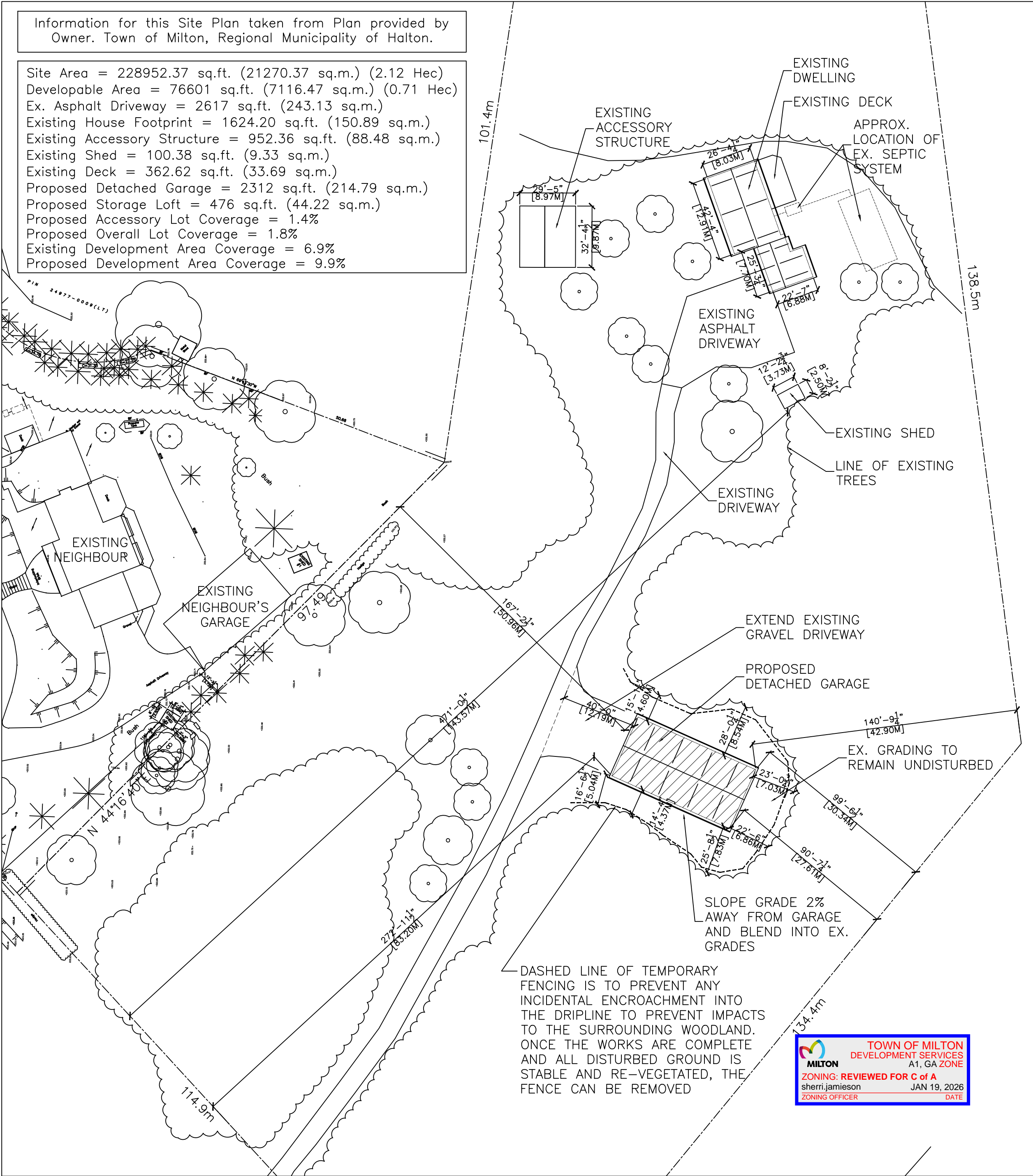
Figure 1 - Site Plan

Figure 2 - Architectural Drawings

Figure 3 - EIA Opinion Letter



1 Overall Site Plan
MV1 Scale: 1:750



2 Enlarged Site Plan
MV1 Scale: 1:500

Information for this Site Plan taken from Plan provided by Owner. Town of Milton, Regional Municipality of Halton.

Site Area = 228952.37 sq.ft. (21270.37 sq.m.) (2.12 Hec)
Developable Area = 76601 sq.ft. (7116.47 sq.m.) (0.71 Hec)
Ex. Asphalt Driveway = 2617 sq.ft. (243.13 sq.m.)
Existing House Footprint = 1624.20 sq.ft. (150.89 sq.m.)
Existing Accessory Structure = 952.36 sq.ft. (88.48 sq.m.)
Existing Shed = 100.38 sq.ft. (9.33 sq.m.)
Proposed Detached Garage = 2312 sq.ft. (214.79 sq.m.)
Proposed Storage Loft = 476 sq.ft. (44.22 sq.m.)
Proposed Accessory Lot Coverage = 1.4%
Proposed Overall Lot Coverage = 1.8%
Existing Development Area Coverage = 6.9%
Proposed Development Area Coverage = 9.9%

TOWN OF MILTON
DEVELOPMENT SERVICES
A1, GA ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 19, 2026
ZONING OFFICER DATE

DO NOT SCALE DRAWINGS.
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL
CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY
THE OWNER.

