



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

Thursday, February 26, 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. HOUSEKEEPING	
4. MINUTES	
4.1 Minutes from the January 29, 2026 CoA meeting	2
5. ITEMS FOR CONSIDERATION	
5.1 A26-001/M 950 - 990 Drew Centre	4
The applicant is seeking a minor variance to legalize the as-built parking space dimensions. Additionally, the applicant has modified the proposed illumination of each mechanical penthouse, which now triggers a minor variance to permit light to project upwards from a light fixture.	
5.2 A25-059/M 36 Commercial Street	18
The application seeks to facilitate the construction of a covered porch, which would wrap around the front yard and into the exterior side yard. The existing porch in the front yard would be removed and replaced by the proposal. As the existing dwelling is located close to the front lot line, the application is seeking variances	
5.3 A25-061/M 193 Queen Street	34
The applicant is seeking minor variances to facilitate the construction of a gazebo and a rear yard deck with a balcony above. Additionally, the applicant seeks to legalize the deficient setbacks of the existing storage shed.	
6. NEXT MEETING	
Thursday, March 26, 2026, commencing at 6:00 p.m.	
7. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

January 29, 2026, 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. **REQUESTS FOR DEFERRAL**

3.1 **A25-059/M 36 Commercial Street**

4. **HOUSEKEEPING**

5. **MINUTES**

5.1 **Minutes from the December 11, 2025 CoA meeting**

THAT The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, December 11, 2025, BE APPROVED.

Carried

6. **ITEMS FOR CONSIDERATION**

6.1 **A25-060/M 8729 Mansewood Trail**

THAT the application for a 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 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.

Carried

7. **NEXT MEETING**

Thursday, February 26, 2026, commencing at 6:00 p.m.

8. **ADJOURNMENT**

There being no further business to discuss the Chair adjourned the meeting at 6:08 p.m.

Serena Graci

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: February 26, 2026

File No: A26-001M

Subject: 950 - 990 Drew Centre

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

- That the minor variance is granted in accordance with the as-built survey prepared by R-PE Surveying Ltd. and dated and stamped by Town Zoning on January 17, 2026, and in accordance with the elevations prepared by Graziani + Corazza Architects Inc. and dated and stamped by Town Zoning on February 11, 2026.

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 25 parking spaces at a minimum width of 2.73 metres, and 8 parking spaces at a minimum width of 2.74 metres, whereas a minimum width of 2.75 metres is required. This represents a decrease of 0.02 metres and 0.01 metres, respectively.
- Permit fixtures on a building to be installed so that the light emitted is projected upward onto the building.

The Subject Property, known municipally as 950, 970, 980 and 990 Drew Centre, is generally located south of Main Street East and west of Thompson Road. The Subject Property abuts a stormwater pond to the west, and a rail corridor to the south.

In June of 2024, the Subject Property received Site Plan Approval to develop 3 high-rise residential towers atop a shared mixed-use podium (SP-23/21). This development is underway, and the enclosed parking structure, which accommodates a total of 1,037 parking spaces, is now fully constructed. The parking structure consists of two below-ground storeys, and three above-ground storeys. Due to minor errors in construction, 33 parking spaces are slightly deficient in width. The applicant is seeking a minor variance to legalize the as-built parking space dimensions. Additionally, the applicant has modified the proposed illumination of each mechanical penthouse, which now triggers a minor variance to permit light to project upwards from a light fixture.



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 this designation are intended to accommodate the majority of the Region's residential and employment growth. Further, per policy 72.1(2), the Urban Area is planned to support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel.

Town of Milton Official Plan

The Subject Property is designated Central Business District per Schedule A - Urban Area Land Use Plan, and Urban Growth Centre Mixed Use Sub-Area per Schedule B - Central Business District Land Use Plan. Additionally, the Subject Site falls within the Milton Go Protected Major Transit Station Area (PMTSA). Per section 4.11.3.35, Special Policy Area 35 establishes site-specific permissions for maximum height, density, and minimum commercial areas.

Within the Central Business District, policy 8.5.3.11 states that active transportation opportunities for pedestrians, cyclists and transit will be promoted to reduce automobile dependency.

Policy 2.3.1.16 states that it is the policy of the Town to direct development with higher densities and mix of uses to Strategic Growth Areas, where appropriate, to support transit and active transportation for everyday activities.

Policy 7.2.1.18 directs that building design in which facades are articulated to express such design elements as floor and ceiling levels, window heights, structural column spacing, and/or internal divisions, all of which can define scale and provide interest within the larger visual composition as seen from streets and open spaces, will be encouraged.

With respect to tall buildings, policy 7.2.1.19 states that tall building tower design and siting should maximize sunlight penetration and views between buildings, including views of the sky, and minimize shadows cast on private rear yards, the public realm, school yards and parks. Tower separation and orientation, as well as floorplate size control, should have regard to the Town's Tall Building Design Guidelines. Further, Section 2.3 of Milton's Tall Building Guidelines recommend that upper floors terminate with a distinctive crowning feature, integrated into the overall design.

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 Urban Growth Centre Mixed Use Zone, Exception 258 (UGC-MU *258) by Zoning By-law 016-2014. A variety of residential, commercial, institutional, and recreational uses are permitted in the Urban Growth Centre Mixed Use Zone. Exception 258 establishes site-specific use permissions and development standards, and does not pertain to the variances requested.

Variance One: Section 5.8(i), Table 5D of the Zoning By-law requires a perpendicular parking space to have a minimum width of 2.75 metres. The applicant is requesting to permit 25 parking spaces having a minimum width of 2.73 metres, representing a decrease of 0.02 metres. The applicant is also seeking to permit 8 parking spaces having a minimum width of 2.74 metres, representing a decrease of 0.01 metres.

Variance Two: Section 5.13 of the Zoning By-law states that where parking areas, buildings, or structures are illuminated, lighting fixtures shall be provided in accordance with the following provisions:

- (ii) Lighting fixtures shall be installed in such a manner that all light emitted shall be projected below the lamp or diffusing element;
- (iii) No light dispersion shall project above the horizontal plane from the base of the lighting fixture

The applicant is seeking to permit light fixtures which project upward, illuminating the mechanical penthouse of each tower.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on, February 12, 2026. As of the writing of this report on February 18, 2026, 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. Transportation staff have reviewed the swept path diagrams provided by the applicant, and determined that no conditions of approval are necessary.

Consultation

Development Services Comments

The application seeks to legalize vehicular parking space widths of 2.73 metres (for 25 spaces) and 2.74 metres (for 8 spaces) in an existing parking enclosure. Due to slight errors in construction, 33 vehicular parking spaces are deficient in width. Additionally, the application seeks to permit upwards illumination from a light fixture, whereas the Zoning By-law requires light to shine downward from a light fixture; this variance would facilitate the illumination of the mechanical penthouse on each of the three towers. Originally, the mechanical penthouses were planned to have frosted glass with backlit glazing. The current application proposes exterior LED lights tilted upward toward each mechanical penthouse, allowing for a more uniform appearance of the lighting.

Variance One

The intent of the Zoning By-law's minimum parking dimensions is to ensure vehicular parking spaces are large enough to accommodate a regular passenger vehicle. The applicant is seeking to reduce the minimum parking space width by one to two centimeters, representing a truly minor reduction to the minimum dimensions and maintaining the intent of the Zoning By-law. The majority of the Subject Property's 1,037 parking spaces do maintain the minimum width required by the Zoning By-law. Swept path diagrams have been provided to illustrate ingress and egress for the parking spaces 2.73 metres in width, demonstrating that vehicles are still able to use these parking spaces. As the variance does not impede these parking spaces from functioning as intended, the proposed reduction in width is minor.

The proposed variance maintains the general intent and purpose of the Official Plan, which promotes high-density development and non-vehicular modes of travel in Strategic Growth Areas.

Variance Two

The intent of the Zoning By-law's restrictions on illumination is to ensure external lights do not shine onto adjacent properties or cause negative visual impacts to surrounding areas. Since the proposed lighting would shine upward from above the top floor of each tower (which range from 29 to 32 storeys), it would not spill onto adjacent properties or cause negative visual impacts at the street level. As such, the application maintains the intent of the Zoning By-law. The proposed variance is also minor in nature, as proposed upwards illumination will have no adverse impacts on the Subject Property or surrounding areas.

Official Plan policies and Milton's Tall Building Design Guidelines encourage high-rise buildings to be designed in a manner which creates visual interest, particularly at the peak of a tower. The



Consultation

proposed variance will maintain the intent of these policies by creating visual interest through a distinctive, attractive crowning feature.

Planning staff have no concerns with the proposed variance, which will facilitate a high-density mixed-use development within the Milton Go PMTSA. Overall, the application is minor, desirable for the appropriate use and development of the Subject Property, and maintains the general intent and purpose of the Zoning By-law and Official Plan.

Respectfully submitted,

Olivia Hayes, B.E.S.

Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

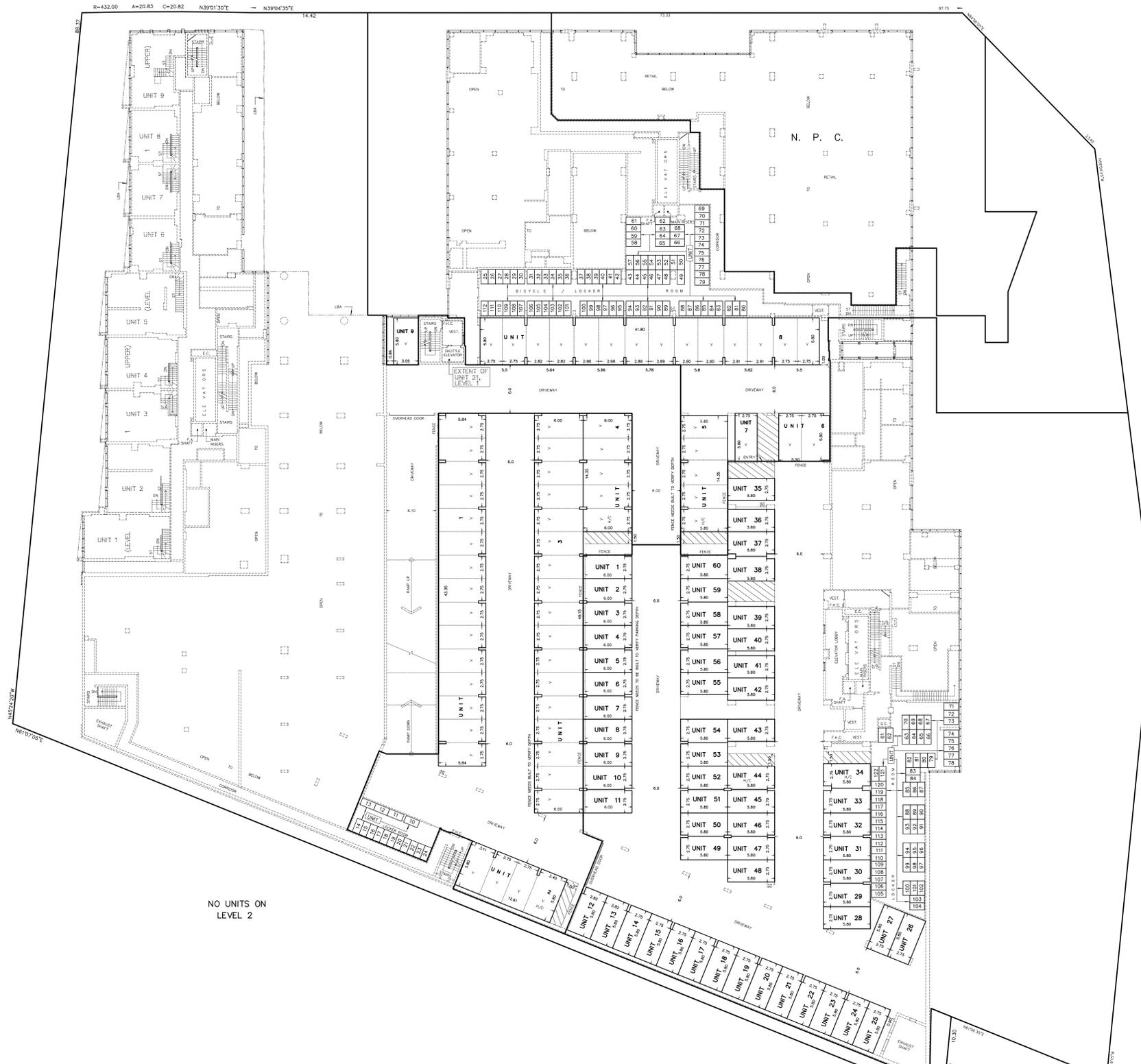
Phone: Ext. 2454

Attachments

Figure 1 – As-Constructed Survey

Figure 2 – Elevations

VISITOR PARKING UNITS 1 TO 9, INCLUSIVE,
BICYCLE/LOCKER UNITS 10 TO 112, INCLUSIVE,
ON LEVEL 2



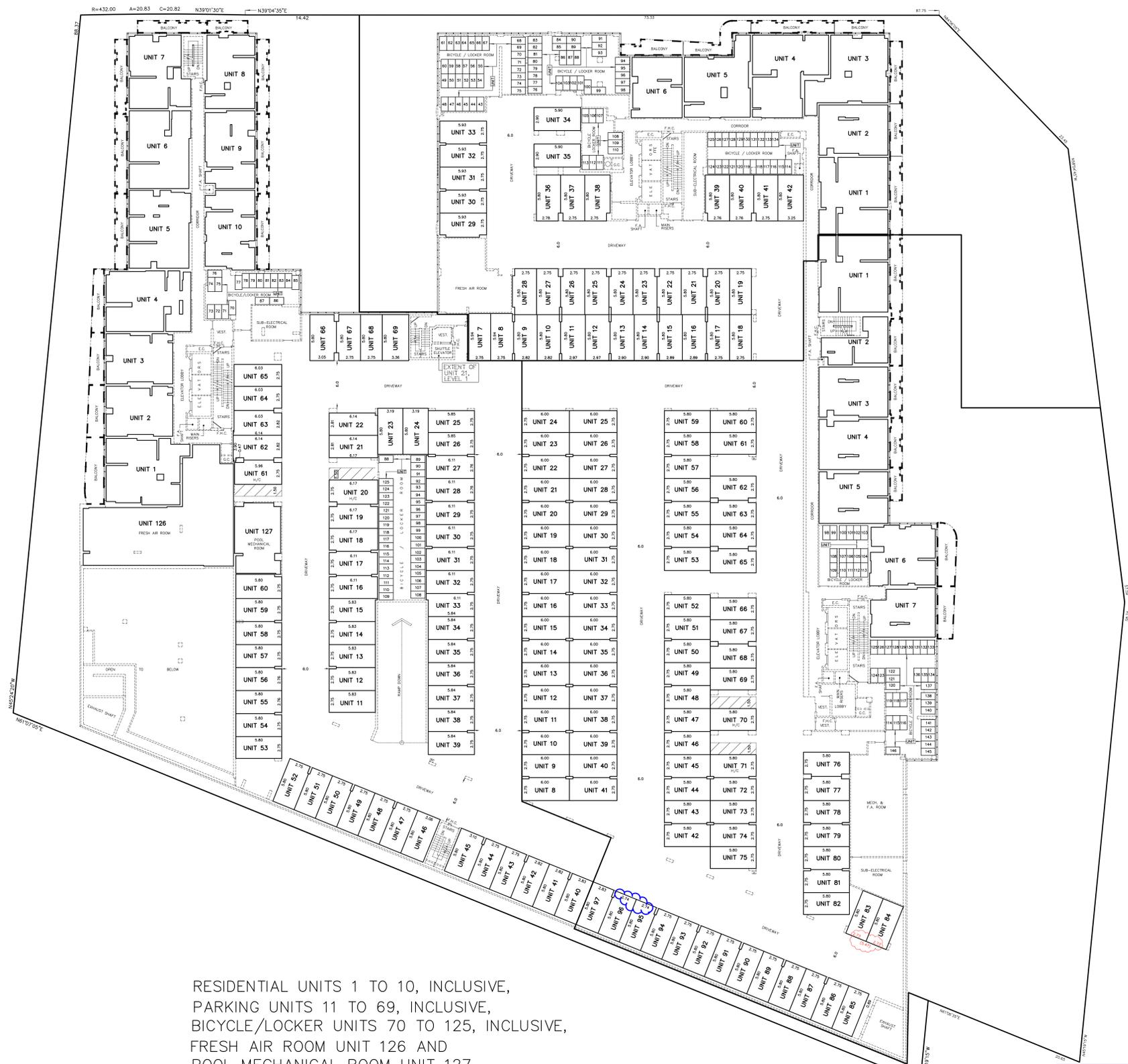
NO UNITS ON
LEVEL 2

PARKING UNITS 1 TO 60, INCLUSIVE,
BICYCLE/LOCKER UNITS 61 TO 122, INCLUSIVE,
ON LEVEL 2

TOWN OF MILTON
DEVELOPMENT SERVICES
MILTON URBAN DEVELOPMENT ZONE
ZONING REVIEWED FOR C-6/A
MILTON CAMPBELL
JAN 17, 2026

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.co
DRAWN: D.K. CHECKED: Y.W.
JOB No. 22-202
CAD FILE No. 22-202-DR-PL2

RESIDENTIAL UNITS 1 TO 6, INCLUSIVE,
 PARKING UNITS 7 TO 42, INCLUSIVE,
 BICYCLE/LOCKER UNITS 43 TO 134, INCLUSIVE,
 LEVEL 3



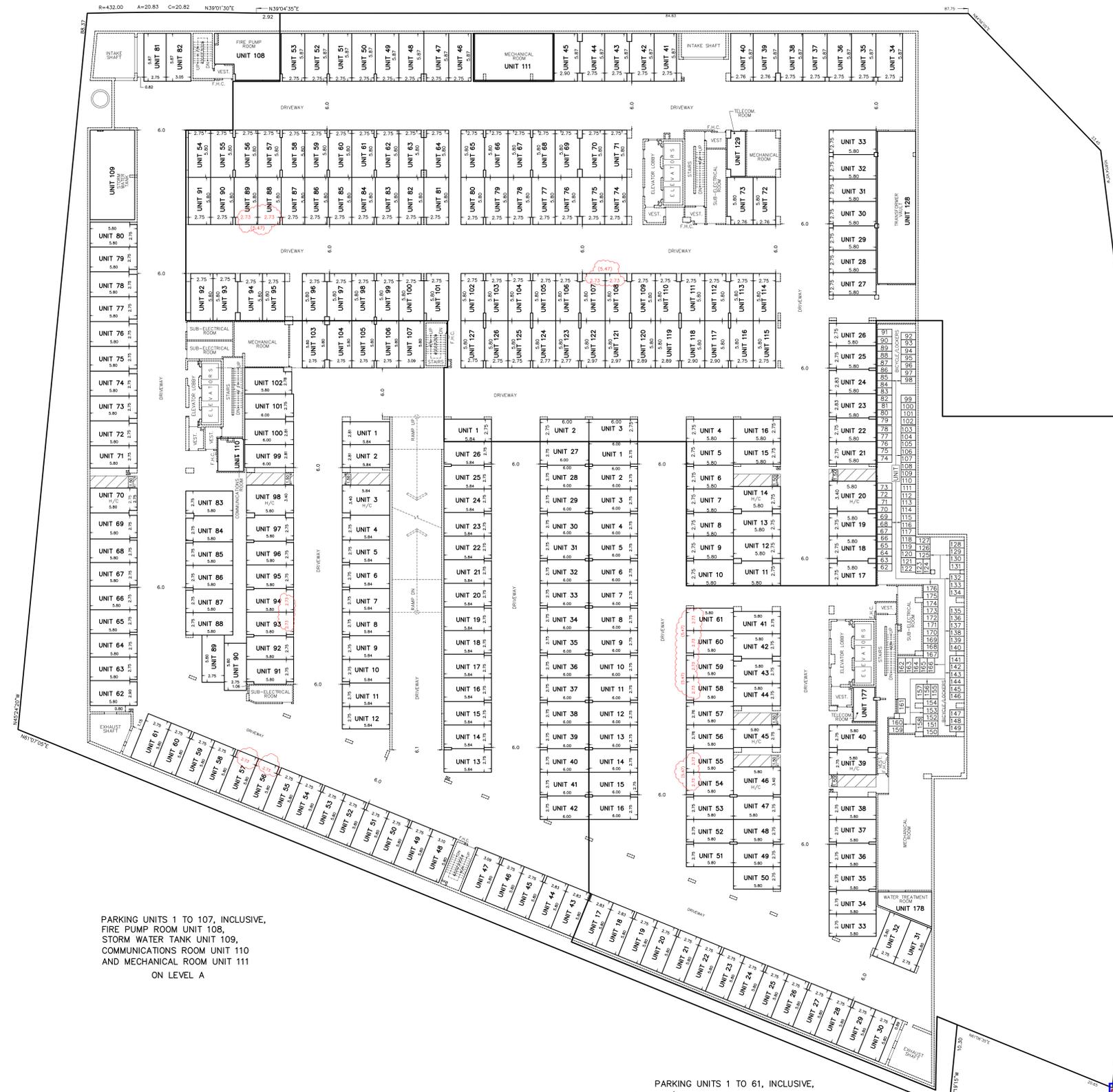
RESIDENTIAL UNITS 1 TO 10, INCLUSIVE,
 PARKING UNITS 11 TO 69, INCLUSIVE,
 BICYCLE/LOCKER UNITS 70 TO 125, INCLUSIVE,
 FRESH AIR ROOM UNIT 126 AND
 POOL MECHANICAL ROOM UNIT 127,
 LEVEL 3