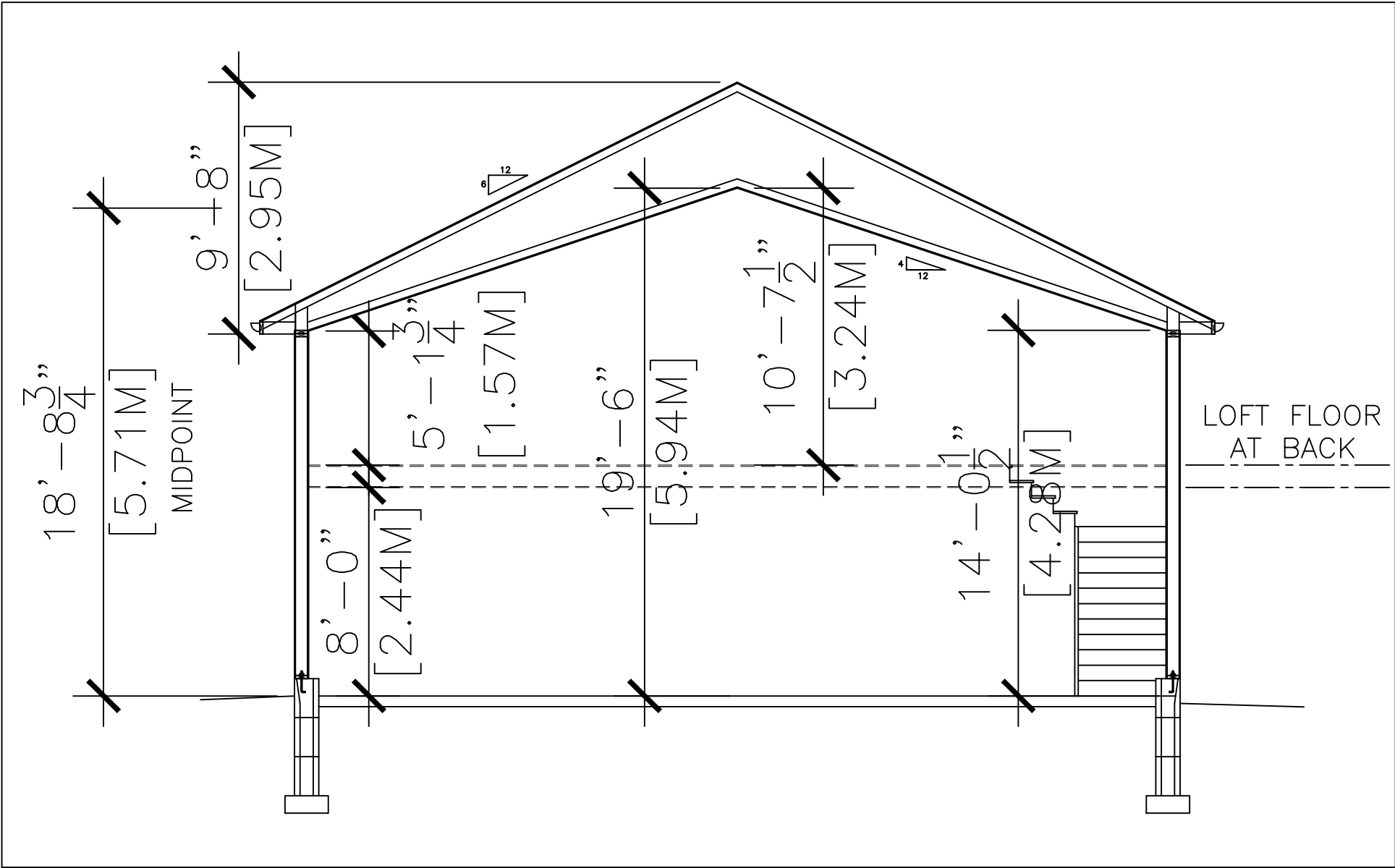
Revised For Minor Variance	Jan 16/26
Revised For Minor Variance	Nov 24/25
Issued For Minor Variance	Oct 27/25
Issued For Con. Halton Approval	Oct 23/25
Issued/Revisions	date

Client No.	
Project No.	2532

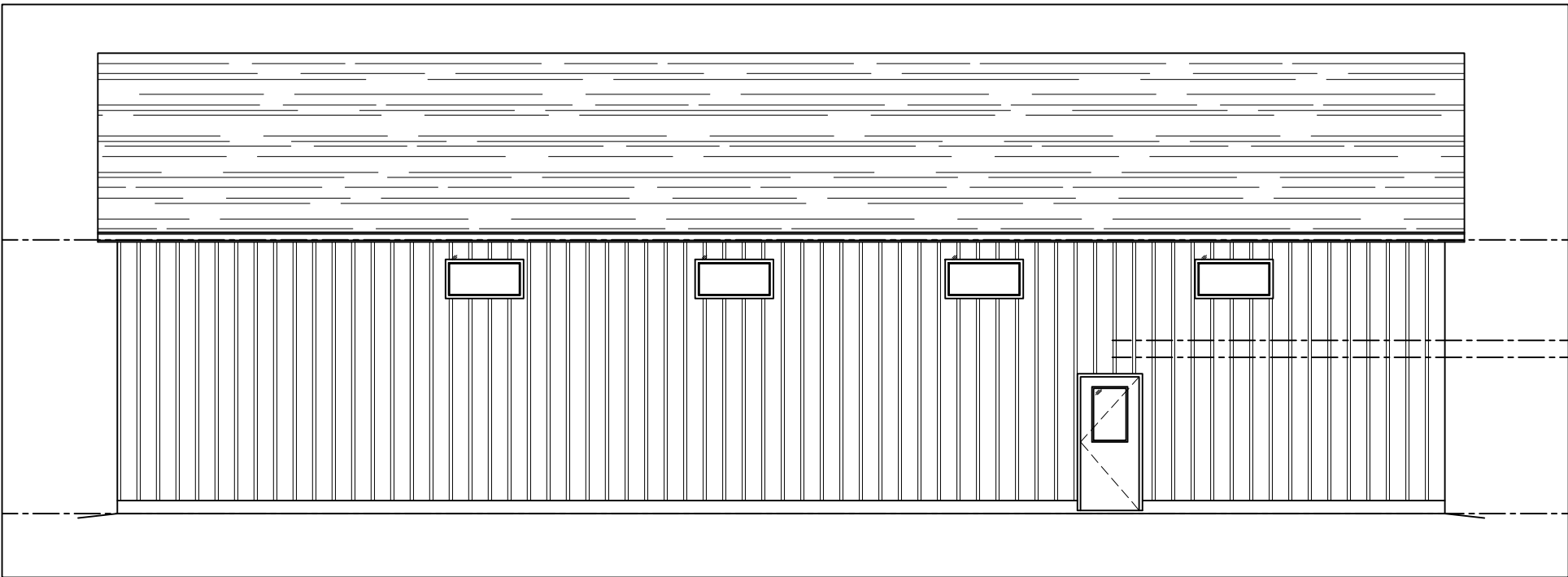
Dwg. Title:	Overall and Enlarged Site Plan
scale: As Noted	Plotted: Oct 2025
date: Sept 2025	
drawn by: D.M./M.K.	reviewed by: D.M.