RESIDENTIAL UNITS 1 TO 7, INCLUSIVE
 PARKING UNITS 8 TO 97, INCLUSIVE
 BICYCLE/LOCKER UNITS 98 TO 146, INCLUSIVE
 LEVEL 3



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 JOB No. 22-202
 CAD FILE No. 22-202-DR-PL3

PARKING UNITS 1 TO 127, INCLUSIVE,
 TRANSFORMER VAULT UNIT 128 AND
 TELECOM. ROOM UNIT 129
 ON LEVEL A



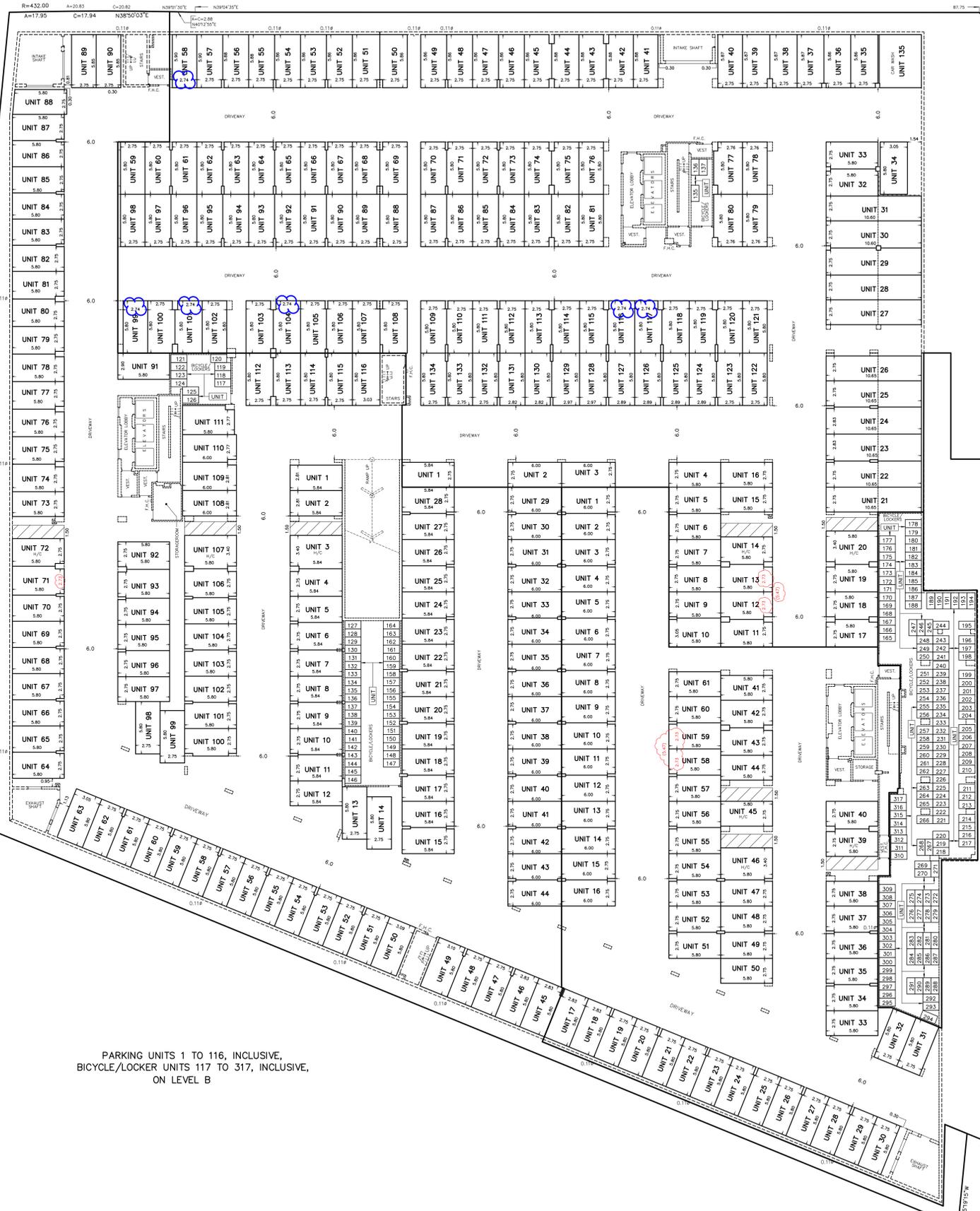
PARKING UNITS 1 TO 107, INCLUSIVE,
 FIRE PUMP ROOM UNIT 108,
 STORM WATER TANK UNIT 109,
 COMMUNICATIONS ROOM UNIT 110
 AND MECHANICAL ROOM UNIT 111
 ON LEVEL A

PARKING UNITS 1 TO 61, INCLUSIVE,
 BICYCLE/LOCKER UNITS 62 TO 176, INCLUSIVE,
 TELECOM. ROOM UNIT 177 AND
 WATER TREATMENT ROOM UNITS 178
 ON LEVEL A



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 CAD FILE No. 22-202-DR-PLA

PARKING UNITS 1 TO 20 AND 32 TO 134, INCLUSIVE,
 TANDEM PARKING UNITS 21 TO 31, INCLUSIVE,
 CAR WASH UNIT 135
 ON LEVEL B



PARKING UNITS 1 TO 116, INCLUSIVE,
 BICYCLE/LOCKER UNITS 117 TO 317, INCLUSIVE,
 ON LEVEL B

PARKING UNITS 1 TO 61, INCLUSIVE,
 ON LEVEL B



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MATERIALS LEGEND		NOV 13, 2025
	VISION GLASS GLASS: CLEAR GUARDIAN SNGR(2) EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)	
	VISION GLASS - FROSTED GLASS: FROSTED EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)	
	GLAZED SPANDREL PANEL GLASS: #3/265 ANCHOR GRAY EXT FRAME: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL LOUVRE - DARK COLOUR: ACRYNAR UCXF13987 CHARCOAL EXT FRAME: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL LOUVRE - LIGHT COLOUR: ACRYNAR WHITE EXT FRAME: ACRYNAR WHITE (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - DARK COLOUR: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - LIGHT COLOUR: ACRYNAR WHITE (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - PATTERNED COLOUR: TO MATCH FC-1 (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL PANEL COLOUR: WHITE	
	PRECAST PANEL PRECAST PANEL: COLOUR WHITE	
	PRECAST PANEL PRECAST PANEL: (INLAY) WOOD FINISH CAP FLASHING - GC28696 ANTIQUE LINEN	
	STUCCO (EFG)	
	CONCRETE COLOUR: GREY	
	GLASS RAILING GLASS: CLEAR EXT FRAME: WHITE	
	GLASS RAILING GLASS: WHITE EXT FRAME: WHITE	

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TOWN OF MILTON DEVELOPMENT SERVICES
 UIC-MU-2558 ZONE
ZONING REVIEWED FOR C of A
 robin.campbell FEB 11, 2026
 ZONING OFFICER DATE

GRAZIANI + CORAZZA ARCHITECTS INC.
 ENZO M. CORAZZA LICENCE 4702

8400 Jane Street Building D - Suite 300 Concord Ontario L4K 4L8
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

OSORY PROPERTIES CORP.

130 THOMPSON RD. MILTON ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: V. ZUBEROVSKI
 Drawn By: V.Z., V.F.
 Checked By: D. BIASE
 Plot Date: JAN. 13, 2026
 Job #: 1789.20

NORTH ELEVATION

1:250 A401

TITLEBLOCK SIZE: 610 x 900

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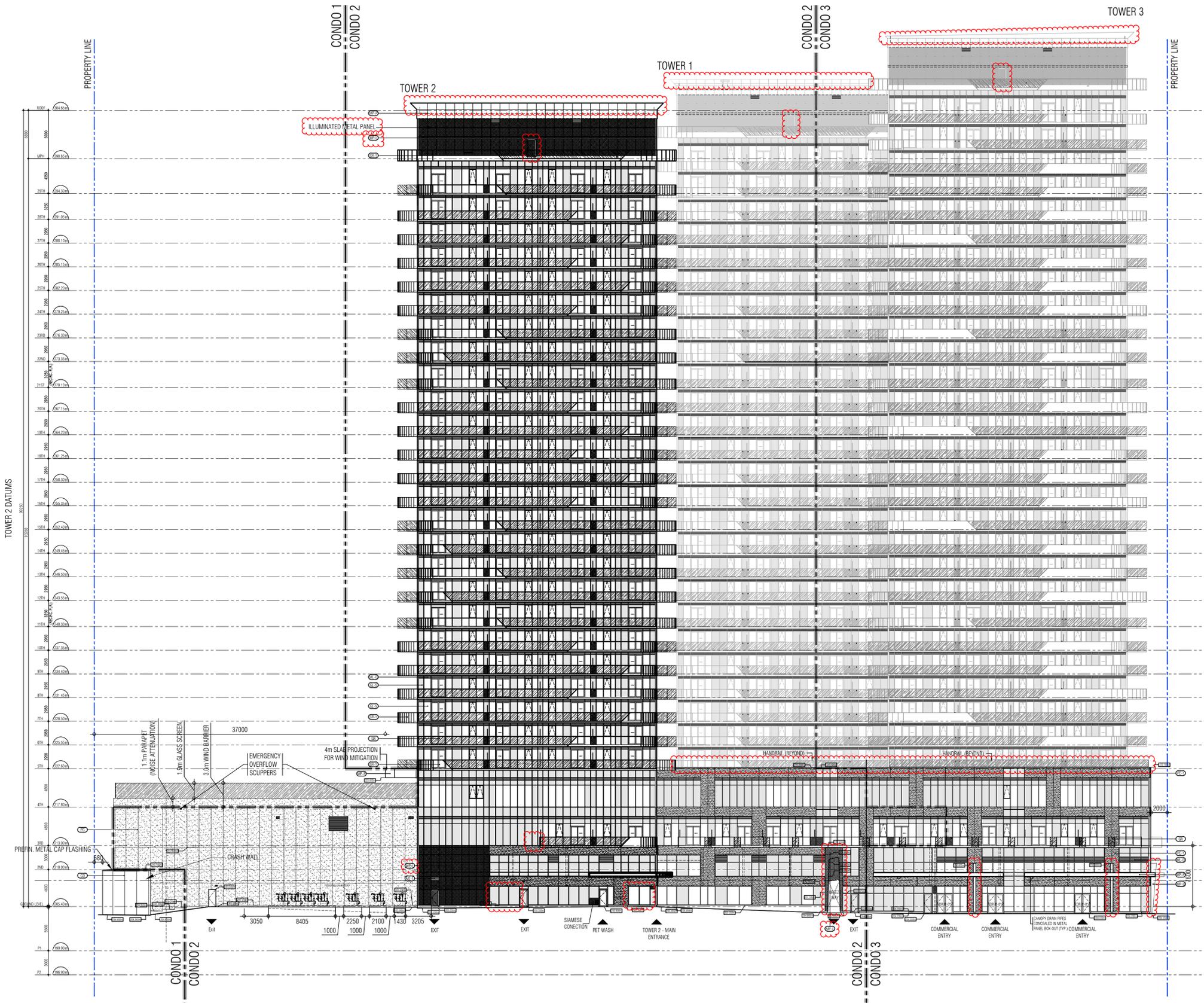
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- | | | | |
|-----|--------------|--------------------------------------|------|
| 01. | AUG.12.2021 | issued for S.P.A. | E.C. |
| 02. | NOV.03.2022 | re issued for S.P.A. | E.C. |
| 03. | FEB.06.2023 | issued for minor variance (A102) | E.C. |
| 04. | MAR.10.2023 | issued for minor variance (full set) | E.C. |
| 05. | JUN.29.2023 | re issued for S.P.A. | E.C. |
| 06. | AUG.11.2023 | issued for minor variance | E.C. |
| 07. | SEPT.11.2023 | re issued for S.P.A. | E.C. |
| 08. | OCT.04.2023 | re issued for S.P.A. (A102) | E.C. |
| 09. | DEC.06.2023 | re issued for S.P.A. | E.C. |
| 10. | MAY.08.2025 | re issued for S.P.A. (A201-A304) | E.C. |
| 11. | JUL.30.2025 | re issued for S.P.A. | E.C. |
| 12. | JAN.16.2026 | re issued for S.P.A. | E.C. |



MATERIALS LEGEND		NOV 13, 2025
	VISION GLASS GLASS: CLEAR GUARDIAN SNGR(2) EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)	
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	GLAZED SPANDREL PANEL GLASS: #3/2625 ANCHOR GRAY EXT FRAME: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL LOUVRE - DARK COLOUR: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
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	PRECAST PANEL PRECAST PANEL: COLOUR WHITE	
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	STUCCO (EIFS)	
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EAST ELEVATION
 1:250 A402

TITLEBLOCK SIZE: 610 x 900

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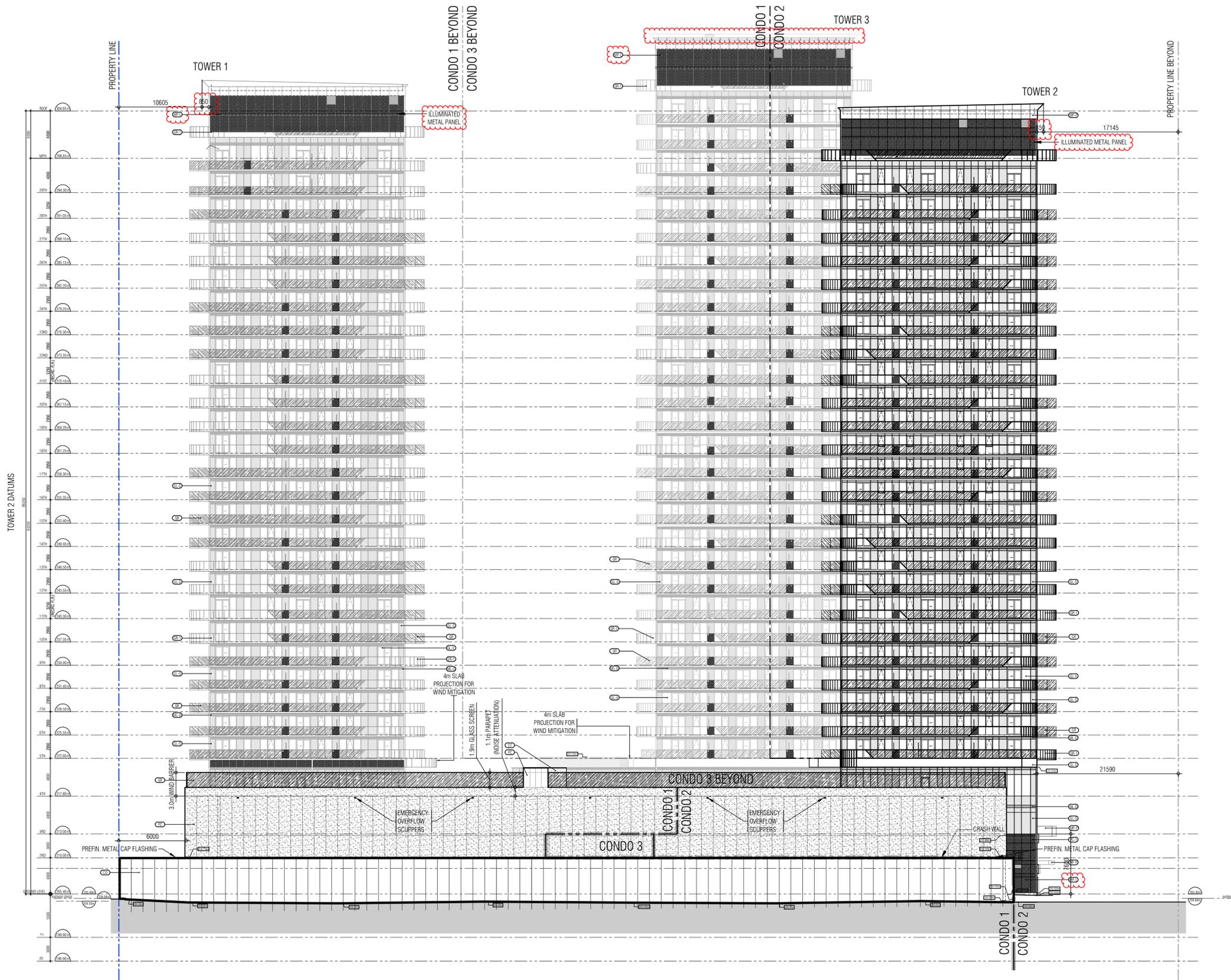
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- JUN.29.2023 re issued for S.P.A. E.C.
- AUG.11.2023 issued for minor variance E.C.
- SEPT.11.2023 re issued for S.P.A. E.C.
- OCT.04.2023 re issued for S.P.A. (A102) E.C.
- DEC.06.2023 re issued for S.P.A. E.C.
- MAY.08.2025 re issued for S.P.A. (A201-A304) E.C.
- JUL.30.2025 re issued for S.P.A. E.C.
- JAN.16.2026 re issued for S.P.A. E.C.



MATERIALS LEGEND NOV 13, 2025

	VISION GLASS GLASS: CLEAR GUARDIAN S861(2) EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)
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	STUCCO (EIFS)
	CONCRETE COLOUR: GREY
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	GLASS RAILING GLASS: WHITE EXT FRAME: WHITE

NOTE: IF EXACT SPECIFIED COLOUR IS NOT AVAILABLE, ATTEMPT COLOUR MATCH AND SUBMIT ALTERNATIVE SAMPLES FOR ARCHITECTS APPROVAL



PROPOSED MIXED USE DEVELOPMENT

OSORY PROPERTIES CORP.

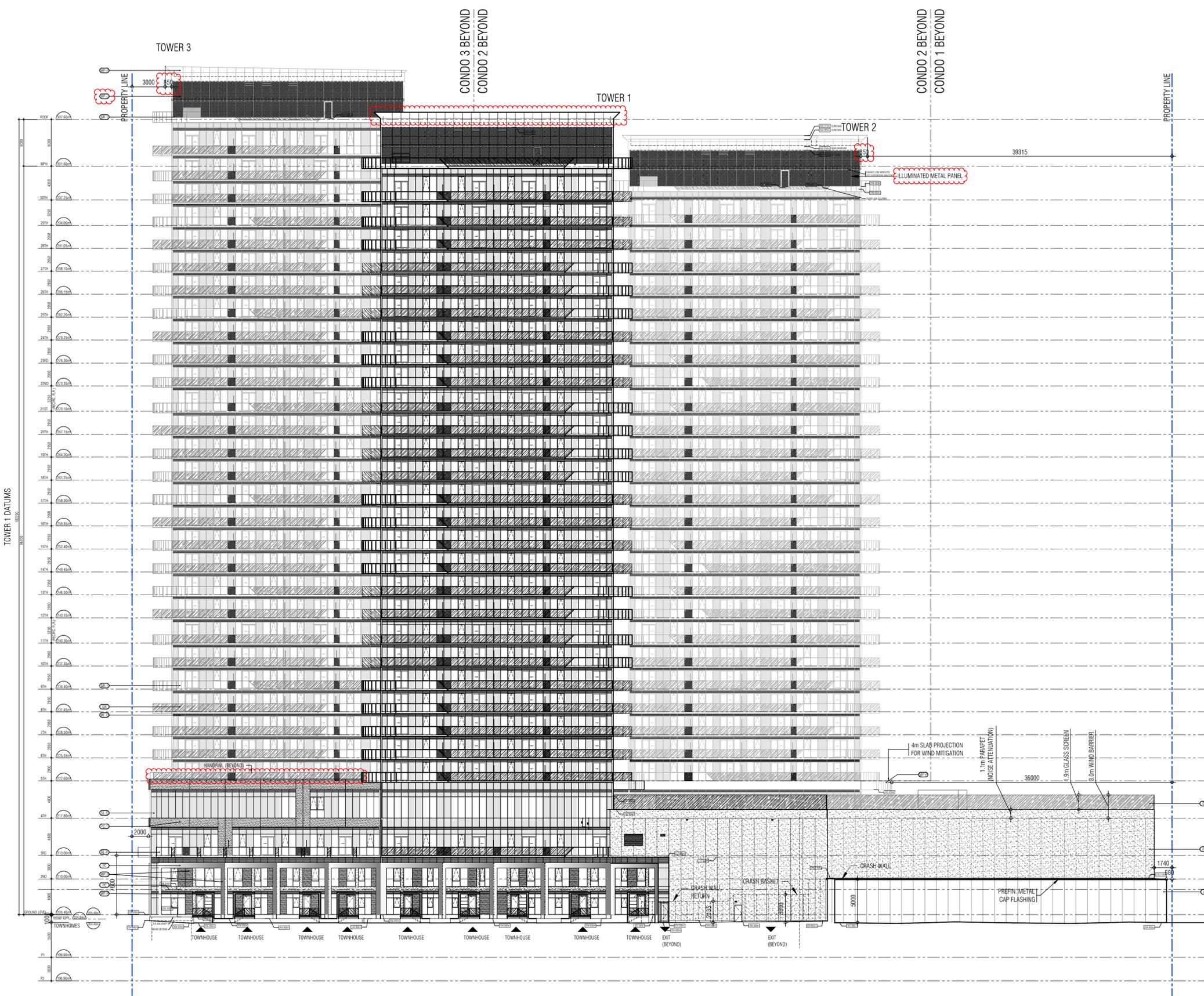
MILTON 130 THOMPSON RD. ONTARIO

Project Architect: E. CORAZZA
 Assistant Designer: V. ZUBEROVSKI
 Drawn By: V.Z., V.F.
 Checked By: D. BIASE
 Plot Date: JAN.13.2026
 Job #: 1789.20

SOUTH ELEVATION

1:250 A403

TITLEBLOCK SIZE: 610 x 900



TOWER 1 DATUMS
20200

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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

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- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
- Transmission of any virus or damage to the receiving electronic system when information is transferred.

- AUG.12.2021 issued for S.P.A. E.C.
- NOV.03.2022 re issued for S.P.A. E.C.
- FEB.06.2023 issued for minor variance (A102) E.C.
- MAR.10.2023 issued for minor variance (full set) E.C.
- JUN.29.2023 re issued for S.P.A. E.C.
- AUG.11.2023 issued for minor variance E.C.
- SEPT.11.2023 re issued for S.P.A. E.C.
- OCT.04.2023 re issued for S.P.A. (A102) E.C.
- DEC.06.2023 re issued for S.P.A. E.C.
- MAY.08.2025 re issued for S.P.A. (A201-A304) E.C.
- JUL.30.2025 re issued for S.P.A. E.C.
- JAN.16.2026 re issued for S.P.A. E.C.

MATERIALS LEGEND		NOV 13, 2025
	VISION GLASS GLASS: CLEAR GUARDIAN SWS8(2) EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)	
	VISION GLASS - FROSTED GLASS: FROSTED EXT FRAME: ACRYNAR UCXF13987 CHARCOAL INT FRAME: WHITE (PREFINISHED WINDOW SYSTEM)	
	GLAZED SPANDREL PANEL GLASS: #3/263 ANCHOR GRAY EXT FRAME: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL LOUVRE - DARK COLOUR: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL LOUVRE - LIGHT COLOUR: ACRYNAR WHITE EXT FRAME: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - DARK COLOUR: ACRYNAR UCXF13987 CHARCOAL (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - LIGHT COLOUR: ACRYNAR WHITE (PREFINISHED WINDOW SYSTEM)	
	METAL PANEL - PATTERNED COLOUR: TO MATCH FC-1 (PREFINISHED WINDOW SYSTEM)	
	PREFINISHED METAL PANEL COLOUR: WHITE	
	PRECAST PANEL PRECAST PANEL: COLOUR WHITE	
	PRECAST PANEL PRECAST PANEL: (INLAY) WOOD FINISH CAP FLASHING - GC28696 ANTIQUE LINEN	
	STUCCO (EIFS)	
	CONCRETE COLOUR: GREY	
	GLASS RAILING GLASS: CLEAR EXT FRAME: WHITE	
	GLASS RAILING GLASS: WHITE EXT FRAME: WHITE	



8400 Jane Street Building D, Suite 300 Concord Ontario L4K 4L8
Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

OSSORY PROPERTIES CORP.

130 THOMPSON RD. MILTON ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: V. ZUBEROVSKI
Drawn By: V.Z., V.F.
Checked By: D. BIASE
Plot Date: JAN.13.2026
Job #: 1789.20

WEST ELEVATION

1:250 **A404**

TITLEBLOCK SIZE: 610 x 900



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: February 26, 2026

File No: A25-059M

Subject: 36 Commercial Street

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

1. That prior to Building Permit issuance, the applicant shall obtain approval from Conservation Halton for the proposed development.
2. That the development shall be constructed generally in accordance with the site plan prepared by MacKay, MacKay & Peters Limited and dated and stamped by Town Zoning on February 10, 2026.
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 a minimum porch setback of 0.76 metres, whereas porches are permitted to encroach no closer than 1 metre from a front lot line, representing a decrease of 0.24 metres
- Permit stairs to have a minimum setback of 0.7 metres, whereas a minimum setback of 1 metre is required, representing a decrease of 0.3 metres
- Permit the roof overhang of the front porch to encroach 0.11 metres into the daylight radius, whereas no encroachments into a daylight radius are permitted.

The Subject Property, known municipally as 36 Commercial Street, is located at the southwestern intersection of Commercial Street and Pearl Street near Milton's Downtown. Currently, the Subject Property is occupied by a two-storey detached dwelling and a detached garage, with driveway access from Commercial Street. The application seeks to facilitate the construction of a covered porch, which would wrap around the front yard and into the exterior side yard. The existing porch in the front yard would be removed and replaced by the proposal. As the existing dwelling is located close to the front lot line, the application is seeking variances

General Description of Application

to permit reduced setbacks for the porch and stairs, as well as a minor encroachment of the porch roof overhang into the required daylight radius.

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 residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Central Business District per Schedule A - Urban Area Land Use Plan, and is within a Mature Neighbourhood Area. Further, the Subject Property is designated Low Density Residential Sub-Area by Schedule B - Central Business District Land Use Plan. The Subject Property is listed on the Town's Heritage Register. Single detached dwellings are permitted within the Low Density Residential Sub-Area designation, per policy 8.5.3.25.

With respect to Mature Neighbourhood Areas, policy 8.2.5.1 directs 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 8.2.5.2 states that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing is encouraged to maintain established aesthetics and privacy.

Policy 11.8.3.2 directs 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.

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 RLD1 (Low Density Residential 1) per Zoning By-law 016-2014, and is within a Mature Neighbourhood Area. The Low Density Residential 1 Zone permits a range of low-rise residential uses, including detached, duplex, and semi-detached dwellings. A covered porch is permitted in the front and exterior side yard.

Variance One: Table 4H of the Zoning By-law states that a porch or veranda shall encroach no closer than 3 metres to a rear lot line, or 1 metres to any other lot line. The application seeks to permit a porch setback of 0.76 metres from the front lot line, representing a difference of 0.24 metres.

Variance Two: Table 4H of the Zoning By-law states that stairs above grade accessing a principal building shall be located a minimum of 1 metres from the property line, measured to the first riser. The application seeks to permit a setback of 0.7 metres from the front lot line, representing a difference of 0.3 metres.

Variance Three: Section 4.19.6(ii) of the Zoning By-law directs that no encroachment shall be permitted in a daylight triangle or radius above grade including, but not limited to, buildings or structures, fencing, stairs, and plantings. Table 4I requires a minimum 7 metre daylight radius at the intersection of a Local and Collector Road, which applies to the intersection of Pearl Street and Commercial Street. The application seeks to allow the porch roof overhang to encroach 0.11 metres into the required daylight radius, representing a difference of 0.11 metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on February 12, 2026. As of the writing of this report on February 18, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

The application has been revised to address previous comments from Development Engineering and Conservation Halton, who now have no concerns. Transportation and Heritage Planning staff have reviewed the application and equally have no concerns.

Development Services Comments

The applicant is seeking to construct a covered porch fronting Pearl and Commercial Streets, which would replace the existing covered porch. As the existing dwelling on the Subject Property

Consultation

is situated close to the front lot line, the applicant is seeking minor variances to permit a porch of a usable depth. Planning staff have no concerns with the application.

Variance One

With respect to Variance One, the intent of this zoning provision is to ensure a porch is sufficiently set back from property lines to limit privacy concerns, allow for maintenance, and allow for circulation. The proposed setback of 0.76 metres maintains this intent. Further, the proposal would improve upon the setback of the existing covered porch, which is situated even closer to the front lot line.

Variance Two

Regarding Variance Two, the intent of this zoning provision is to ensure a primary entrance can be accessed from the subject property, and to prevent stairs from impeding circulation. The application maintains this intent and will enhance the front entrance of the dwelling as viewed from Pearl Street. As the existing dwelling is situated close to the front lot line, there is limited opportunity to shift the stairs any further from the front lot line.

Variance Three

Concerning Variance Three, a 7 metre daylight radius is required at the intersection of Pearl Street and Commercial Street. The roof overhang of the proposed covered porch would encroach into this daylight radius by 0.11 metres, whereas no above-grade encroachments are permitted. The purpose of this zoning provision is to ensure intersections remain clear of obstructions that may limit drivers' sight lines. Since the proposed encroachment would only apply to the roof overhang of the porch, staff have no concerns about adverse impacts to sight lines. Furthermore, a previous iteration of the application proposed a greater encroachment into the daylight triangle, and a sight line assessment was prepared to demonstrate that sight lines would not be impacted. As the current proposal involves a lesser encroachment, staff are satisfied that the intent of the Zoning By-law is maintained and visibility will not be compromised.

Overall, the proposed variances are minor in nature and will not cause adverse impacts on the Subject Property or adjacent lots. The proposed development maintains the intent of the Official Plan as it is compatible with the historic character and built form of the surrounding neighbourhood. The proposed covered porch would not disrupt a consistent streetwall, and Heritage Planning staff are satisfied that the application is sympathetic to the existing dwelling, which is listed on the Heritage Register. Lastly, the application is desirable for the appropriate use of the Subject Property, as the proposed porch is complementary to historic context of the area and will allow for usable outdoor amenity area.



Consultation

Planning staff have no concerns with the application and are satisfied that the proposed variances are minor in nature, desirable for the appropriate use and development of the Subject Property, and maintain the intent of the Zoning By-law and Official Plan.

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

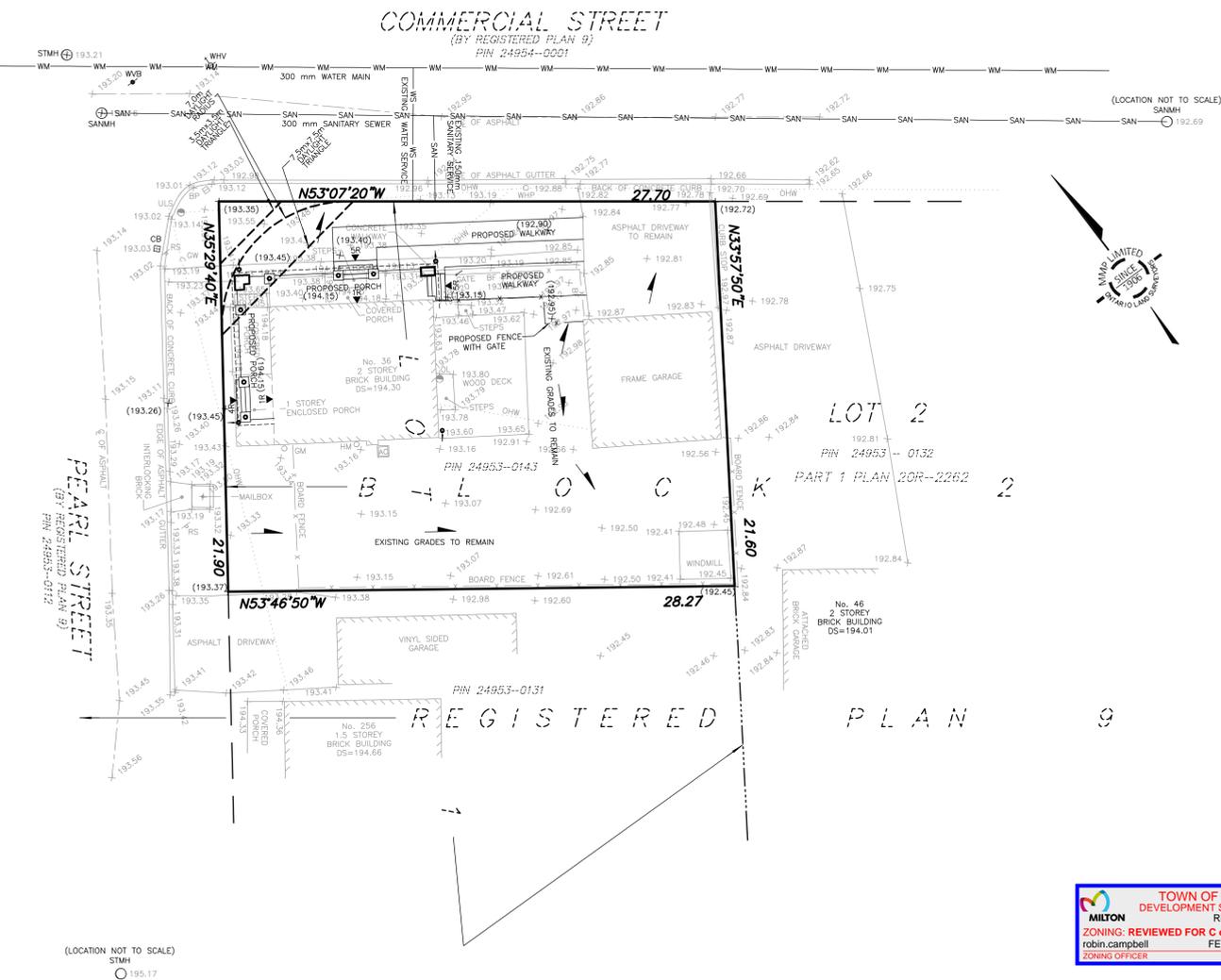
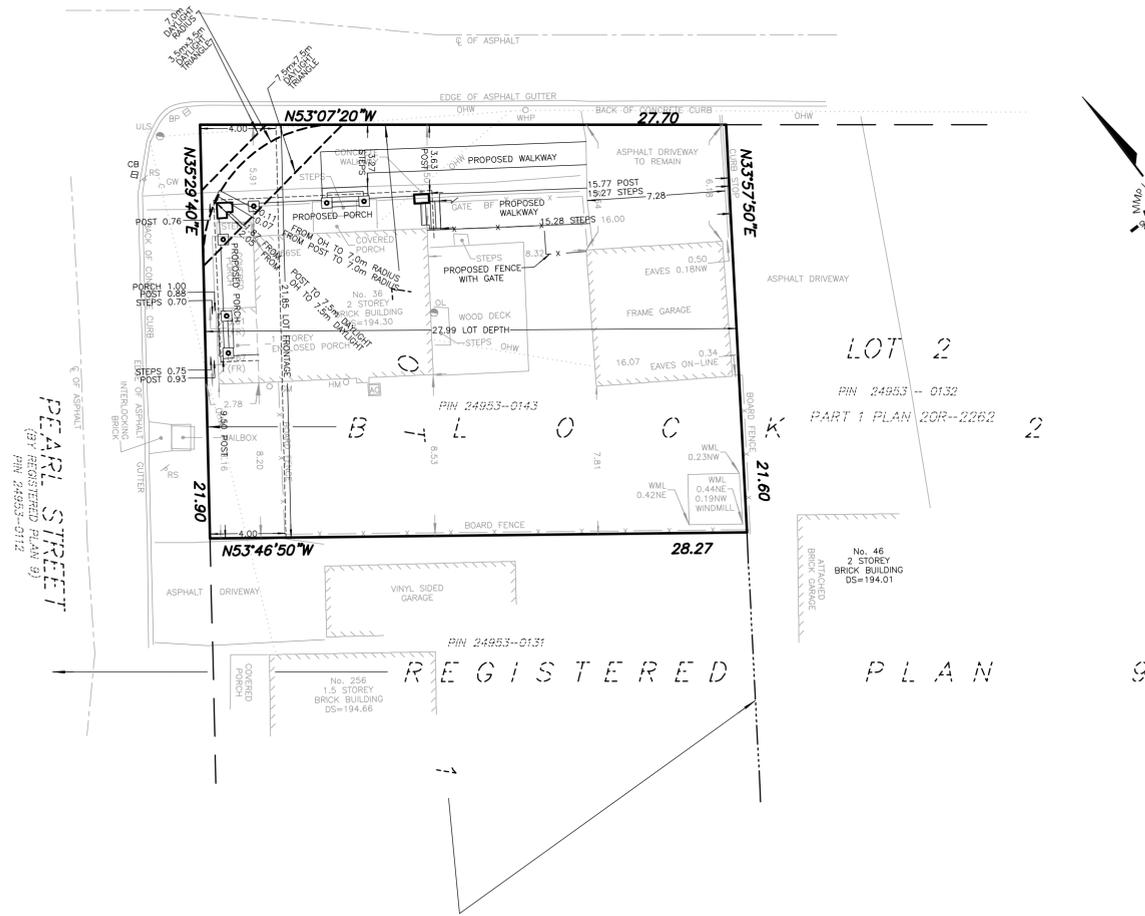
TOWN OF MILTON ZONING BY-LAW 016-2014
ZONING REGULATION - RLD1

ZONE	REQUIRED	PROVIDED
LOT FRONTAGE	15.0 m (min)	21.85 m
LOT DEPTH	30.0 m (min)	27.99 m
LOT AREA	N/A	608.3 sq.m.
FRONT YARD	4.0 m (min)	2.66 m
REAR YARD	7.5 m (min)	16.00 m
SIDE YARD	1.8 m (min) (SOUTHWEST)	8.20 m
STREET SIDE YARD	4.0 m (min)	5.50 m
BUILDING AREA		79.7 sq.m. (EXISTING DWELLING) 29.2 sq.m. (PROPOSED PORCH) 51.7 sq.m. (EXISTING GARAGE) 160.6 sq.m. (TOTAL)
LOT COVERAGE	30.0% (max)	26.4%
BUILDING HEIGHT	9.5 (max)	EXISTING
LANDSCAPE OPEN SPACE	30.0% (min)	329.7 sq.m. 54.2%
GARAGE		
STREET SIDE YARD	5.5 m (min)	6.18 m
SIDE YARD	0.6 m (min)	7.81 m
REAR YARD	0.6 m (min)	0.34 m
DISTANCE TO DWELLING	1.2 m (min)	8.32 m
COVERAGE	10.0% (max)	8.5%
PORCH		
FRONT YARD	1.0 m (min)	0.76 m
STREET SIDE YARD	1.0 m (min)	3.63 m
SIDE YARD	1.0 m (min)	9.50 m
REAR YARD	3.0 m (min)	15.77 m
STEPS		
FRONT YARD	1.0 m (min)	0.70 m
DRIVEWAY		
WIDTH	8.0 m (max)	9.52 m
PROPOSED PORCH		

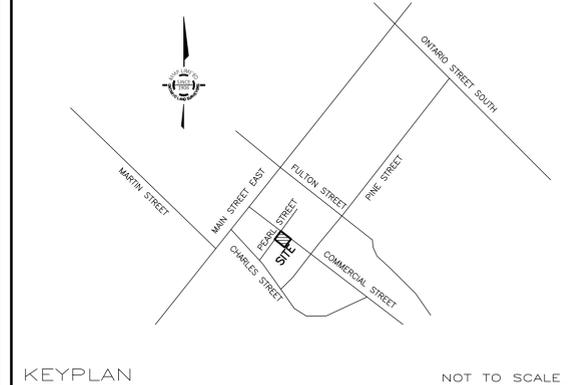
SITE PLAN
SCALE 1:200

GRADING PLAN
SCALE 1:200

COMMERCIAL STREET
(BY REGISTERED PLAN 9)
PIN 24954-0001



36 COMMERCIAL STREET
SITE & GRADING PLAN FOR BUILDING PERMIT



KEYPLAN NOT TO SCALE
GEOGRAPHIC LOCATION NOTE
**PART OF LOT 1, BLOCK 2
REGISTERED PLAN 9**
IN THE
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 200

Mackay, MacKay & PETERS LIMITED - ONTARIO LAND SURVEYORS
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METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 COLOUR THE ORIGINAL SIGNED PRINT OF THIS SITE PLAN CONTAINS COLOUR
BENCHMARK NOTE
TOWN OF MILTON BENCHMARK No. 2014-09
ELEVATION = 199.07 METRES (CGVD28:78 ADJUSTMENT)
BRASS TABLET SET HORIZONTALLY ON TOP OF CONCRETE HEADWALL FOR POND SOUTH OF CONDOMINIUM BUILDING ON SOUTH SIDE OF MAIN STREET AND EAST SIDE OF WHITMER STREET BEING 10.5 METRES SOUTH OF ASPHALT WALKWAY AND 9.5 METRES SOUTH OF METAL RAILING