Project:	Gobbi Residence
	8729 Mansewood Trail
	Milton, Ontario
	L9T 9G1

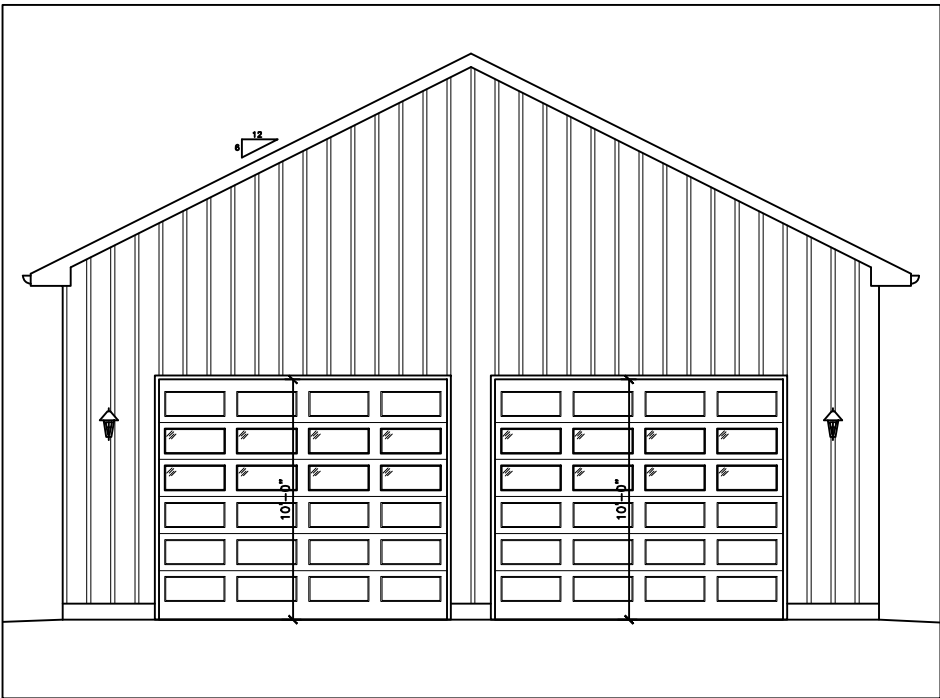
dwg. no.	MV-1
----------	------



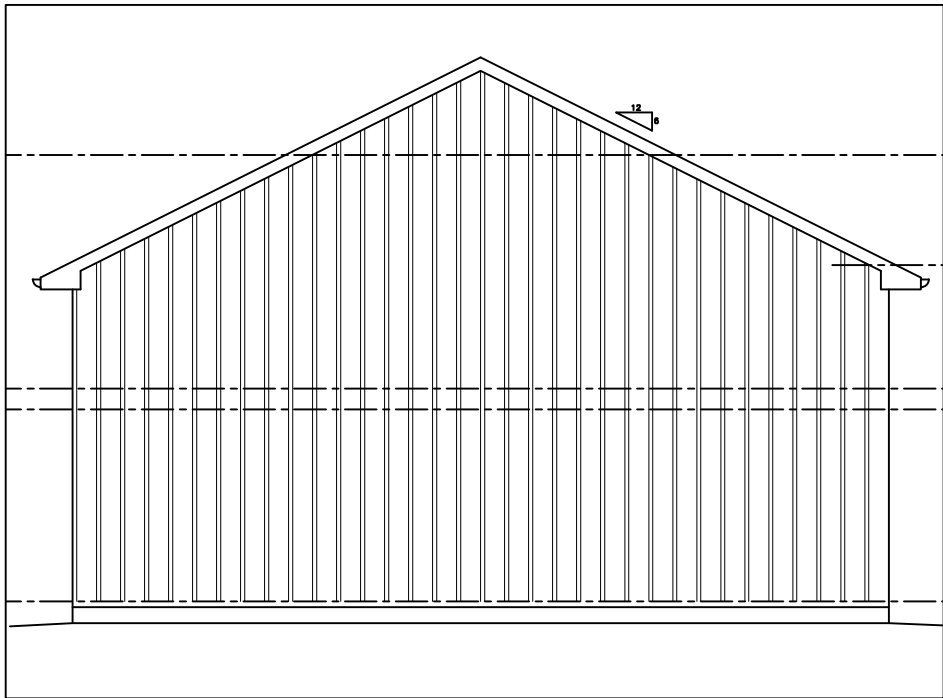
6 MV2 Cross Section Scale: 3/16"=1'-0"