LEGEND
CB DENOTES CATCH BASIN STMH DENOTES STORM MANHOLE
DS DENOTES DOOR SILL SANMH DENOTES SANITARY MANHOLE
WML DENOTES WINDMILL ULS DENOTES UTILITY LIGHT STANDARD
WHV DENOTES WATER HYDRANT VALVE AC DENOTES AIR CONDITIONER
GW DENOTES GUY WIRE OHW DENOTES OVERHEAD WIRE
HM DENOTES HYDRO METER WVB DENOTES WATER VALVE BOX
GM DENOTES GAS METER WHP DENOTES WOOD HYDRO POLE
(FR) DENOTES FRAME FH DENOTES FIRE HYDRANT
R DENOTES RISER OL DENOTES ORNAMENTAL LIGHT
- DENOTES DOWNSPOUT BP DENOTES BELL PEDESTAL
- DENOTES DIRECTION OF DRAINAGE RS DENOTES ROAD SIGN
XXX.XX DENOTES EXISTING ELEVATIONS
(XXX.XX) DENOTES PROPOSED ELEVATIONS
PIN DENOTES PROPERTY IDENTIFICATION NUMBER

NOTES
- PROPOSED TIES SHOWN HEREON ARE TO FOUNDATION ONLY
- BUILDING DIMENSIONS WERE TAKEN FROM PLANS SUPPLIED BY THE CLIENT
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK NOTED ABOVE
- LOT GRADING SHALL MATCH WITH THE EXISTING DRAINAGE PATTERNS
- BUILDER TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION INCLUDING ROAD AND LOT LINE GRADES
- DOWNSPOUTS TO DRAIN TO PERMEABLE SURFACE VIA SPLASH PADS
- ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION
- CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
- BOUNDARY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY MMP LIMITED DATED APRIL 17, 2025 (25-027)
- PROPOSED BUILDING IS POSITIONED BY CALCULATION, NOT BY AN ACTUAL SURVEY
- THIS PROPOSED PLAN IS PRELIMINARY UNTIL THE APPROPRIATE BUILDING DEPARTMENT'S SIGNED APPROVAL HAS BEEN OBTAINED
- ANY AMENDMENT OR ALTERATION OF THIS PLAN MUST BE REPORTED TO MMP LIMITED PRIOR TO LAYOUT OF BUILDING IN THE FIELD
- UTILITIES AND SERVICES SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION
- ALL UTILITIES TO BE COORDINATED ON SITE DURING CONSTRUCTION. THE INSTALLATION OF UTILITIES SHALL NOT DISRUPT TREE PROTECTION ZONES. THE BUILDER SHALL COORDINATE INSTALLATION WITH INDIVIDUAL UTILITY PROVIDERS ACCORDINGLY
- NO NEW SERVICE CONNECTIONS ARE PROPOSED
- FOR DAYLIGHT TRIANGLE ASSESSMENT REFER TO REPORT BY PARADIGM TRANSPORTATION SOLUTIONS LIMITED DATED NOVEMBER 14, 2025

CAUTION
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- THIS PRODUCT SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN TITLE BLOCK
- THIS PRODUCT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES

CERTIFICATION NOTE
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS AND SURVEY RECORDS OF MMP LIMITED
WE HAVE REVIEWED THE PLANS FOR CONSTRUCTION OF A PORCH LOCATED AT 36 COMMERCIAL STREET AND CERTIFY THAT THE GRADING SHOWN HEREON IS COMPATIBLE WITH THE ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES
PROPOSED BUILDING SETBACKS AS SHOWN
PROPOSED LOT COVERAGE AS SHOWN
PROPOSED BUILDING SITE STATISTICS AS SHOWN
FEBRUARY 9, 2026
DATE
AISAR BHERTI, OLS, P.Eng.
FOR: MACKAY, MACKAY & PETERS LIMITED

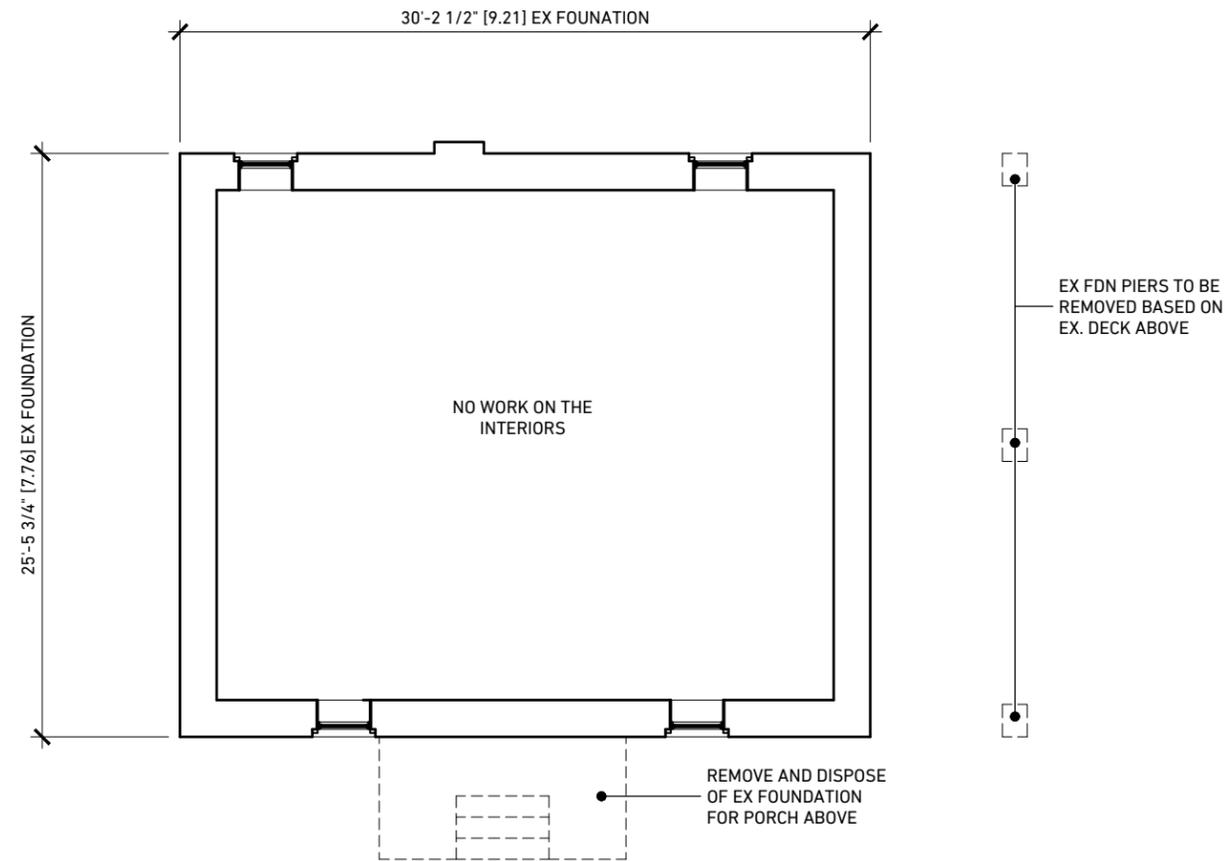
No.	DATE	REVISIONS
9	FEBRUARY 9, 2026	REVISED AS PER TOWN COMMENTS
8	JANUARY 22, 2026	REVISED AS PER UPDATED ARCHITECTURAL PLANS
7	NOVEMBER 26, 2025	REVISED AS PER CLIENT'S COMMENTS
6	NOVEMBER 24, 2025	REVISED AS PER TOWN COMMENTS
5	NOVEMBER 14, 2025	REVISED AS PER SIGHTLINE ASSESSMENT REPORT
4	SEPTEMBER 29, 2025	REVISED AS PER CLIENT'S COMMENTS
3	SEPTEMBER 23, 2025	REVISED PROPOSED DAYLIGHT TRIANGLE
2	SEPTEMBER 11, 2025	REVISED AS PER CITY COMMENTS
1	AUGUST 7, 2025	SITE PLAN COMPLETED

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmpilimited.com
mmpilimited.com

DRAWN BY:	CHECKED BY:	PROJECT No.	DWG. No.
A.S.	A.B.	25-027-SP	1

SITE STATISTICS		
PROJECT NAME:	WELCH RESIDENCE	
PROJECT NO:	25-009	
PROJECT ADDRESS:	36 COMMERCIAL ST, MILTON, ON	
LOT NO:	LOT 1, BLOCK 2	
REGISTERED PLAN:	REG.D PLAN 9	
ZONING:	RLD1 (RESIDENTIAL LOW DENSITY)	
LOT AREA:	608.29 SQM (6547.80 SQFT) (MIN - NA)	
LOT FRONTAGE:	21.90 M (15.0 MIN REQ'D)	
REQ'D SETBACKS		
FRONT YARD:	4.0 M	
SIDE YARD:	3.5 M (LOT FRONTAGE LESS THAN 30.0M - NO ATTACHEDGAR.)	
INTERIOR SIDE YARD:	3.5 M	
REAR YARD:	7.5 M	
ATTACHED GARAGE OR CARPORT:	DETACHED	
COVERAGE		
MAX. ALLOWABLE COVERAGE:	182.49 SQM (1964.34 SQFT)	30%
EXISTING COVERAGE		
EX. RESIDENCE:	79.66 SQM (857.38 SQFT)	13.10%
EX. ATTACHED GARAGE:	51.69 SQM (556.45 SQFT) (DETACHED)	8.50%
EX. FRONT PORCH/DECK:	13.76 SQM (148.05 SQFT)	2.26%
EX. REAR PORCH/DECK:	NA	NA
EX. ACCESSORY STRUCTURE:	NA	NA
EX. ROOF OVERHANG: (IF APPLICABLE)	NA	NA
TOTAL EXISTING COVERAGE:	144.95 SQM (1427.59 SQFT)	23.86%
PROPOSED COVERAGE		
RESIDENCE:	-8.23 SQM (88.62 SQFT) EX PORCH	-1.25%
ATTACHED GARAGE:	NA	NA
FRONT PORCH/DECK:	29.90 SQM (322.28 SQFT)	4.92%
REAR PORCH/DECK:	-13.76 SQM (148.05 SQFT) EX PORCH	-2.26%
ACCESSORY STRUCTURE:	NA	NA
ROOF OVERHANG: (IF APPLICABLE)	NA	NA
TOTAL PROPOSED COVERAGE:	7.91 SQM (85.61 SQFT)	1.41%
TOTAL OVERALL COVERAGE:	152.86 SQM (1513.20 SQFT)	25.27%



1 | EX/DEMO - BASEMENT PLAN
A1 | SCALE: 1/8"=1'-0"

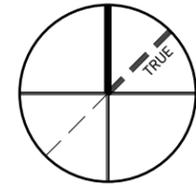


416.204.0351 | 502 - 445 ELIZABETH ST., BURLINGTON, ON | info@structuredcreations.com

WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

2-Apr-19
DATE

[Signature]
SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH BCIN 26286
STRUCTURED CREATIONS INC. BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

No.	DATE	ISSUE/REVISION	BY
5	15.08.25	SUB FOR PRE-APPL FOR COA	
4	10.06.25	ISSUED FOR FINAL APPROVAL	D.S.S.
3	23.04.25	INIT DESIGN PRES	D.S.S.
2	09.04.25	AS-BUILTS	C.B.
1	03.04.25	SITE MEASURE	C.B.

DRAWING ISSUES | REVISIONS

SITE STATS AND EX/DEMO PLANS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A1



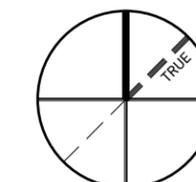
STRUCTURED CREATIONS

416.204.0351 | 502 - 445 ELIZABETH ST., BURLINGTON, ON | info@structuredcreations.com

WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

2-Apr-19 DATE SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH BCIN 26286

STRUCTURED CREATIONS INC. BCIN 29617

GENERAL NOTES

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3	23.04.25	INIT DESIGN PRES	D.S.S.
2	09.04.25	AS-BUILTS	C.B.
1	03.04.25	SITE MEASURE	C.B.

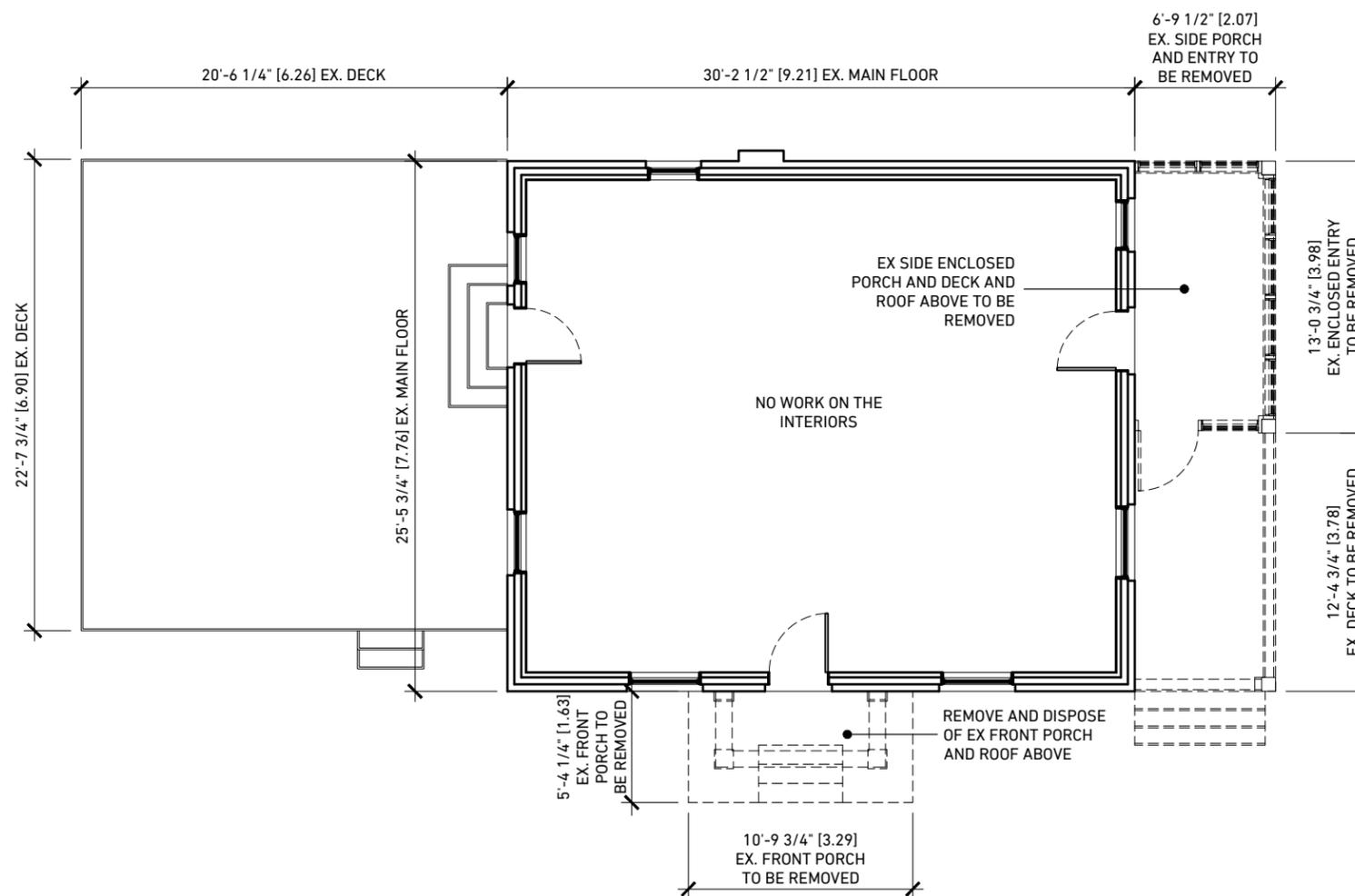
DRAWING ISSUES | REVISIONS

EX/DEMO PLANS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A2





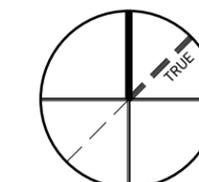
STRUCTURED CREATIONS

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WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

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2-Apr-19
DATE

[Signature]
SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH BCIN 26286
STRUCTURED CREATIONS INC. BCIN 29617

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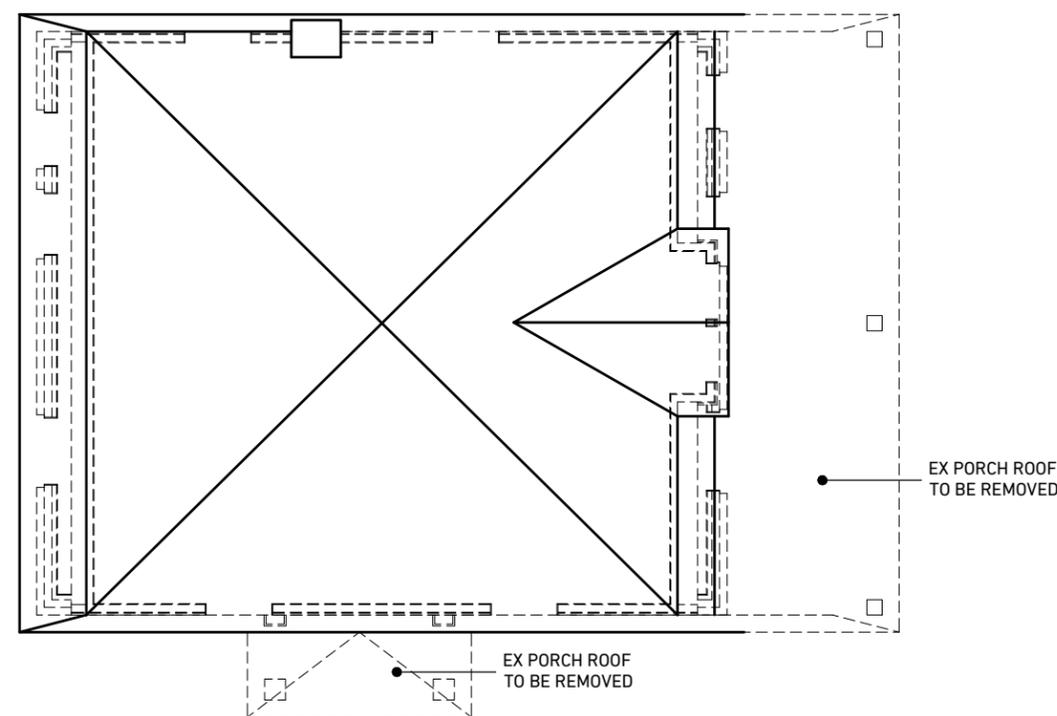
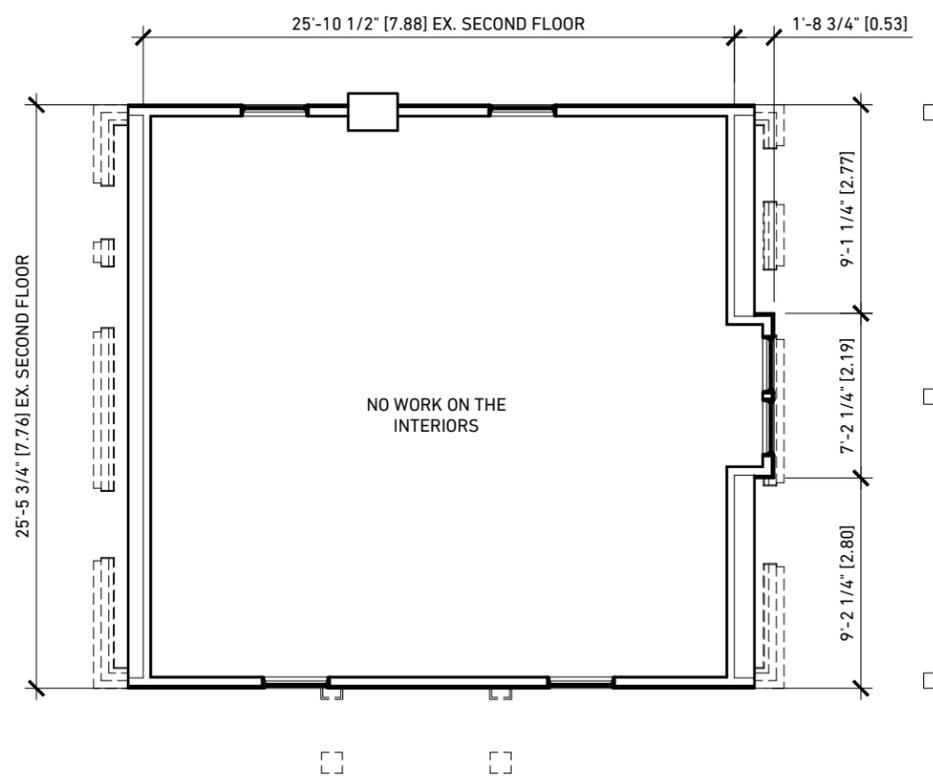
DRAWING ISSUES | REVISIONS

EX/DEMO PLANS

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A3



MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE

ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 23, 2026
ZONING OFFICER DATE

1 | EX/DEMO - SECOND FLOOR PLAN
A3 | SCALE: 1/8"=1'-0"

2 | EX/DEMO - ROOF PLAN
A3 | SCALE: 1/8"=1'-0"
Page 26 of 51



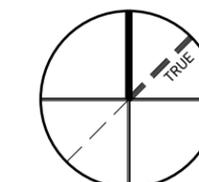
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WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST MILTON ON

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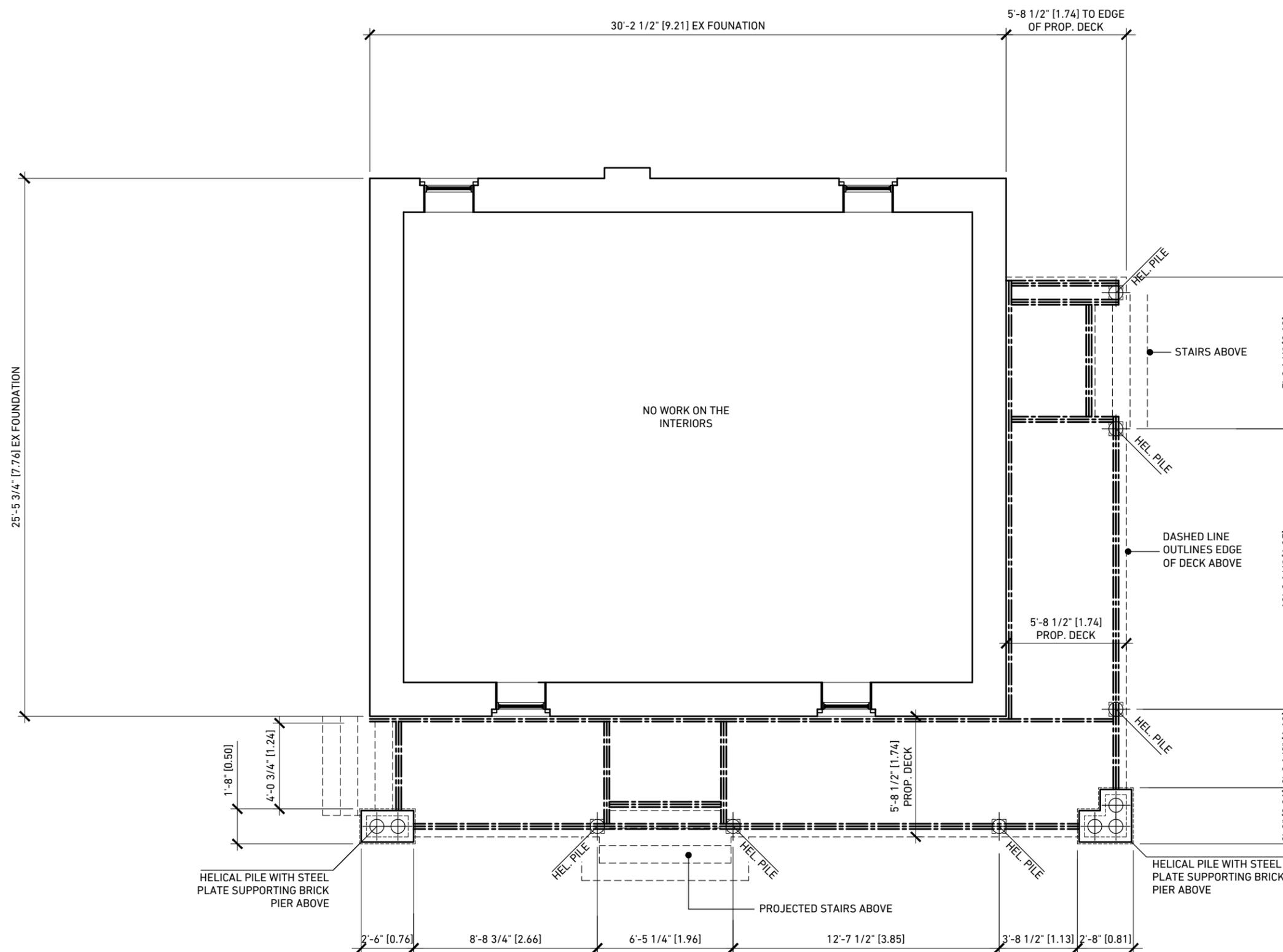
DRAWING ISSUES | REVISIONS

PROP FLOOR PLANS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A4

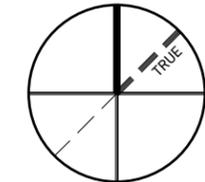


TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 23, 2026
ZONING OFFICER DATE

WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

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D. SANGER-SMITH, B.ARCH BCIN 26286
STRUCTURED CREATIONS INC. BCIN 29617

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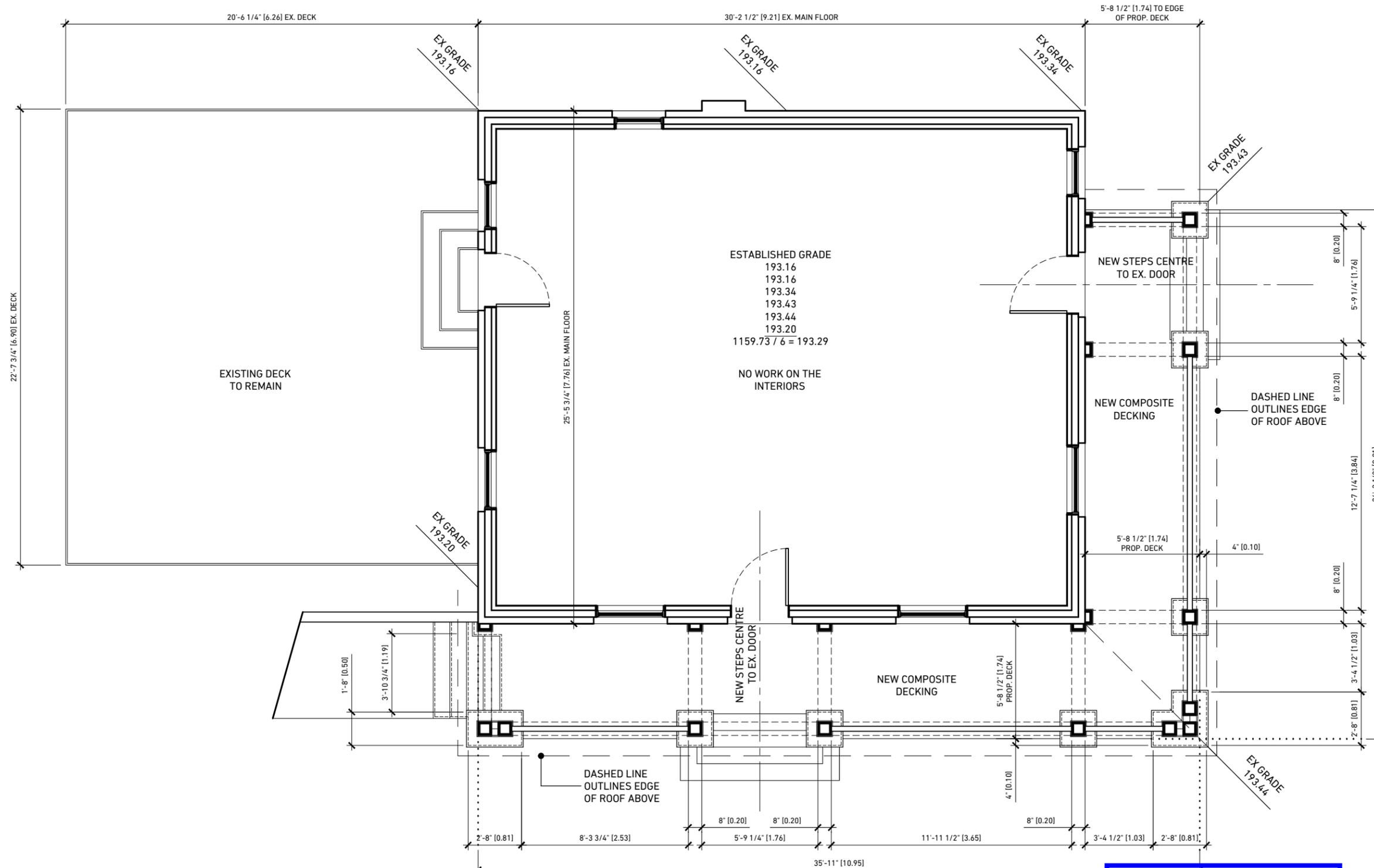
DRAWING ISSUES | REVISIONS

PROP FLOOR PLANS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A5



**TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE**

ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 23, 2026
ZONING OFFICER DATE



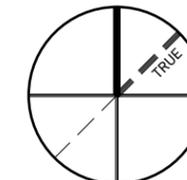
STRUCTURED CREATIONS

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WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

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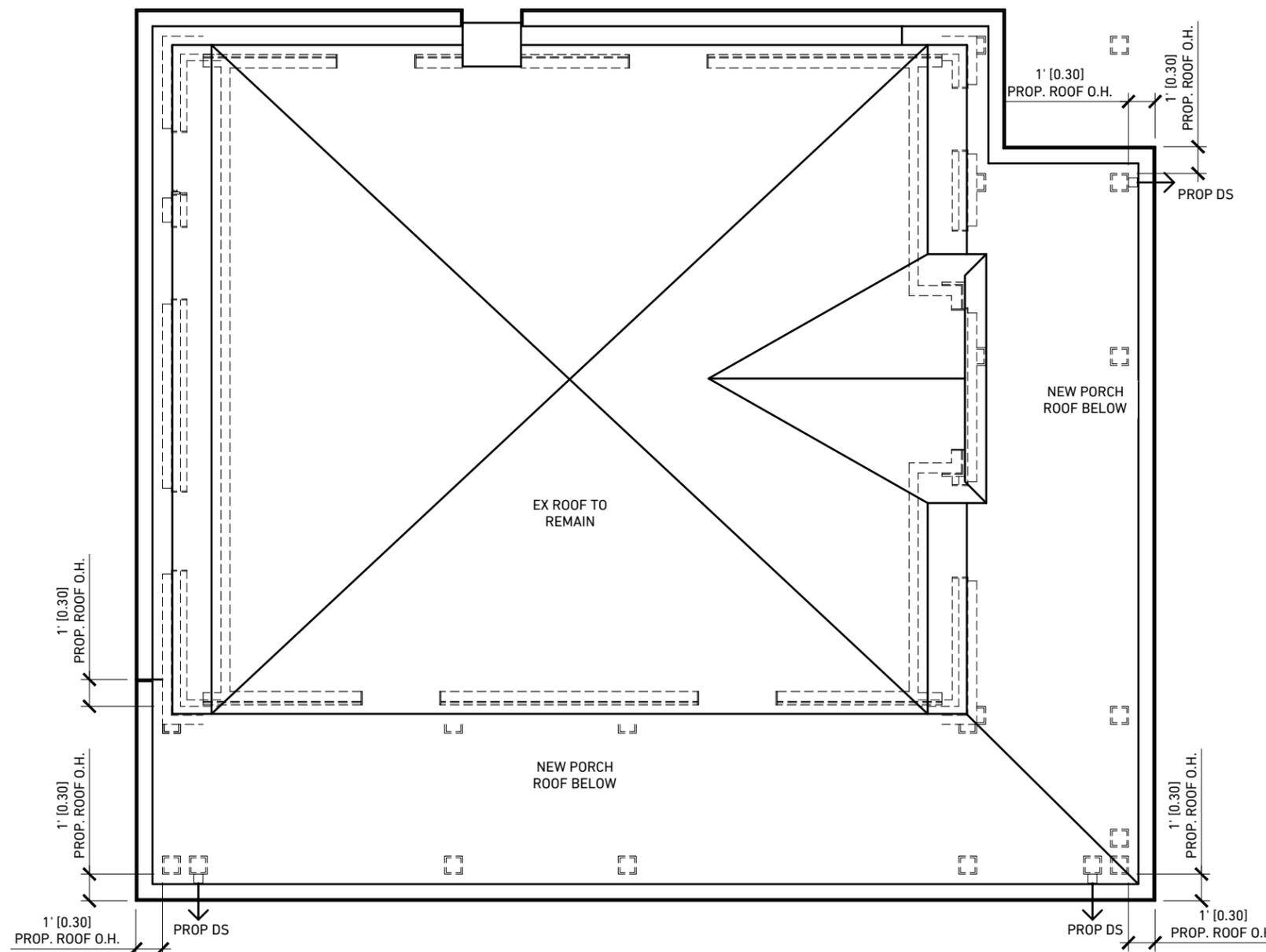
DRAWING ISSUES | REVISIONS

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SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A6





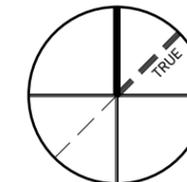
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WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



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BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

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No.	DATE	ISSUE/REVISION	BY
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DRAWING ISSUES | REVISIONS

EX/PROP EXT ELEVS AND NOTES

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D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A7



1 EX FRONT (NORTH) ELEVATION

A7 SCALE: 1/8"=1'-0"



2 PROP FRONT (NORTH) ELEVATION

A7 SCALE: 3/16"=1'-0"

MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 23, 2026
ZONING OFFICER DATE



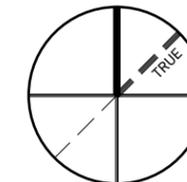
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WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

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No.	DATE	ISSUE/REVISION	BY

DRAWING ISSUES | REVISIONS

EX/PROP EXT ELEVATIONS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
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DRAWING #

A8



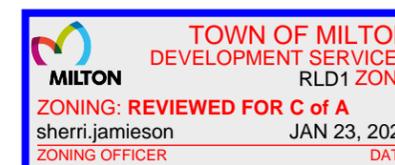
1 EX SIDE (EAST) ELEVATION

A8 SCALE: 1/8"=1'-0"



2 PROP SIDE (EAST) ELEVATION

A8 SCALE: 3/16"=1'-0"





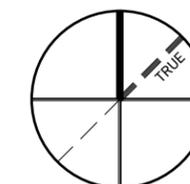
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CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

5	15.08.25	SUB FOR PRE-APPL FOR COA	
4	10.06.25	ISSUED FOR FINAL APPROVAL	D.S.S.
3	23.04.25	INIT DESIGN PRES	D.S.S.
2	09.04.25	AS-BUILTS	C.B.
1	03.04.25	SITE MEASURE	C.B.

No.	DATE	ISSUE/REVISION	BY
-----	------	----------------	----

DRAWING ISSUES | REVISIONS

EX/PROP EXT ELEVATIONS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A9



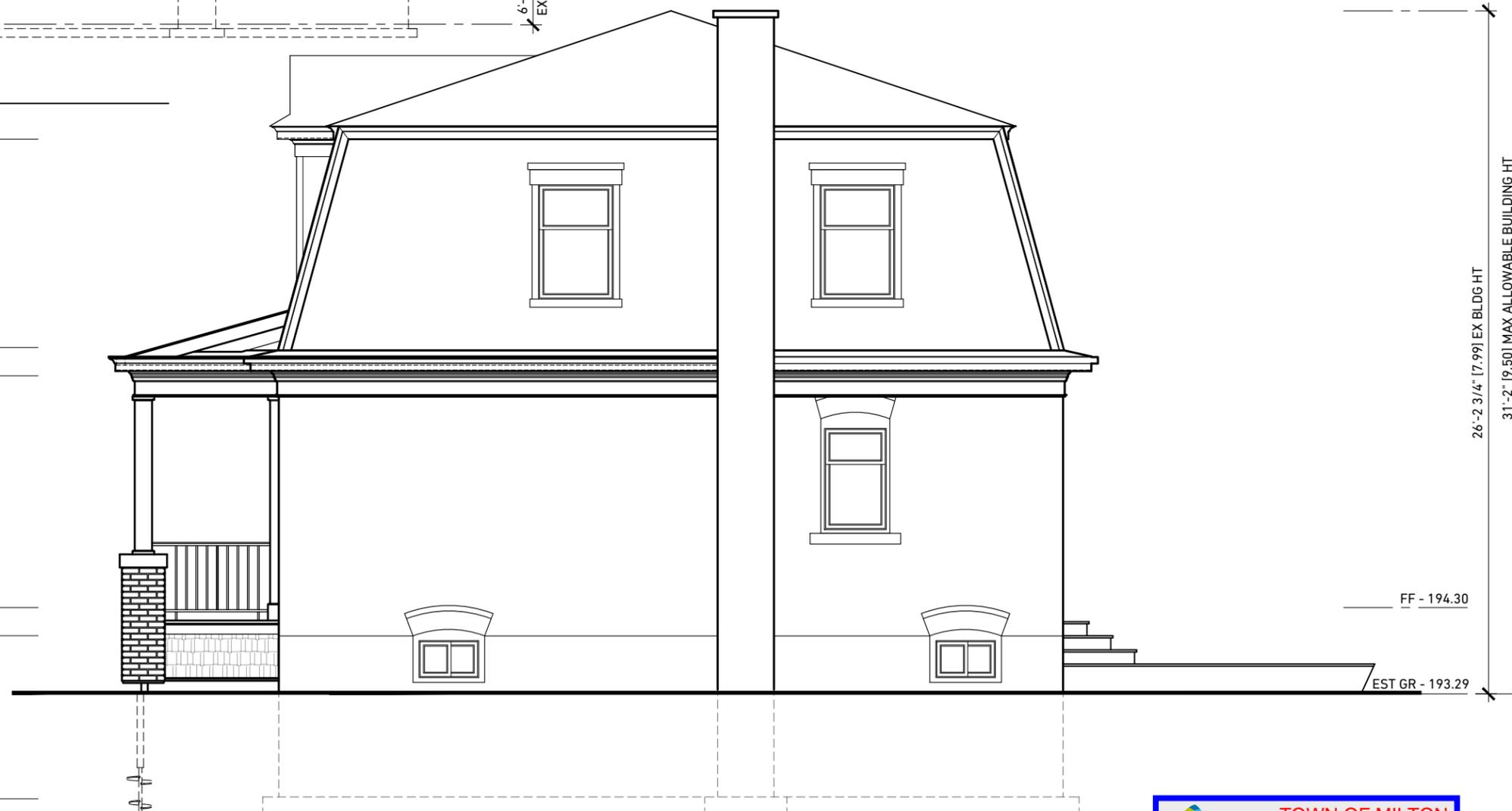
1 EX REAR (SOUTH) ELEVATION

A9 SCALE: 1/8"=1'-0"

8'-0" [2.44] EX. MAIN FL. CEILING HT.

8'-10 3/4" [2.71] EX. MAIN FL. CEILING HT.

6'-3 3/4" [1.92] EX. BASEMENT CEILING HT.



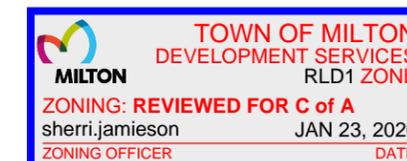
2 PROP REAR (SOUTH) ELEVATION

A9 SCALE: 3/16"=1'-0"

26'-2 3/4" [7.99] EX BLDG HT
31'-2" [9.50] MAX ALLOWABLE BUILDING HT

FF - 194.30

EST GR - 193.29





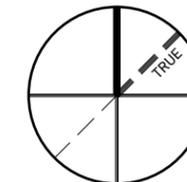
STRUCTURED CREATIONS

416.204.0351 | 502 - 445 ELIZABETH ST., BURLINGTON, ON | info@structuredcreations.com

WELCH RESIDENCE PORCH ADDITION

36 COMMERCIAL ST
MILTON ON

PROJECT NORTH ENG. STAMP:



BCIN STAMP

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

2-Apr-19

DATE

[Signature]
SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.A.R.C.H.

BCIN 26286

STRUCTURED CREATIONS INC.

BCIN 29617

GENERAL NOTES

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

5	15.08.25	SUB FOR PRE-APPL FOR COA	
4	10.06.25	ISSUED FOR FINAL APPROVAL	D.S.S.
3	23.04.25	INIT DESIGN PRES	D.S.S.
2	09.04.25	AS-BUILTS	C.B.
1	03.04.25	SITE MEASURE	C.B.
No.	DATE	ISSUE/REVISION	BY

DRAWING ISSUES | REVISIONS

EX/PROP EXT ELEVS AND NOTES

DESIGN BY	DRAWN BY	APPROVED BY
D.S.S.	D.S.S.	D.S.S.
SCALE	DATE	PROJECT #
AS NOTED	JULY 30/25	25-009

DRAWING #

A10



1 EX SIDE (WEST) ELEVATION

A10 SCALE: 1/8"=1'-0"



2 PROP SIDE (WEST) ELEVATION

A10 SCALE: 3/16"=1'-0"





The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: February 26, 2026

File No: A25-061M

Subject: 193 Queen Street

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

- THAT the development shall be constructed generally in accordance with the site plan prepared by Expound Engineering and dated and stamped by Town Zoning on January 19, 2026.
- THAT a Building Permit be obtained within two (2) years from the date of the decision.
- 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.
- That prior to issuance of a Building Permit, the applicant must submit a grading mark-up which indicates grading information and indicates the location of proposed downspouts for the gazebo, to the satisfaction of Town Engineering staff.