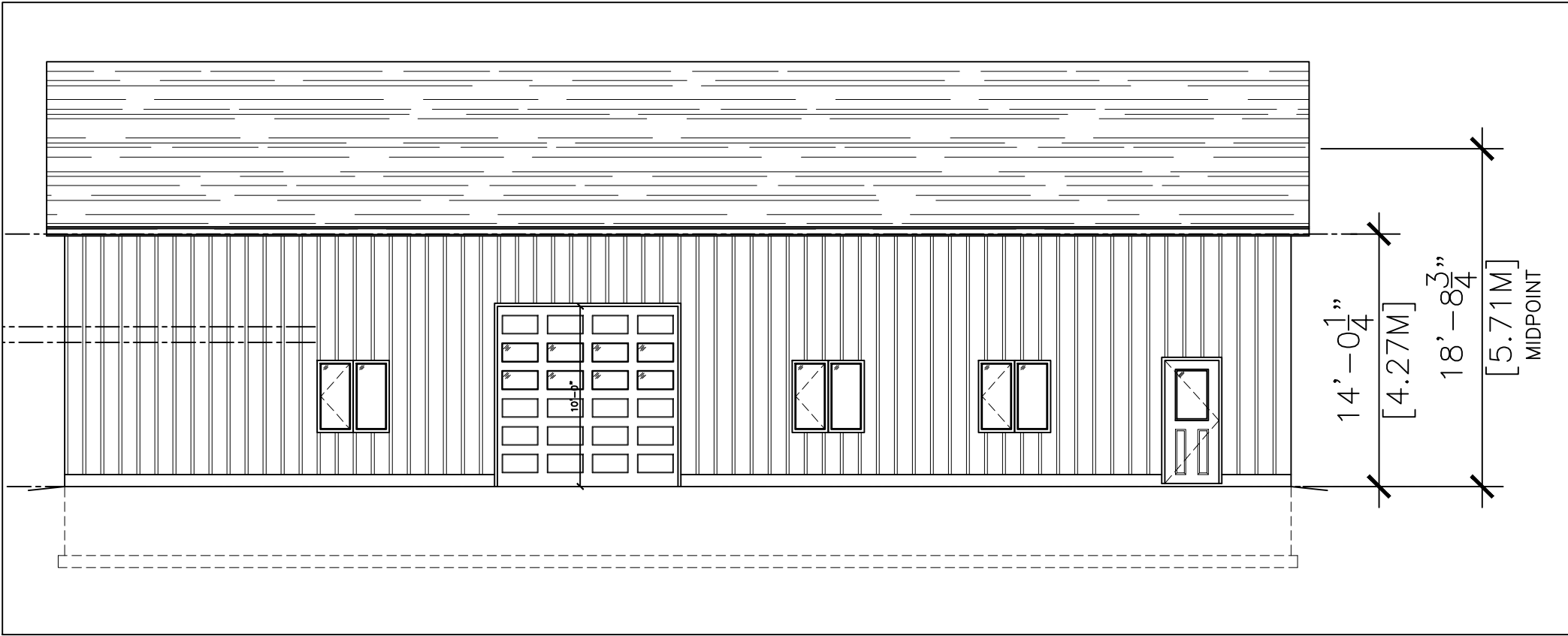
5 MV2 South Side Elevation



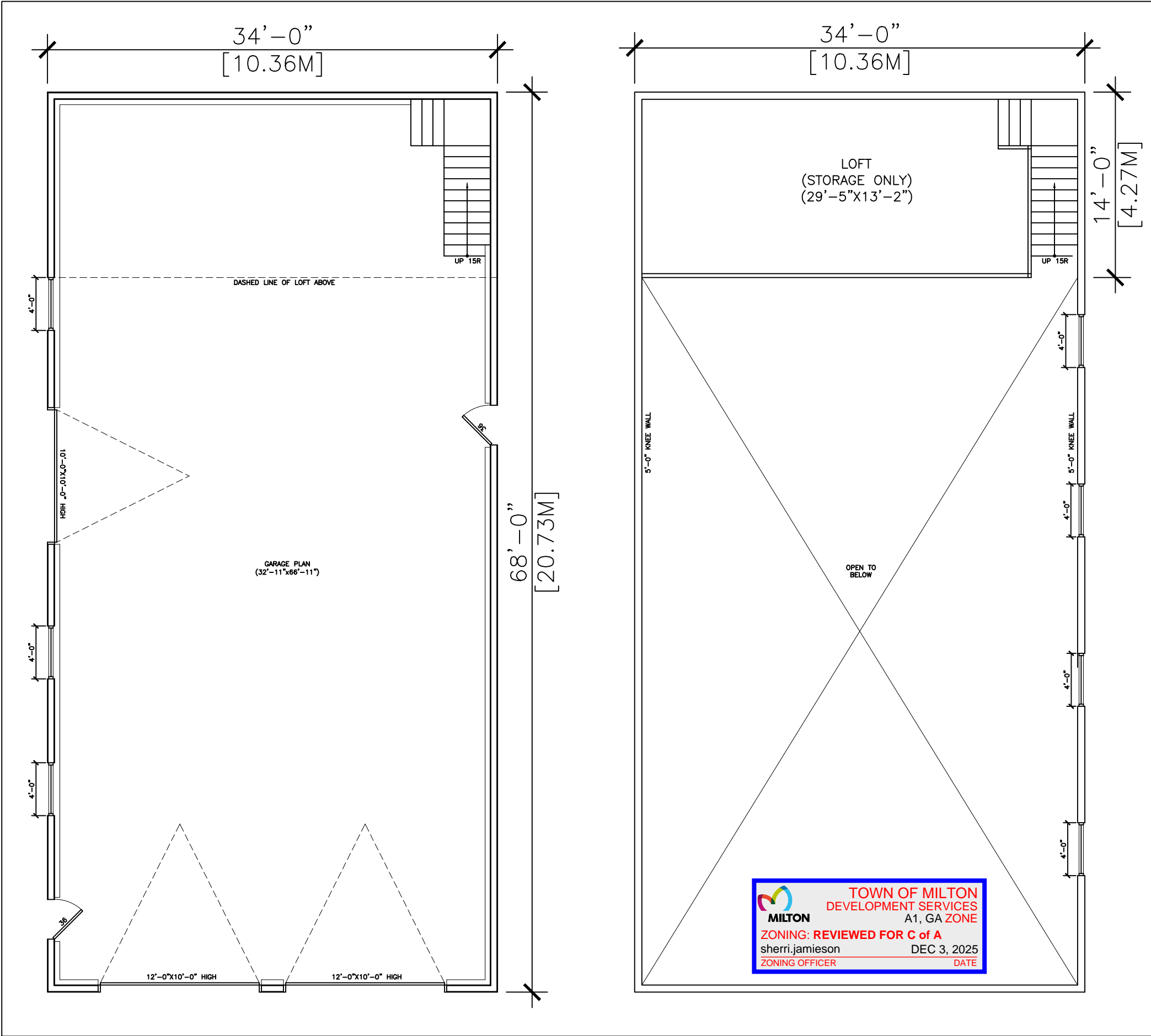
4 MV2 West (Front) Elevation



3 MV2 East (Back) Elevation



2 MV2 North Side Elevation Scale: 1/8"=1'-0"



1 MV2 Garage Plan and Loft plan

MILTON TOWN OF MILTON DEVELOPMENT SERVICES A1, GA ZONE ZONING: REVIEWED FOR C of A sherri.jamieson DEC 3, 2025 ZONING OFFICER DATE

DO NOT SCALE DRAWINGS.
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER.

Revised For Minor Variance	Nov 24/25
Issued For Minor Variance	Oct 27/25
Issued/Revisions	date

Client No.	
Project No.	2532

Dwg. Title:	Garage Plans, Elevations and Cross Section
scale: As Noted	Plotted: Oct 2025
date: Sept 2025	drawn by: D.M./M.K. reviewed by: D.M.

Project:	Gobbi Residence
	8729 Mansewood Trail Milton, Ontario L9T 9G1

dwg. no.	MV-2
----------	------

26 November 2025

Olivia Hayes
Planner, Development Review
150 Mary Street., Milton ON, L9T 6Z5

By E-mail

Ms. Hayes,

Re: 8729 Mansewood Trail - EIA Opinion

Background and Purpose

This correspondence is in regard to the property at 8729 Mansewood Trail in the Town of Milton. The property owners (Anthony & Denise Gobbi) are proposing to construct a detached garage within the property. The proposed garage would have an area of 215 m², triggering the need for a minor variance. In response to a minor variance pre-submission, the Town has indicated that the property is within the Greenbelt Natural Heritage System (NHS), which triggers the need for an Environmental Impact Assessment (EIA) in support of the application.

This letter has been prepared on behalf of the property owners to provide a third-party professional opinion regarding the need for an EIA. For the record, I am a professional ecologist with over 30 years of experience in the preparation of EIAs or equivalent studies (e.g., Environmental Impact Studies, Natural Heritage Evaluations). The opinion herein is based on working knowledge of natural heritage features and functions and the array of policies (both in general and specific to the property in question) that have been developed over the years to protect these features/functions. It is also based on direct on-site surveillance conducted on 19 November 2025, as well as review of the current Site Plan prepared by Matthews Drafting and Design Services Inc. (Drawing MV-1, copy attached) and a past application for similar minor variance at a neighbouring property¹.

Planning Context and Constraints

In quick review of the relevant policy elements, including Schedule M of the Town of Milton Official Plan (OP), the property is characterized as follows;

- almost entirely overlapped by woodlands, as mapped by the province and with presumed candidacy as *Significant Woodlands* (simply on the basis of the size of the full woodland block),

¹ Memo from Mollie Kuchma (Planner, Development Reviewer, Town of Milton) to Committee of Consent and Adjustment re Minor Variance Application A2-19/022/M (8747 Mansewood Trail). 27 June 2019.

- entirely within the Natural Heritage System (NHS), as generally mapped for provincial planning purposes, such as the Growth Plan, Greenbelt Plan, Niagara Escarpment Plan (NEP), etc.,
- entirely within the NHS as mapped by Halton Region and the Town of Milton,
- entirely within the area designated as "Greenlands B" by the Town, and
- entirely within the Protected Countryside designation and the NHS as per the NEP.

A copy of MNRF mapping is attached to illustrate most of these designations.

Overall, it is the presence of Significant Woodland that is the key natural heritage feature (KNHF) that underlies all of the concurrent planning designations (NHS, Greenlands, Protected Countryside). There are no other KNHFs specified in any relevant source or for which there was any evidence revealed during the recent on-site surveillance.

On-site Conditions

The woodland block overlapping the property is a single continuous block with a total area of about 60 ha (see attached MNRF map). The numerous residential lots that are at least partly within this block encompass numerous relatively small pockets that are devoid of forest. The mapped forest suggests that the only gap within the Gobbi property is the immediate footprint of the existing residence. Air photos and site surveillance reveal that there is an additional existing continuous gap in forest cover within the property that totals about 4,000 m² (0.4 hectares). There are scattered landscape trees within this area, but it is otherwise devoid of any under-storey, shrub layer or native groundcover that are integral elements of native forest cover. Based on these site observations, the depiction of forest drip-lines and specimen trees in the Site Plan is deemed to be reasonably accurate.

As shown in the Site Plan, the proposed garage is located within the non-forested portion of the property. The garage site was confirmed on-site to have a depth of about 35 m and a width of about 20 m (i.e., 700 m² total area). Photos of this area are attached for reference. The plan illustrates that the garage will be centrally set in this area, with several meters separation from surrounding drip-line. The corners of the garage foundation are marked on site, and it was confirmed that there is anywhere from 2 to 7 meters separation from drip-line. The plan also notes that grading beyond the initial 2% taper around the garage's slab foundation is to remain undisturbed. Overall, there is no expectation of meaningful disturbance (filling or excavation) within the drip-line of the surrounding forest. The canopy of that surrounding forest consists of a mix of conifers (mainly white pine) and deciduous trees (sugar maple, basswood, shagbark hickory, red oak, white ash and others) that mostly range in size from about 20 to 40 cm diameter-at-breast-height (dbh). There are a few specimens in the range of 50 to 60 cm dbh. There are no specimens of tree species that are listed as *Species at Risk* (SAR) (e.g. Butternut, Black Ash, Blue Ash) in proximity to the site of the proposed garage.

Evaluation

As should be the case, the Town has policies in place that are intended to protect various KNHFs, including Significant Woodlands, and the NHS that is framed around these features. Section 2.7 of the Town's OP specifies that development within KNHFs is generally prohibited and that development within 120 m of KNHFs may require an EIA where there is potential for that development to have an adverse effect on the KNHF(s). The OP also indicates that the requirement for an EIA is conditional and also discretionary. In particular, Section 4.9.3.2 (d) of the OP notes that the an EIA can be deemed unwarranted if it can be demonstrated that the proposal is minor in scale and/or nature.

The current application is for a minor variance. Based on available information, the construction of the proposed garage will not result in any loss of existing trees (landscape specimens or forest constituents) and is not expected to cause any indirect impacts on the surrounding forest. The existing open space where the garage will be located has an area that is only about 0.1% of the Significant Woodland block that overlaps the property. The actual footprint of the structure (including grading) is not expected to exceed 200 m², equating to <0.05% of the area of the forest block. Following construction of the proposed garage, that Significant Woodland block and the associated NHS will remain fully intact and unfragmented.

Closing

Overall, it is reasonable to conclude that the proposed development is minor in nature and will not have adverse effects on any KNHF or, by extension, the NHS. Accordingly, there is full justification to waive the requirement for an EIA.