General Description of Application

Under Section 45(1) of the Planning Act, a minor variance to Zoning By-law 016-2014 as amended, has been requested to:

- Permit a total gross floor area (GFA) of 53.44 square metres for accessory buildings and structures, whereas a maximum of 14 square metres is permitted, representing an increase of 39.44 square metres;
- Permit a lot coverage of 28.97%, whereas a maximum of 25% is permitted, representing an increase of 3.97%; and
- Permit a minimum rear and interior side yard setback of 0.38 metres for an accessory structure, whereas a minimum setback of 0.6 metres is required, representing a decrease of 0.22 metres.

The Subject Property, known municipally as 193 Queen Street, is located approximately 80 metres east of Town Hall near Milton's Downtown core. The Subject Property is currently occupied by a detached dwelling containing one additional residential unit, along with an in-ground pool and a storage shed in the rear yard. The applicant is seeking minor variances to



General Description of Application

facilitate the construction of a gazebo and a rear yard deck with a balcony above. Additionally, the application seeks to legalize the deficient setbacks of the existing storage shed.

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 designation are intended to accommodate the bulk of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Central Business District Per Schedule A - Urban Area Land Use Plan, and is further designated Low-Density Residential Sub-Area per Schedule B - Central Business District Land Use Plan. In addition, the Subject Property is a designated Heritage Property, and falls within a Mature Neighbourhood Area.

Policy 8.5.3.25 states that the permitted uses within the Central Business District Low Density Residential Sub-Area shall be single detached, semi-detached, duplex dwellings and additional residential units in accordance with other applicable policies of the Official Plan.

Policy 8.2.5.1 directs 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.

Policy 8.2.5.3 states 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.

With respect to cultural heritage resources, policy 3.3.1.6 states that it is the policy of the Town to discourage the demolition, destruction or inappropriate alterations to designated or listed cultural heritage resources.

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 (RLD1) per Zoning By-law 016-2014, and is within the Mature Neighbourhood Area overlay. The RLD1 zone permits a range of low-rise residential uses, including detached dwellings. Accessory structures, decks, and balconies are permitted in a rear yard within the RLD1 zone.

Variance One: Section 4.2.1, Table 4A(I) of the Zoning By-law states that for lots having an area between 600 and 830 square metres, accessory structures are permitted to have a total gross floor area of 14 square metres. The application seeks to permit accessory structures with a total gross floor area of 53.44 square metres, representing an increase of 39.44 square metres.

Variance Two: Section 6.2, Table 6B(I) of the Zoning By-law states that for lots having an area between 600 and 830 square metres, a maximum lot coverage of 25% is permitted. The application seeks to permit a maximum lot coverage of 28.97%, representing an increase of 3.97%.

Variance Three: Section 4.2.1, Table 4A of the Zoning By-law requires an accessory structure to have a minimum setback of 0.6 metres to a rear lot line or interior side lot line. The application seeks to permit a minimum setback of 0.38 metres from the existing storage shed to the rear and interior side lot lines.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on February 12, 2026. As of the writing of this report on February 18, 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. Development Engineering has noted that basic grading information, including grade points and the location of downspouts, will be required at the time of Building Permit. The applicant has been advised of this requirement.

Heritage Planning staff have reviewed the application and determined that heritage attributes identified in the Subject Property's designation by-law (By-law 078-2024) will not be affected by the proposed works. A heritage permit is not required.

Consultation

Development Services Comments

The application seeks to permit construction of a gazebo in the rear yard, along with a deck and balcony at the rear of the dwelling. In addition, the application seeks to legalize the deficient rear yard and interior side yard setbacks for an existing storage shed. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

Variance One

With respect to Variance One, the intent of this zoning provision is to ensure accessory structures remain clearly secondary and subordinate to the primary dwelling on a residential property. The Subject Property contains an existing storage shed with a GFA of 32.5 square metres, and the applicant is seeking to permit an open-walled gazebo with a GFA of 21 square metres. The proposed gazebo respects the maximum height limit and minimum setback distances required by the Zoning By-law. Further, since the gazebo would be open-walled, it does not pose a massing concern. Planning staff are satisfied the accessory structures will remain secondary to the principal dwelling, and that the requested GFA maintains the intent of the Zoning By-law.

Variance Two

Regarding Variance Two, the intent of the Zoning By-law's limit on lot coverage is to avoid overdevelopment and ensure adequate landscaped open space on residential lots. The proposed covered porch and balcony, which count toward lot coverage calculations, will not generate massing impacts and will not result in overdevelopment. Adequate open space will be maintained on the Subject Property. As such, the proposed increase in lot coverage maintains the general intent of the Zoning By-law.

Variance Three

Variance Three seeks to legalize the deficient setbacks of an existing storage shed on the Subject Property. The intent of this zoning provision is to ensure accessory structures are sufficiently set back from lot lines to permit stormwater flows, allow for maintenance, and avoid negative impacts on abutting properties. Aerial imagery indicates that a storage shed has been in this location for at least 20 years, and engineering staff have no concerns with the proposed setbacks. Planning staff also note that while the rear yard setback (0.38 metres) is deficient, the Subject Property borders a parking lot to the rear. Further, the deficient interior side yard setback of 0.38 metres is a pinch point, rather than a consistent setback, as the lot line tapers.

Cumulatively, the application is desirable for the appropriate use and development of the Subject Property, as it will facilitate the provision of rear yard storage and amenity space in a manner consistent with the intent of the Official Plan and Zoning By-law. The proposed variances are



Consultation

minor in nature; planning staff do not foresee any negative visual, massing, or privacy impacts on neighbouring properties, particularly as the Subject Property abuts a parking lot to the rear. Heritage Planning and Engineering staff have reviewed the application and have no concerns or objections.

Planning staff have no concerns with the application and 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 development or 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 and Elevations

GENERAL NOTES

PROJECT DESCRIPTION:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A PROPOSED TWO STOREY WOOD DECK, AND AN IN-GROUND SWIMMING POOL IN THE REAR OF THE EXISTING TWO UNIT DWELLING LOCATED AT 193 QUEEN STREET, IN MILTON.

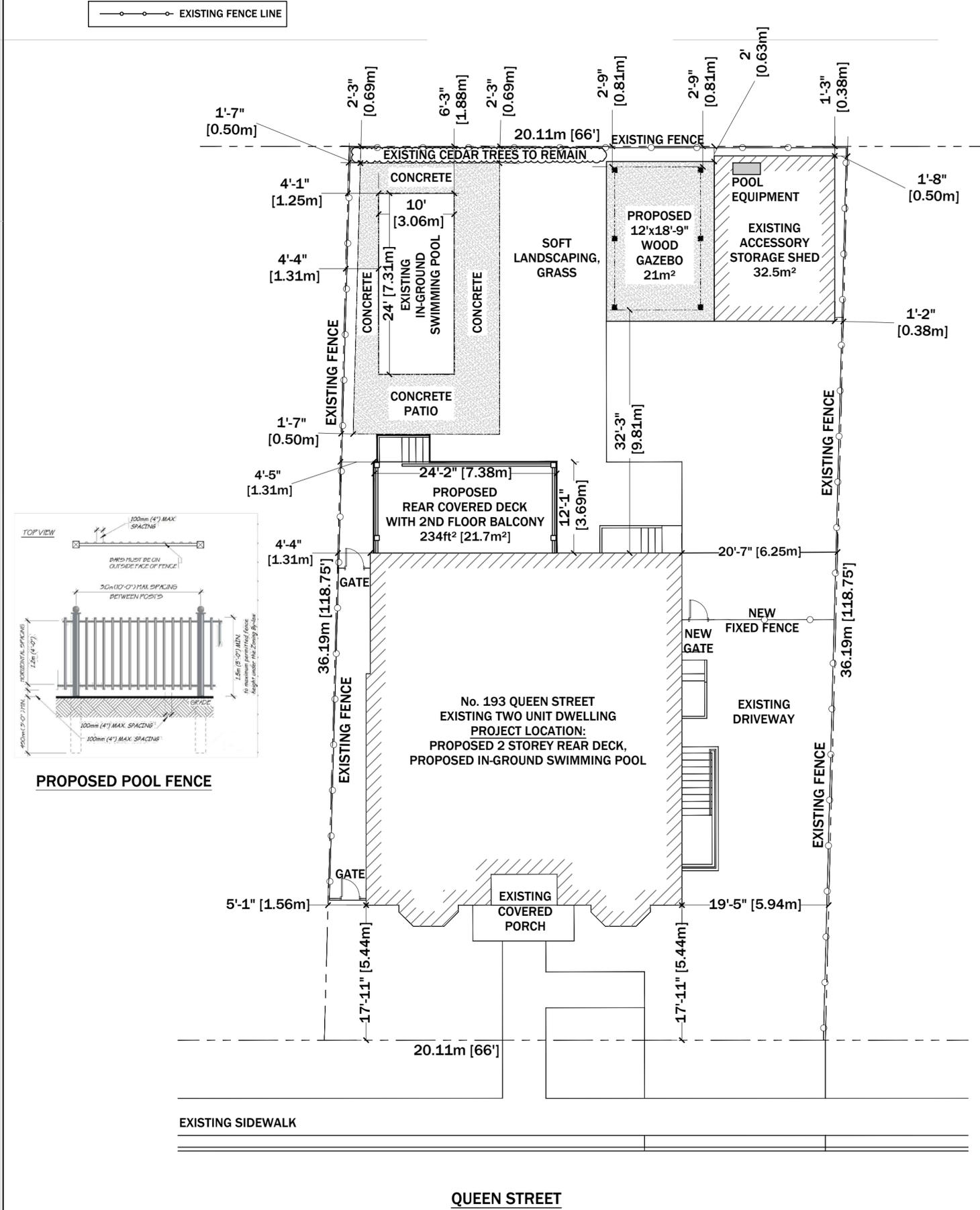
MECHANICAL AND ELECTRICAL BY OTHERS.

SITE STATISTICS

SITE DATA	
193 QUEEN STREET, MILTON, ONTARIO	
LOT FRONTAGE	20.11m
LOT AREA	EXISTING: 728.96m ²
AREA CALCULATIONS	
EXISTING LOT COVERAGE	189.55m ² (26%)
EXISTING DWELLING AREA	180.32m ²
EXISTING FRONT COVERED PORCH	9.23m ²
PROPOSED REAR COVERED DECK	21.7m ²
PROPOSED LOT COVERAGE	211.25m ² (28.97%)
EXISTING ACCESSORY BUILDING	32.51m ²
PROPOSED WOOD GAZEBO	20.93m ²



1 193 Queen St.: Existing South Elevation



2 Existing Site Plan
SCALE: 1:150

TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson
JAN 19, 2026
ZONING OFFICER DATE



PROPOSED 2 STOREY WOOD DECK AND GAZEBO
193 QUEEN STREET,
MILTON, ONTARIO, CANADA

Revisions	Date
ISSUED FOR COA	19-12-2025

Project North



Scale 1:150

Existing Site Plan,
Site Statistics

A0

Sheet No. © 2025

GENERAL NOTES

PROJECT DESCRIPTION:

1. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE (O.REG. 217/22), FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, AND THE BEST TRADE PRACTICES.
2. THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
3. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND DESIGNER FOR THEIR RECORDS.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE DESIGNER. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE DESIGNER OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
5. THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
6. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
7. THE CONSTRUCTION MANAGER SHALL MAKE THE PREMISES SECURE FROM THE ELEMENTS AND TRESPASS ON A DAILY BASIS.
8. THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
11. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
12. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
13. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
14. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE DESIGNER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
15. ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
16. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE DESIGNER OR ENGINEER'S WRITTEN AUTHORIZATION.
17. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
18. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED (UON).
19. DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES.
20. DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS UNO.

LEGEND

	Wall Type (see wall type schedule)
	Door Type (see door schedule)
	Window Type (see window schedule)
	Building Section
	Wall Section
	Detail Number
	Elevation (without line)
	Interior Elevation Mark
	Elevation Mark
	Room Name / Number
	Column Line
	Centerline
	Revision Tag
OBC	ONTARIO BUILDING CODE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL./ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSON
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S./STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

DRAWING LIST

A0	SITE PLAN
AN.1	GENERAL NOTES
AN.2	STRUCTURAL NOTES
A1.0	EXISTING BASEMENT FLOOR PLAN (PARTIAL)
A1.1	EXISTING FIRST FLOOR PLAN (PARTIAL)
A1.2	EXISTING SECOND FLOOR PLAN (PARTIAL)
A2.1	PROPOSED NORTH ELEVATION
A2.2	PROPOSED EAST ELEVATION
A2.3	PROPOSED WEST ELEVATION
A3.1	SECTION DETAILS



**PROPOSED 2 STOREY
WOOD DECK AND GAZEBO**
 193 QUEEN STREET,
 MILTON, ONTARIO, CANADA

Revisions	Date
ISSUED FOR COA	19-12-2025

Project North

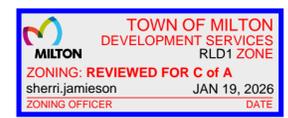


Scale AS NOTED

General Notes

AN.1

Sheet No. © 2025



STRUCTURAL NOTES:

1. DRAWINGS

- 1.1.1. DESIGN AND CONSTRUCTION ARE IN ACCORDANCE WITH THE CURRENT ONTARIO BUILDING CODE.
 - 1.1.2. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS WITH RESPECT TO SITE CONDITIONS AND ALL MATERIALS RELEVANT TO THE PROJECT. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
 - 1.1.3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MATERIAL RELEVANT TO THE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
 - 1.1.4. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE CONTRACT DOCUMENTS.
 - 1.1.5. SKETCHES OR REVISIONS MAY BE ISSUED TO ACCOMMODATE ELEVATOR AND CRANE SHOP DRAWINGS.
 - 1.1.6. DO NOT SCALE DRAWINGS.
- 1.2. SUBSTITUTION OF MATERIAL**
- 1.2.1. SUBSTITUTION OF MATERIALS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER. PROPOSED SUBSTITUTE MATERIAL SHALL BE SUBMITTED ALONG ENGINEERING DATA FOR APPROVAL BEFORE BEING INSTALLED ON SITE. ALTERNATIVELY, THE SUBSTITUTE MATERIALS MAY BE CERTIFIED BY THE CONTRACTOR ENGINEER AS EQUAL TO THE MATERIAL SPECIFIED ON THE DRAWINGS.
- 1.3. CONSTRUCTION METHODS AND SEQUENCES**
- 1.1. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE METHODS AND SEQUENCES OF CONSTRUCTION. CONSTRUCTION SHALL MEET NECESSARY REQUIREMENTS FOR SAFETY AND GOOD WORKMANSHIP. WHEN NECESSARY THE CONTRACTOR SHALL PROVIDE CERTIFICATION BY HIS ENGINEER THAT METHODS USED MEET THESE REQUIREMENTS.

2. SITE WORK

- 2.1. EXCAVATION SHORING
 - 2.1.1. SHORING SHALL BE PROVIDED FOR BANKS OF ALL EXCAVATIONS SLOPE IN EXCESS OF 45 DEGREES.
 - 2.1.2. EXCAVATION SHORING MUST SUPPORT SOIL LOAD PARAMETERS SPECIFIED BY SOILS CONSULTANT AND SURCHARGE LOADS FROM ADJACENT ROADS AND BUILDINGS.
 - 2.1.3. PROVIDE SHOP DRAWINGS, FOR EXCAVATION SHORING SYSTEM CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO FOR REVIEW.
 - 2.1.4. CONTRACTOR SHALL REFER TO SOILS REPORT FOR SUBGRADE INFORMATION.
- 3. FOUNDATION**
- 3.1. FOUNDING SOIL
 - 3.1.1. FOUNDING SOIL/ROCK BEARING CAPACITY HAS BEEN REPORTED IN THE FOOTING SCHEDULE.
 - 3.1.2. BEARING SURFACE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- 3.2. SLAB ON GRADE**
- 3.2.1. AT BASEMENT LEVEL, PROVIDE MINIMUM 100 MM U/N SLAB ON GRADE AT AREAS NOTED ON ARCH'L DRAWINGS.
 - 3.2.2. USE C1 CLASS CONCRETE FOR SLAB ON GRADE AT PARKING LEVEL TO COMPLY WITH CAN/CSA-S413.
 - 3.2.3. PROVIDE SYNTHETIC FIBRE REINFORCEMENT FOR SLAB ON GRADE U/N (FIBERMESH 300 OR EQUAL).
 - 3.2.4. COMPOSITION AND COMPACTION OF FILL SUPPORTING SLABS ON GRADE SHALL BE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 - 3.2.5. PROVIDE 13 MM ASPHALT IMPREGNATED FIBERBOARD OR 2 LAYERS OF 6 MM POLYETHYLENE BETWEEN SLAB ON GRADE AND FOUNDATION WALLS OR COLUMNS.
 - 3.2.6. SAW-CUTS SHALL BE PROVIDED FOR SLAB ON GRADE TO 20 MM DEEP WITHIN 24 HOURS AFTER POUR TO MAX. SPACING OF 5000 MM.

4. CONCRETE

- 4.1. MATERIAL**
- 4.1.1. CONCRETE WORK SHALL CONFORM TO CAN/CSA A23.1.
- | | |
|--------------------------|---------------|
| - CEMENT | TYPE 10 |
| - COURSE AGGREGATE SIZE: | 20 MM NOMINAL |
| - SLUMP | 75MM |
- 4.0.1. CONCRETE STRENGTH AND EXPOSURE SHALL BE ACCORDING TO THE CONCRETE SCHEDULE
 - 4.0.2. MIX DESIGN SHALL BE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER. THE CONCRETE SUPPLIER SHALL PROVIDE MIX DESIGN FOR THE STRUCTURAL ENGINEER'S REVIEW.
 - 4.0.3. REINFORCING STEEL BARS SHALL COMPLY WITH REQUIREMENTS OF CAN/CSA-G30.18 WITH FY = 400 MPA.
- 4.1. CONCRETE COVER**
- 4.1.1. UNLESS OTHERWISE NOTED ON THE DRAWINGS THE FOLLOWING COVERS SHALL BE PROVIDED.
 - 4.1.2. FOOTINGS:

BOTTOM BARS:	75 MM
TOP/SIDE BARS	50 MM
 - 4.1.3. WALLS:

FOUNDATION WALLS, SOIL FACE	50 MM
INSIDE FACE	25 MM

4.2. TESTING

- 4.2.1. TESTING PROCEDURE SHALL COMPLY WITH CAN/CSA A23.2. THE TEST REQUIRED INCLUDE BUT NOT LIMITED TO:
 - SLUMP
 - AIR CONTENT, WHERE APPLICABLE
 - THREE COMPRESSIVE TEST CYLINDERS
 - 4.2.2. THE TESTS SHALL BE PERFORMED FOR EVERY 75 CUBIC METER OF EACH CLASS OF CONCRETE TO BE PLACED.
- 4.3. REINFORCEMENT STEEL DESIGNATION**
- | | |
|------------------|------------------------|
| 8-20M X 1500 T/B | |
| 8 | =NUMBER OF BARS |
| 20M | = SIZE OF BARS |
| 1500 | = LENGTH OF BARS IN MM |
| T | = TOP |
| B | = BOTTOM |

4.4. DOWELS AND SPLICES

- 4.4.1. DOWELS TO FOOTINGS SHALL BE OF THE SAME DIAMETER SIZE AS THE LOWEST LIFT OF VERTICAL BARS IN COLUMNS PIERS OR WALLS.
 - 4.4.2. UNLESS OTHERWISE NOTED, REINFORCING STEEL SPLICES SHALL BE ACCORDING TO REINFORCING STEEL MANUAL OF STANDARD PRACTICE BUT NOT LESS THAN 36 TIMES OF THE NOMINAL BAR DIAMETER.
 - 4.4.3. FABRICATION & PLACEMENT OF REINFORCING SHALL CONFORM TO A23.1
- 4.5. FORM WORK**
- 4.5.1. NO SLAB FORMWORK SHALL BE STRIPPED UNTIL CONCRETE HAS REACHED 75% OF ITS SPECIFIED COMPRESSIVE STRENGTH.
 - 4.5.2. AT LEAST THREE LEVELS OF RE-SHORES SHALL BE PROVIDED AFTER THE FORMWORK HAS BEEN STRIPPED.
 - 4.5.3. FORMWORK, SHORING AND RE-SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER IN ACCORDANCE WITH CAN/CSA-A23.1
 - 4.5.4. SPACERS, REINFORCEMENT CHAIRS AND TIES THAT REMAIN CAST IN CONCRETE SHALL BE GALVANIZED METALLIC OR PLASTIC.

4.6. CONSTRUCTION JOINTS

- 4.6.1. CONSTRUCTION JOINTS IN SUSPENDED SLABS SHALL BE CLEAN AND FREE OF ANY LOOSE MATERIAL AND FORM OIL. PROVIDE CONTINUOUS KEYS AND SUPPLEMENTARY DOWELS AS PER STANDARD DETAILS.
- 4.6.2. JOINTS SHALL BE IN LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
- 4.6.3. CONSTRUCTION JOINTS IN COLUMNS AND WALLS SHALL BE ROUGH, FREE OF LOOSE MATERIAL, DEBRIS AND FORM OIL. NCA EXPAMET HY-RIB OR EQ. MAY BE USED TO ROUGHEN THE SURFACES.

5. STRUCTURAL STEEL

- 5.1. STRUCTURAL STEEL SHALL COMPLY WITH CAN/CSA-S16.1.
- 5.2. STEEL PLATE SHALL BE GRADE A36 WITH FY = 245 MPA. HOLLOW SQUARE SECTION (HSS) SHALL BE GRADE G40.21M 350W WITH FY = 350 MPA.
- 5.3. ALL OTHER STRUCTURAL STEEL SHALL BE GRADE G40.21M 350W WITH FY = 350 MPA.
- 5.4. ANCHOR BOLTS SHALL COMPLY WITH A307 U/N.
- 5.5. ALL OTHER BOLTS SHALL COMPLY WITH A325 U/N.
- 5.6. WELDING SHALL COMPLY WITH CAN/CSA-W59.
- 5.7. SHOP PAINT PRIMER SHALL COMPLY WITH CAN/CGSB-GP-40M.
- 5.8. ERECT STRUCTURAL STEEL ACCORDING TO CAN/CSA-S16.1, CSA S136, SHOP DRAWINGS AND APPLICABLE SAFETY CODES.
- 5.9. GUARD-RAILS, HANDRAILS, AND STAIRS
- 5.9.1. ALL GUARD-RAILS, STAIRS, AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- 5.9.2. SHOP DRAWINGS SHOWING GUARD-RAIL, STAIRS, AND CONNECTION DETAILS BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO SHALL BE SUBMITTED FOR STRUCTURAL ENGINEER REVIEW.

6. MASONRY

- 6.1. MASONRY UNITS SHALL COMPLY TO CAN/CSA-165.1
- 6.2. MASONRY AND GROUT WORK SHALL COMPLY TO CAN/CSA-A179
- 6.3. CONCRETE BLOCK SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 20 MPA U/N.
- 6.4. CONTROL JOINTS SHALL BE PROVIDED AT MAXIMUM 9.0M INTERVALS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- 6.5. CONTROL JOINTS SHALL NOT BE LOCATED WITHIN 600MM OF ANY CONCENTRATED LOAD.
- 6.6. MORTAR FOR EXTERIOR MASONRY:

LOAD BEARING:	TYPE S (SPEC. PROPERTY)
NON-LOADBEARING:	TYPE N (SPEC. PROPERTY)
PARAPET/UNPROTECTED WALLS:	TYPE S (SPEC. PROPERTY)
20 MPA MIN.	RUNNING STRETCHER.
- 6.7. CUT OUT NEATLY FOR ELECTRICAL SWITCHES, OUTLET BOXES, AND OTHER RECESSED OR BUILT-IN OBJECTS.
- 6.8. CONCRETE BLOCK REINFORCEMENT

SMR = STANDARD MASONRY REINFORCEMENT 2 - 9 GAUGE (3.76 MM) LONGITUDINAL WIRES, 9 GAUGE CROSS OR DIAGONAL WIRES.
HDMR = HEAVY DUTY MASONRY REINFORCEMENT 2 - 7 GAUGE (4.76 MM) LONGITUDINAL WIRES, 9 GAUGE CROSS OR DIAGONAL WIRES.

7. WOOD BEARING WALLS

- 7.1. UNLESS OTHERWISE NOTED ON DRAWINGS THE LUMBER MATERIAL SHALL BE SPF SPECIES, NO. 2 GRADE, SOFTWOOD, AND S4S:
 - KILN DRIED SAWN LUMBER - 12% MAXIMUM MOISTURE CONTENT AT THE TIME OF DELIVERY TO THE PROJECT SITE.
 - WOOD FRAMING MATERIALS SHALL BE PREPARED IN A MANUFACTURING PROCESS. THIS INCLUDES PLYWOOD, LVL LUMBER, PARALLAM, I-JOISTS AND SIMILAR PRODUCTS.
 - PROVIDED FOR MOISTURE CONTROL ON THE DELIVERED WOOD PRODUCT NOT EXCEEDING 12%.
 - ENDS OF MEMBERS SHALL BE COATED OR OTHERWISE PROTECTED FROM MOISTURE ABSORPTION DURING STORAGE, HANDLING AND INSTALLATION UNTIL PROTECTED FROM THE ENVIRONMENT BY WATER TIGHT CONSTRUCTION.
 - BEAMS AND COLUMNS SHALL BE WRAPPED FOR WEATHER PROTECTION DURING STORAGE AND HANDLING AND INSTALLATION UNTIL PROTECTED FROM THE ENVIRONMENT BY WATER TIGHT CONSTRUCTION.
 - 7.2. COLUMNS, BEAMS, FLOORS, AND FASTENINGS SHALL COMPLY WITH CAN/CSA-086.1
 - 7.3. LUMBER SHALL BE IDENTIFIED BY GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- 8. PRE-ENGINEERED WOOD JOISTS, TRUSSES AND BEAMS**
- 8.1. MATERIAL

SOFTWOOD LUMBER	CAN/CSA-0141
OSB	CAN/CSA-0325
GYPSON BOARD	ASTM C26
PLYWOOD	CAN/CSA-0151
LVL BEAMS	TYPE 1.9E MICROLAM OR EQ. U/N
 - 8.2. LUMBER SHALL BE IDENTIFIED BY GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
 - 8.3. UNLESS OTHERWISE SPECIFIED, SOFTWOOD LUMBER SHALL BE S4S WITH MOISTURE CONTENT OF 12% OR LESS AT TIME OF FABRICATION AND IN ACCORDANCE TO CAN/CSA-0141 AND, NATIONAL LUMBER GRADING ASSOCIATION (NLGA) STANDARD GRADING RULES FOR CANADIAN LUMBER.
 - 8.4. TRUSSES SHALL BE STORED ON JOB SITE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE BEARING SUPPORTS AND BRACING. PREVENT BENDING, WARPING AND OVERTURNING OF TRUSSES.
 - 8.5. ANY WOOD STRUCTURE GREATER THAN 3 STOREYS SHALL HAVE LSL (1.3E) DOUBLE TOP PLATE IN PLACE OF DIMENSIONAL LUMBER.
 - 8.6. ROOF TRUSSES TO BE ANCHORED TO STRUCTURE TO RESIST WIND UPLIFT IN ACCORDANCE WITH O.B.C.
- 9. SHOP DRAWINGS**
- 9.1. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER'S OFFICE AS REQUIRED PRIOR TO COMMENCEMENT OF INSTALLATIONS.
 - 9.2. STRUCTURAL ENGINEER'S OFFICE SHALL BE GIVEN 10 WORKING DAYS TO REVIEW AND RETURN DRAWINGS.
 - 9.3. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BEARING AN ONTARIO P. ENG STAMP:
 - RAILING DRAWINGS,
 - GUARDRAIL DRAWINGS,
 - STEEL/WOOD STAIR DRAWINGS,
 - EXCAVATING SHORING SYSTEM DRAWINGS,
- PRE-ENGINEERED JOISTS, TRUSSES AND BEAMS INCLUDING:
- STRESS DIAGRAM OR PRINTOUT OF COMPUTER DESIGN INDICATING LOAD FOR EACH TRUSS MEMBER. INDICATE ALLOWABLE LOAD AND STRESS INCREASE.
 - JOIST AND/OR TRUSSES SIZE AND LAYOUT, BRIDGING AND BLOCKING REQUIREMENTS, JOIST HANGER DESIGN, -ARRANGEMENT OF WEBS OR OTHER MEMBERS TO ACCOMMODATE DUCTS AND OTHER SPECIALTIES.
 - LIFTING POINTS FOR STORAGE, HANDLING, AND ERECTION. LOCATION OF LATERAL BRACING FOR COMPRESSION MEMBERS.
- 9.4. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED WITH OR WITHOUT P. ENG STAMP:
 - CONCRETE REINFORCING DRAWINGS TO SCHEMATICALLY AND NUMERICALLY SPECIFY INSTALLATION AND GEOMETRY, INCLUDING ILLUSTRATED BAR LENGTHS AND STEEL PLACEMENT. DRAWINGS SHALL BE TO SCALE.
 - CONCRETE MIX DESIGNS.



PROPOSED 2 STOREY WOOD DECK AND GAZEBO
193 QUEEN STREET,
MILTON, ONTARIO, CANADA

Revisions	Date
ISSUED FOR COA	19-12-2025

Project North



Scale AS NOTED

Structural Notes



AN.2

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STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICLE PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
P1 AND P2	6"x6" PRESSURE TREATED WOOD POST	
P3	4"x4" PRESSURE TREATED WOOD POST	
B1	NEW 3-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
B2	NEW 3-PLY 1-3/4"x11-7/8" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	TWO ROWS OF BLOCKING

LOADS ON HELICAL PILES
 ASSUMED SOIL LOAD BEARING CAPACITY: 75 kPa (SLS) AND 100 kPa (ULS)

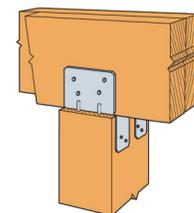
P1: UNFACTORED LOADING = 14kN
 FACTORED LOADING = 23kN

P2: UNFACTORED LOADING = 33kN
 FACTORED LOADING = 48.5kN

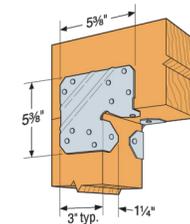
P3: UNFACTORED LOADING = 2kN
 FACTORED LOADING = 3kN

WALL TYPE LEGEND

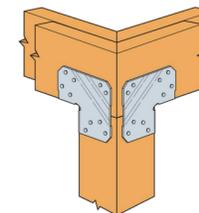
-  EXISTING POURED CONCRETE FOUNDATION WALL TO REMAIN
-  EXISTING FRAME WALL TO REMAIN



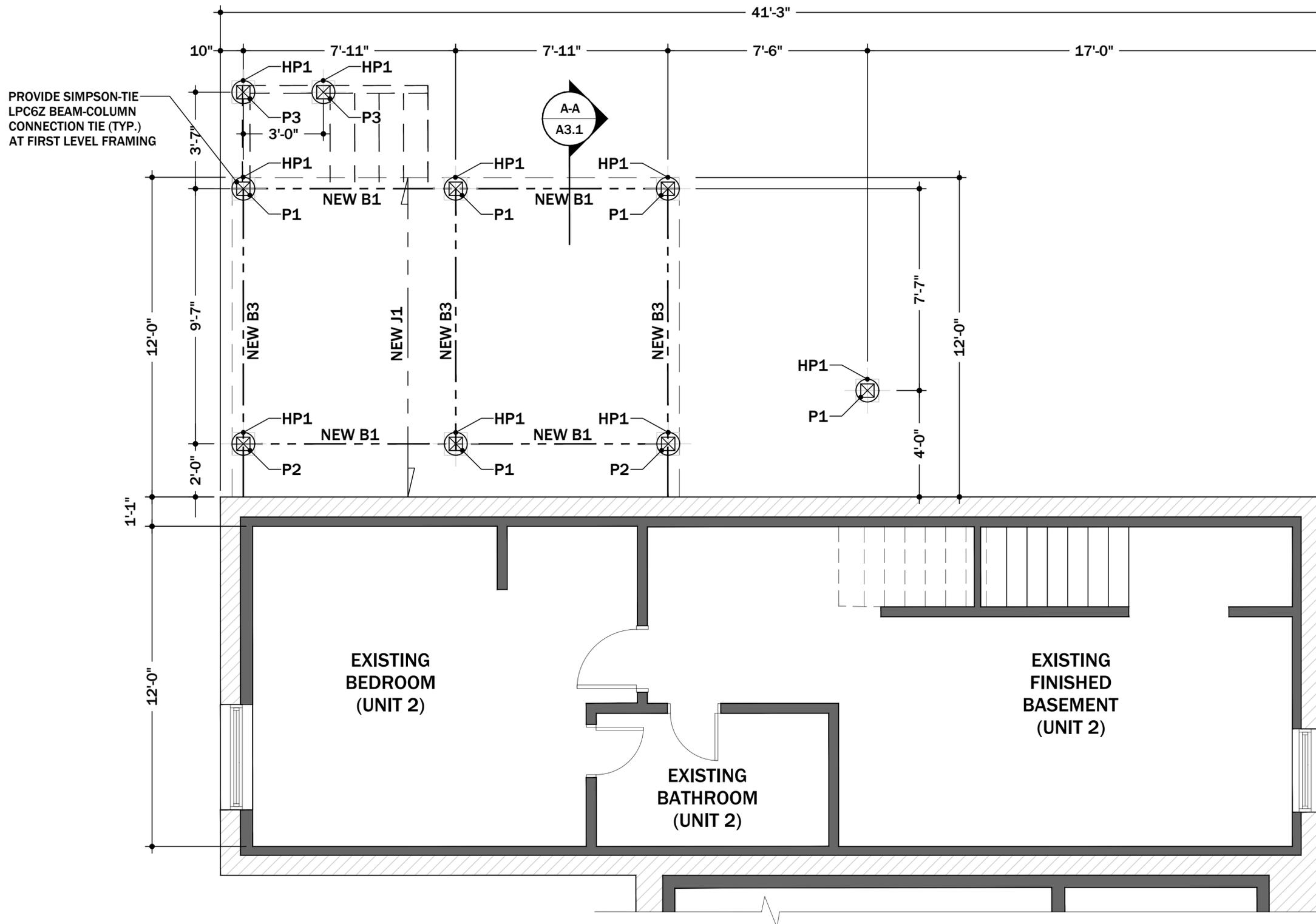
Typical LPC4Z Installation



Typical LCE4 Installation
 (for 4x or 6x lumber)



Typical LCE4 Corner Installation
 (mitered corner)



Revisions	Date
ISSUED FOR COA	19-12-2025

Project North



Scale 3/8" = 1'-0"

Existing Basement
 Floor Plan (Partial)

A1.0

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1 Existing Basement Floor Plan (Partial)

SCALE: 3/8" = 1'-0"

MILTON TOWN OF MILTON DEVELOPMENT SERVICES RLD1 ZONE
 ZONING: REVIEWED FOR C of A
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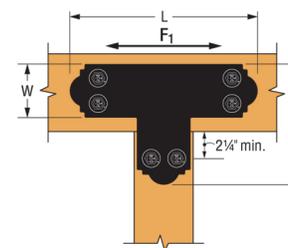
STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICILE PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
P1 AND P2	6"x6" PRESSURE TREATED WOOD POST	
P3	4"x4" PRESSURE TREATED WOOD POST	
B1	NEW 3-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
B2	NEW 3-PLY 1-3/4"x11-7/8" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	TWO ROWS OF BLOCKING

LOADS ON HELICAL PILES
 ASSUMED SOIL LOAD BEARING CAPACITY: 75 kPa (SLS) AND 100 kPa (ULS)

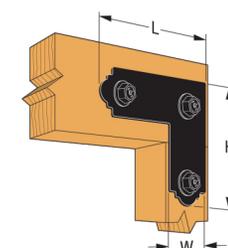
P1: UNFACTORED LOADING = 14kN
 FACTORED LOADING = 23kN

P2: UNFACTORED LOADING = 33kN
 FACTORED LOADING = 48.5kN

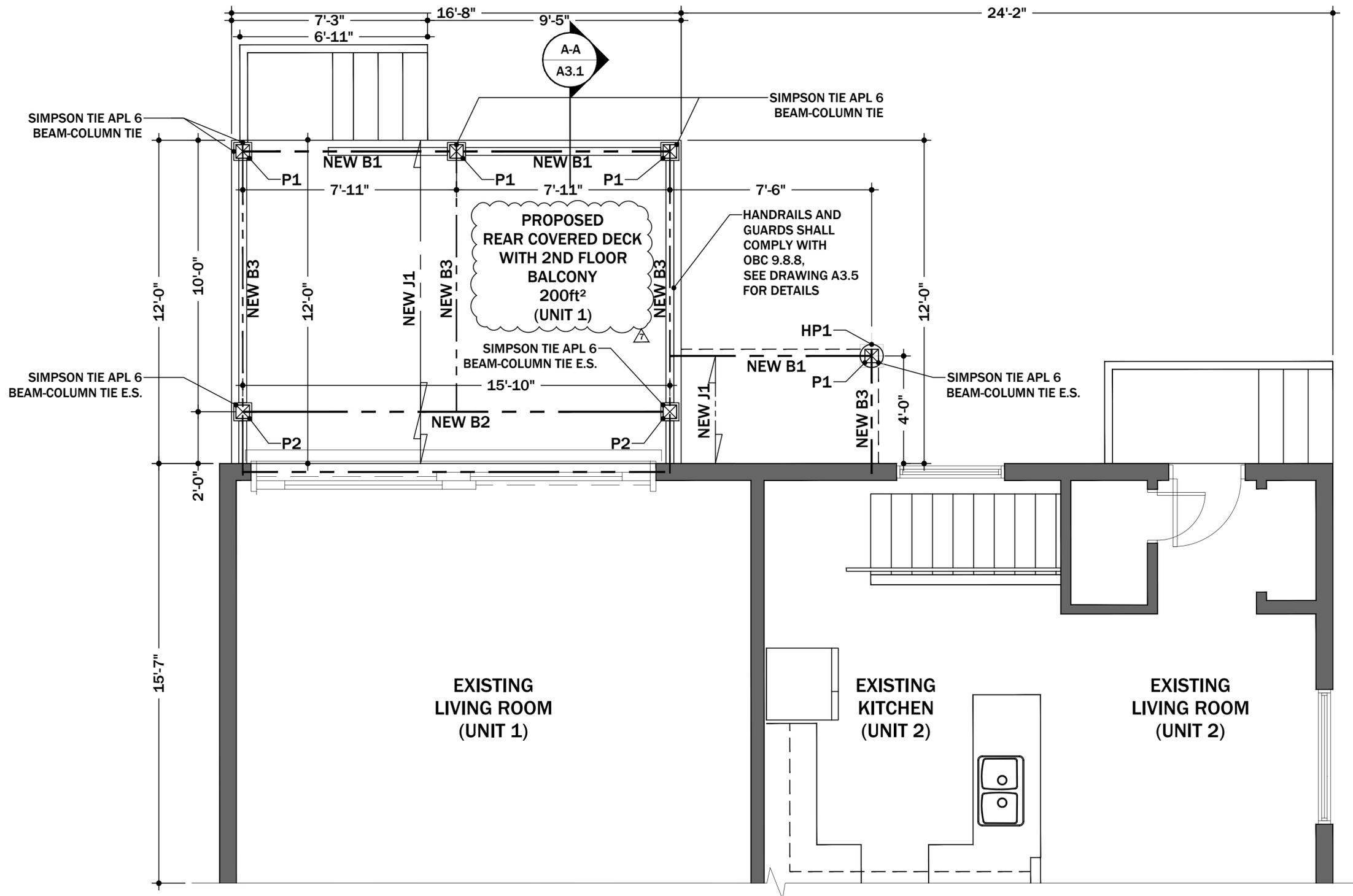
P3: UNFACTORED LOADING = 2kN
 FACTORED LOADING = 3kN



Typical APT6 Installation



Typical APL4 Installation



Revisions	Date
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Scale 3/8" = 1'-0"

Existing First Floor
 Plan (Partial)

A1.1

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1 Existing First Floor Plan (Partial)
 SCALE: 3/8" = 1'-0"