In 2019, an application for minor variance was submitted for a very similar detached garage on the neighbouring property. That garage was also fully within the NHS and immediately abutted the same block of Significant Woodlands. Without any need for an EIA, Town staff found that the proposal was in conformity with the Town's OP, and the minor variance was granted. It is also noted that Conservation Halton has reviewed the plan for the Gobbi property and has no objection to minor variance approval and no need for an EIA². It is likely that these noted precedents reflect the same basic rationale that has been outlined herein.

Please feel free to distribute this letter as necessary. If there is any aspect of this letter that you wish to discuss further, please don't hesitate to contact me at your convenience.

² Memo from Justin McArthur (Conservation Halton) to Anthony and Denise Gobbi. Re: Construction of a 215 square meter detached accessory structure on the property that is partly regulated by Conservation Halton (CH file RNOL-3394). 28 Oct 2025

26 November 2025

Olivia Hayes

Page 4 of 4

Reference: 8729 Mansewood Trail - EIA Opinion

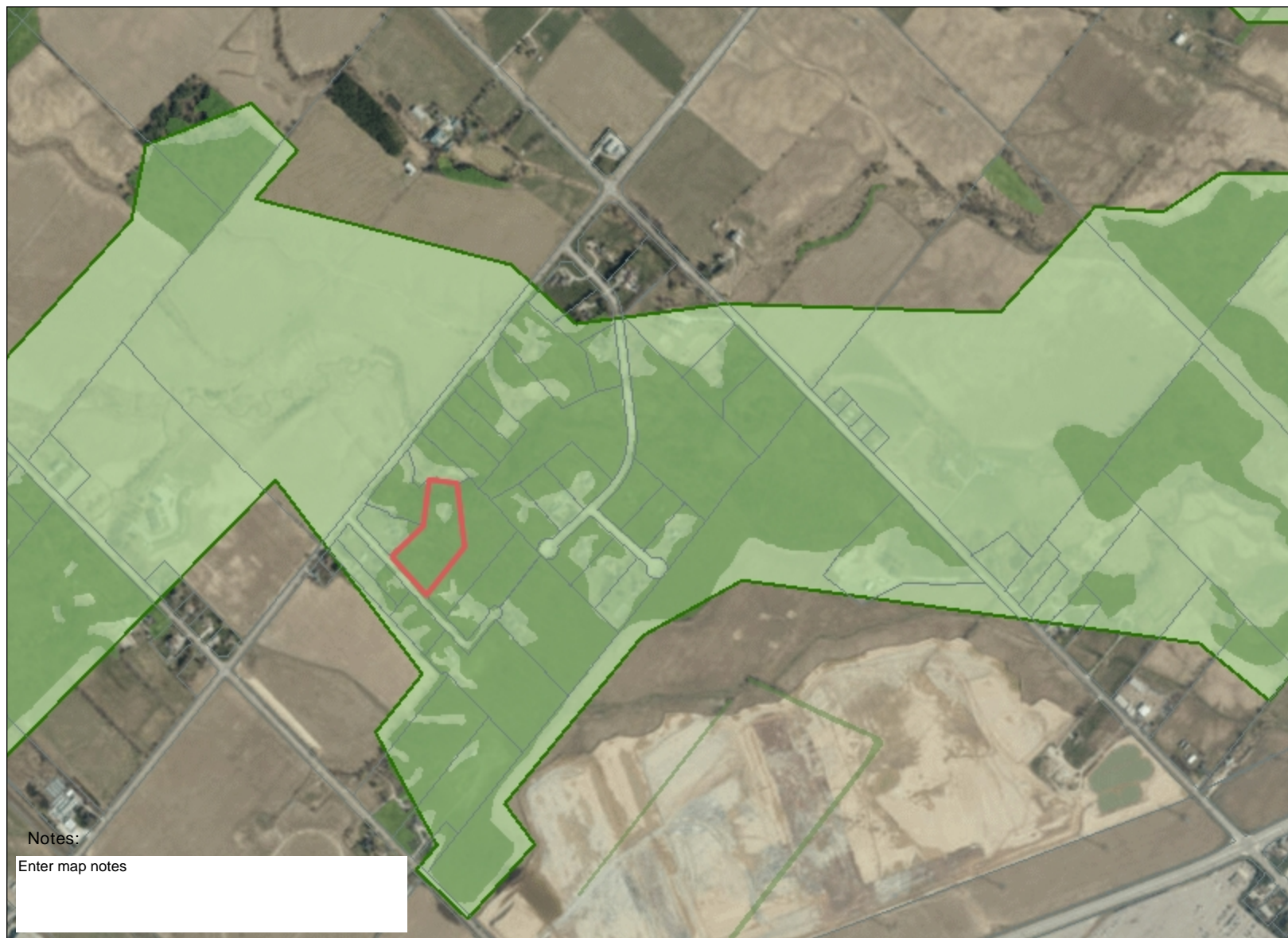
Sincerely,

A handwritten signature in black ink, appearing to read "Neil Morris". The signature is fluid and cursive, with the first name "Neil" and last name "Morris" clearly distinguishable.

Neil Morris, Consulting Ecologist
2480 Olde Baseline Rd.
Caledon, ON, L7C 0J3

cc: Denise and Anthony Gobbi (property owners)
Bethany VanRavens (Matthews Drafting and Design Services)

Att: Photos of site, MNRF Natural Heritage Mapping, Site Plan (Drawing MV-1)



Notes:

Enter map notes

0.7 0 0.33 0.7 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.










This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

© Copyright for Ontario Parcel data is held by King's Printer for Ontario and its licensors and may not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.



Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
© King's Printer for Ontario, 2025

Legend

-  Assessment Parcel
-  Greenbelt Area Boundary
- ANSI
 -  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
 -  Earth Science Regionally Significant/sciences de la terre d'importance régionale
 -  Life Science Provincially Significant/sciences de la vie d'importance provinciale
 -  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Woodland
- Greenbelt Land Use Designation
 -  Protected Countryside/campagne protégé
 -  Urban River Valley/vallée fluviale urbaine

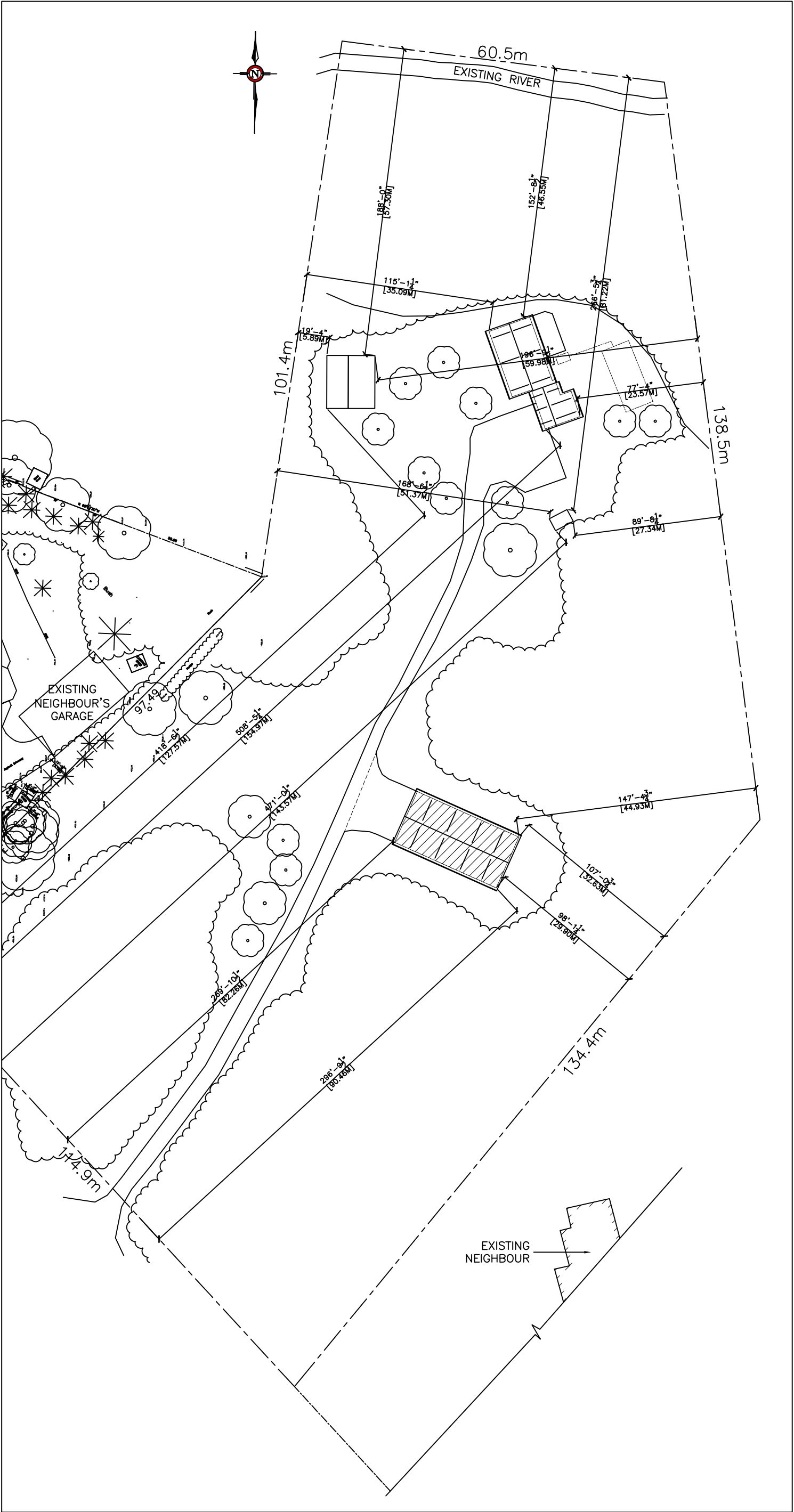




Looking approximately south at existing open area where proposed garage will be constructed

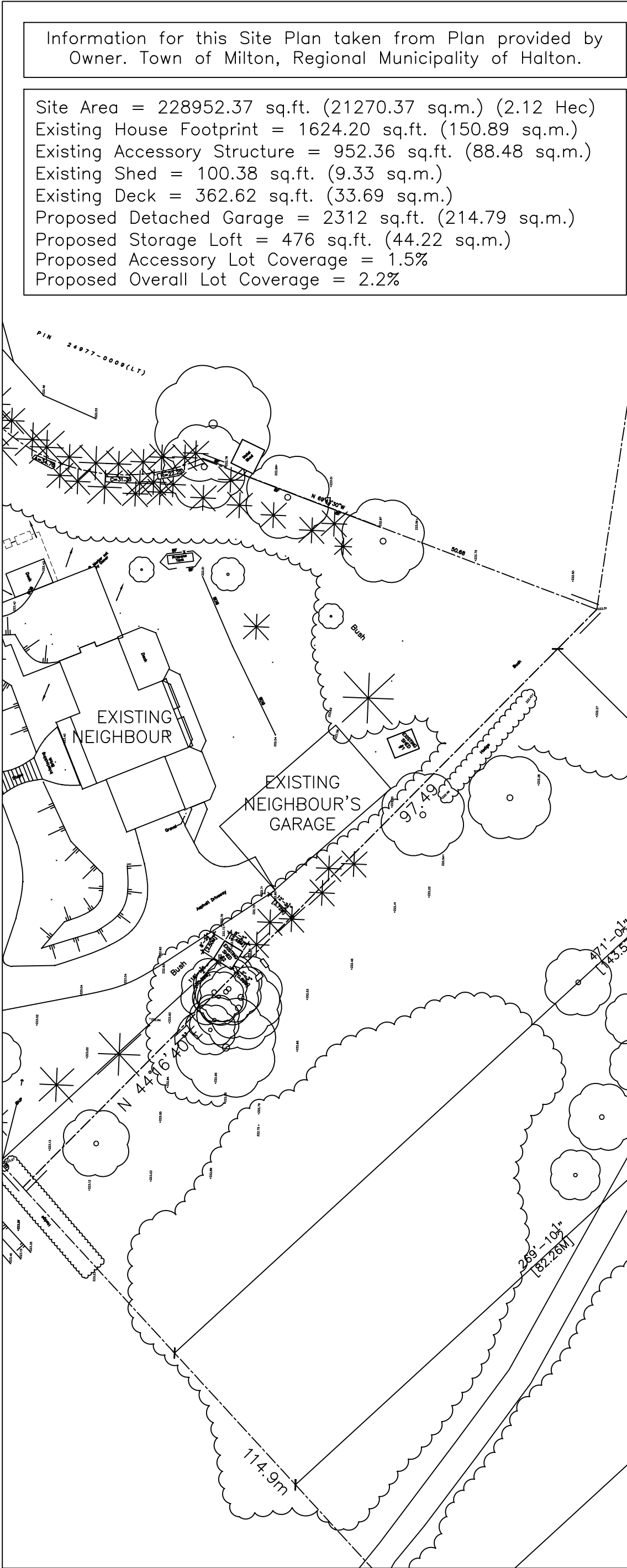


Looking approximately north from rear of garage site. Note extended open space on north side of driveway and neighbouring garage (subject to minor variance approval at 8747 Mansewood Trail) in background.



1 Overall Site Plan
MV1

Scale: 1:750

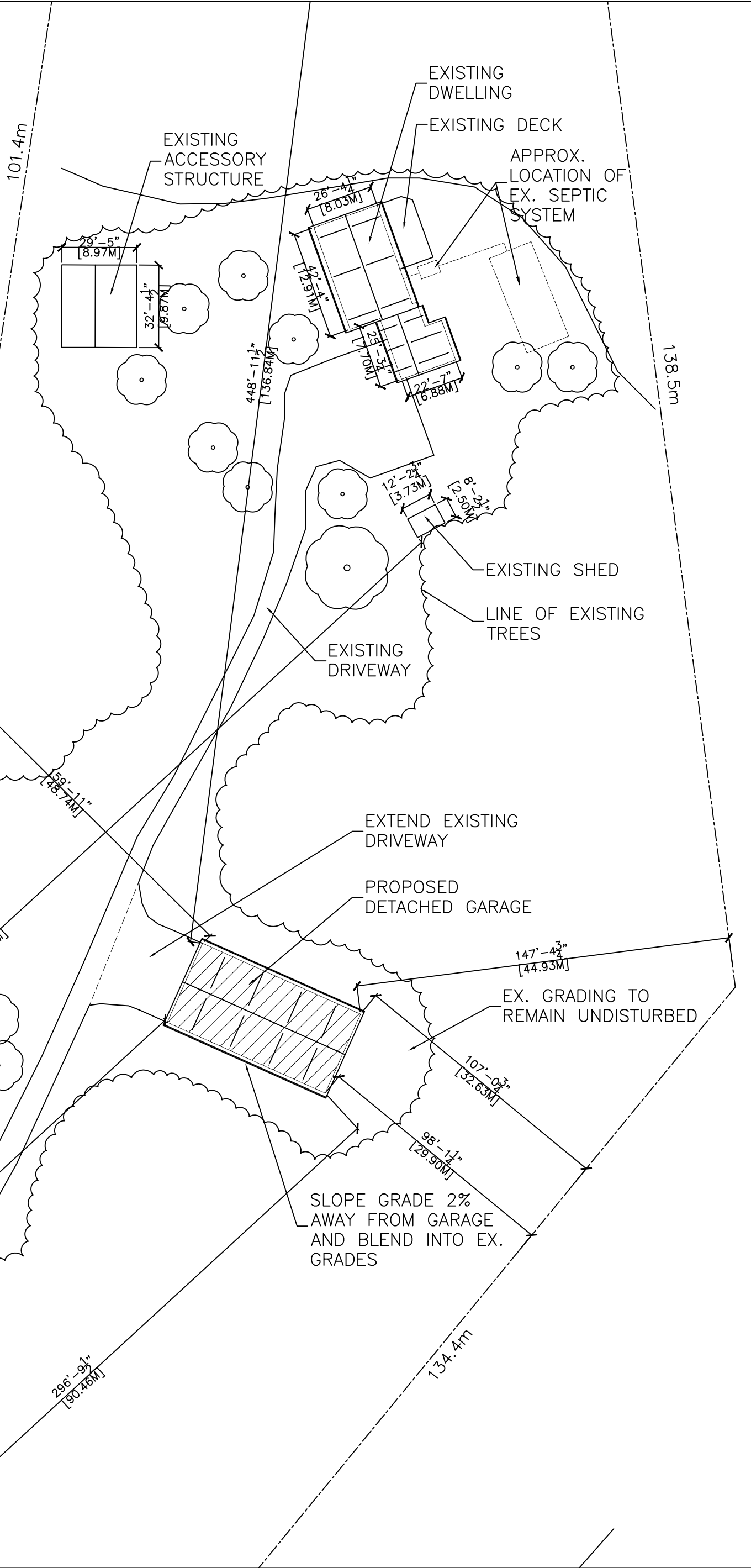


2 Enlarged Site Plan
MV1

Scale: 1:500

Information for this Site Plan taken from Plan provided by Owner. Town of Milton, Regional Municipality of Halton.

Site Area = 228952.37 sq.ft. (21270.37 sq.m.) (2.12 Hec)
Existing House Footprint = 1624.20 sq.ft. (150.89 sq.m.)
Existing Accessory Structure = 952.36 sq.ft. (88.48 sq.m.)
Existing Shed = 100.38 sq.ft. (9.33 sq.m.)
Existing Deck = 362.62 sq.ft. (33.69 sq.m.)
Proposed Detached Garage = 2312 sq.ft. (214.79 sq.m.)
Proposed Storage Loft = 476 sq.ft. (44.22 sq.m.)
Proposed Accessory Lot Coverage = 1.5%
Proposed Overall Lot Coverage = 2.2%



DO NOT SCALE DRAWINGS.
NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL
CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.
ALL DISCREPANCIES TO BE REPORTED TO THE OWNER.
ALL EXTERIOR AND INTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY
THE OWNER.

Issued For Minor Variance	Oct 27/25
Issued For Con. Halton Approval	Oct 23/25
Issued/Revisions	date

Client No.	
Project No.	2532

Dwg. Title:	Overall and Enlarged Site Plan
scale: As Noted	Plotted: Oct 2025
date: Sept 2025	
drawn by: D.M./M.K.	reviewed by: D.M.

Project:	Gobbi Residence
	8729 Mansewood Trail
	Milton, Ontario
	L9T 9G1

dwg. no.	MV-1
----------	------