MILTON TOWN OF MILTON
 DEVELOPMENT SERVICES
 RLD1 ZONE
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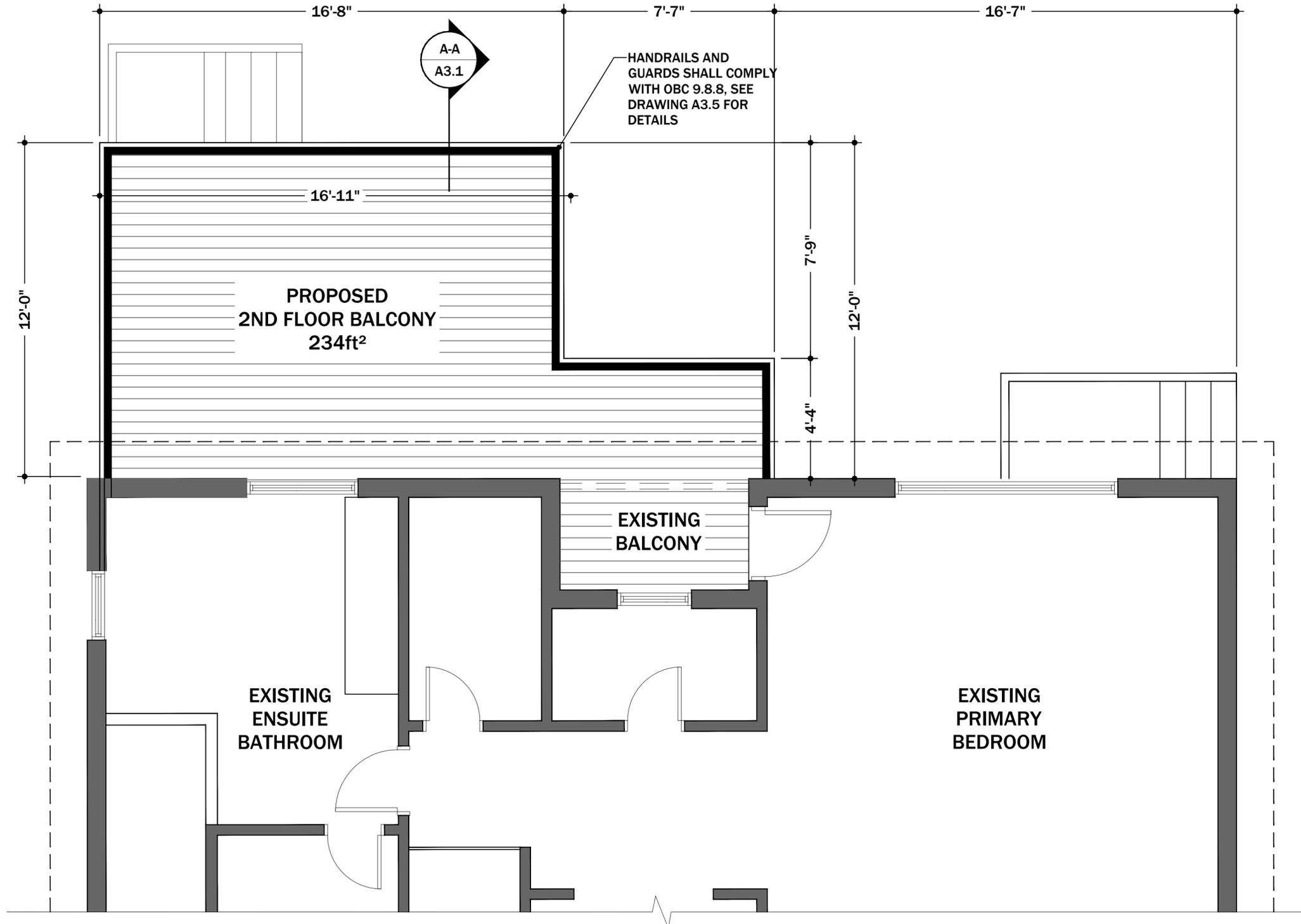
STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
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B2	NEW 3-PLY 1-3/4"x11-7/8" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	TWO ROWS OF BLOCKING

LOADS ON HELICAL PILES
 ASSUMED SOIL LOAD BEARING CAPACITY: 75 kPa (SLS) AND 100 kPa (ULS)

P1: UNFACTORED LOADING = 14kN
 FACTORED LOADING = 23kN

P2: UNFACTORED LOADING = 33kN
 FACTORED LOADING = 48.5kN

P3: UNFACTORED LOADING = 2kN
 FACTORED LOADING = 3kN



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Scale 3/8" = 1'-0"

Existing Second Floor Plan (Partial)

A1.2

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1 Existing Second Floor Plan (Partial)

SCALE: 3/8" = 1'-0"

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE

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WALL TYPE LEGEND

	EXISTING BRICK OR CONCRETE BLOCK MASONRY TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN

**PROPOSED 2 STOREY
WOOD DECK AND GAZEBO**
193 QUEEN STREET,
MILTON, ONTARIO, CANADA



Revisions	Date
ISSUED FOR COA	19-12-2025

Project North



Scale 1/4" = 1'-0"

Existing North
Elevation-Showing
Proposed Two Storey
Wood Deck

A2.1

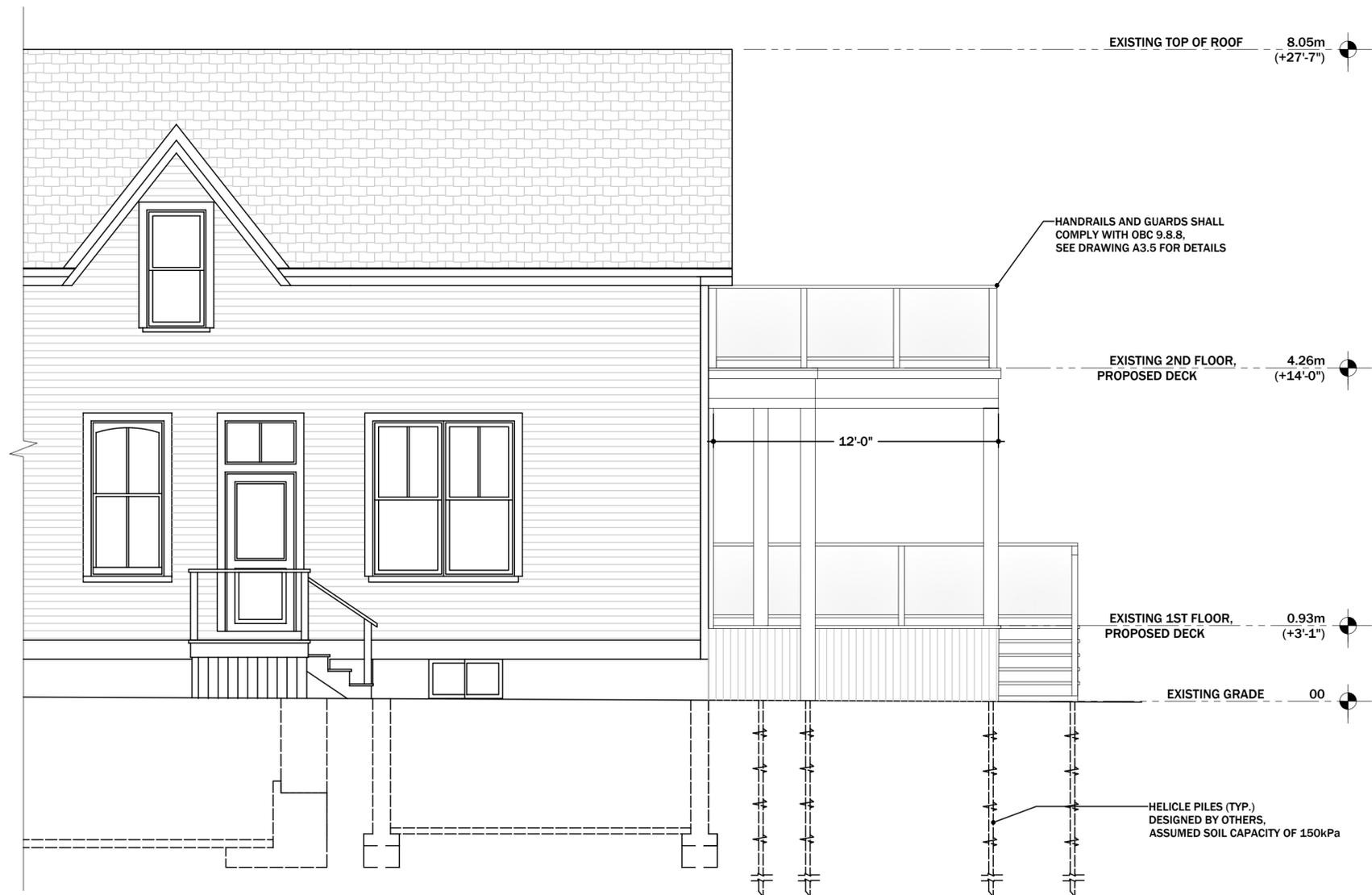
Sheet No. © 2025

1 Existing North Elevation-Showing Proposed Two Storey Wood Deck

SCALE: 1/4" = 1'-0"

TOWN OF MILTON
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**PROPOSED 2 STOREY
WOOD DECK AND GAZEBO**
193 QUEEN STREET,
MILTON, ONTARIO, CANADA



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Scale 1/4" = 1'-0"

Existing East
Elevation-Showing
Proposed Two Storey
Wood Deck

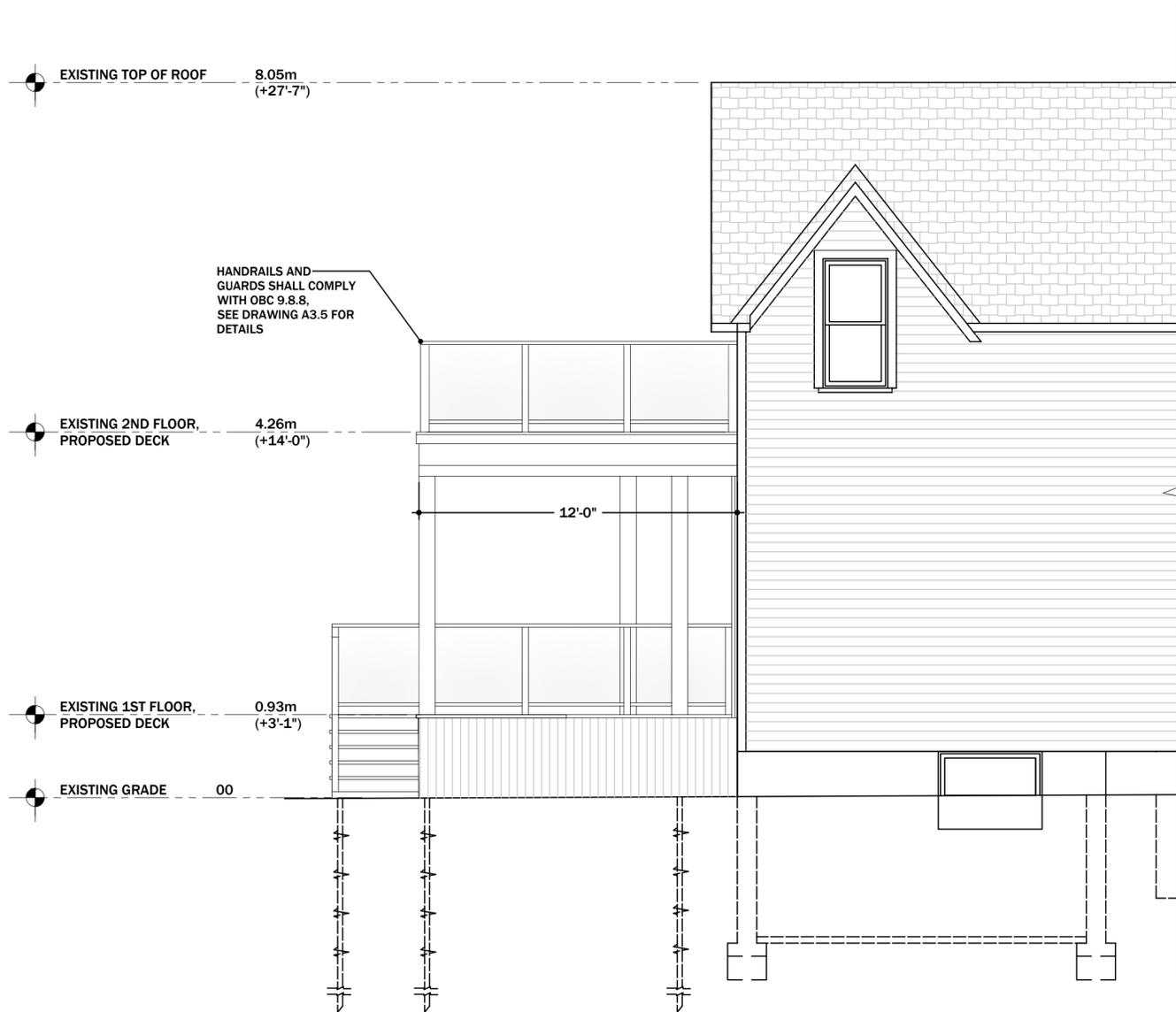
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1 Existing East Elevation-Showing Proposed Two Storey Wood Deck
SCALE: 1/4" = 1'-0"

**PROPOSED 2 STOREY
 WOOD DECK AND GAZEBO**
 193 QUEEN STREET,
 MILTON, ONTARIO, CANADA



Revisions	Date
ISSUED FOR COA	19-12-2025

Project North



Scale 1/4" = 1'-0"

Existing West
 Elevation-Showing
 Proposed Two Storey
 Wood Deck

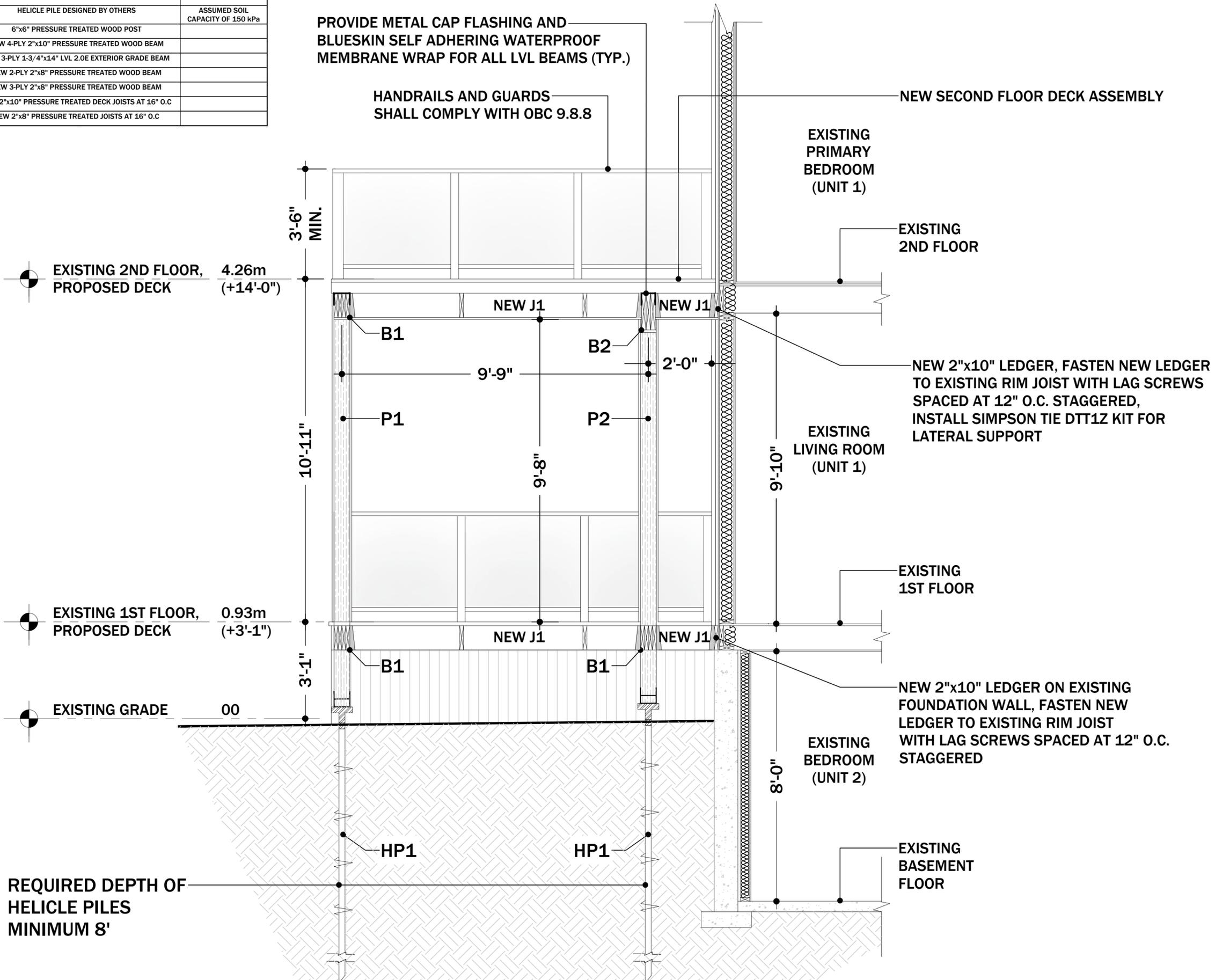
A2.3

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1 Existing West Elevation-Showing Proposed Two Storey Wood Deck
 SCALE: 1/4" = 1'-0"

TOWN OF MILTON
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STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICLE PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
P1	6"x6" PRESSURE TREATED WOOD POST	
B1	NEW 4-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
B2	NEW 3-PLY 1-3/4"x14" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
B4	NEW 3-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	
J2	NEW 2"x8" PRESSURE TREATED JOISTS AT 16" O.C	



Revisions	Date
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Project North



Scale 1/2" = 1'-0"

Section Details

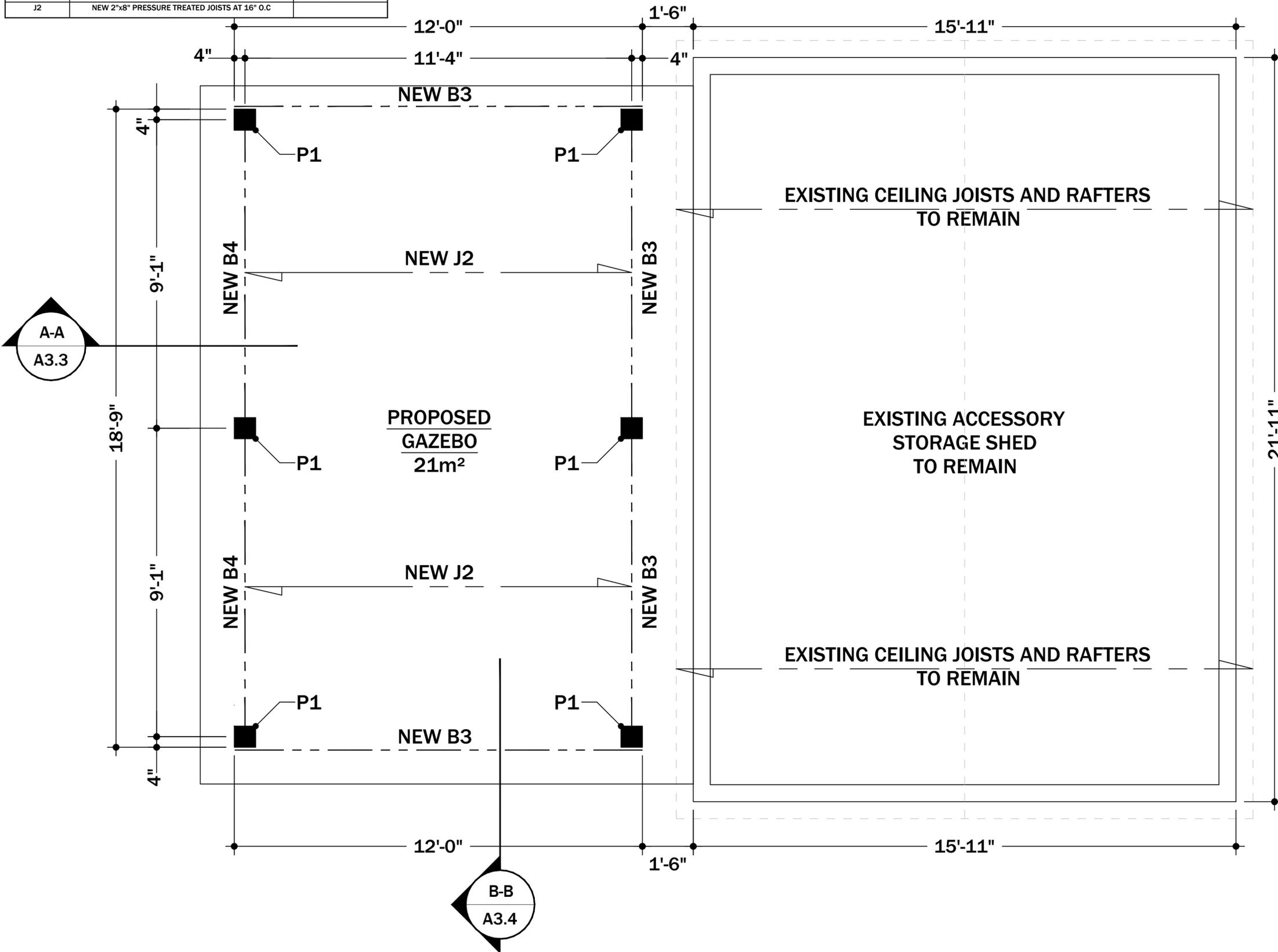
A3.1

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1 Proposed Two Storey Wood Deck Section Detail
SCALE: 1/2" = 1'-0"

TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 19, 2026
ZONING OFFICER DATE

STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICLE PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
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B2	NEW 3-PLY 1-3/4"x11-7/8" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
B4	NEW 3-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	TWO ROWS OF BLOCKING
J2	NEW 2"x8" PRESSURE TREATED JOISTS AT 16" O.C	



Revisions	Date
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Project North



Scale 1/2" = 1'-0"

Proposed Gazebo Plan

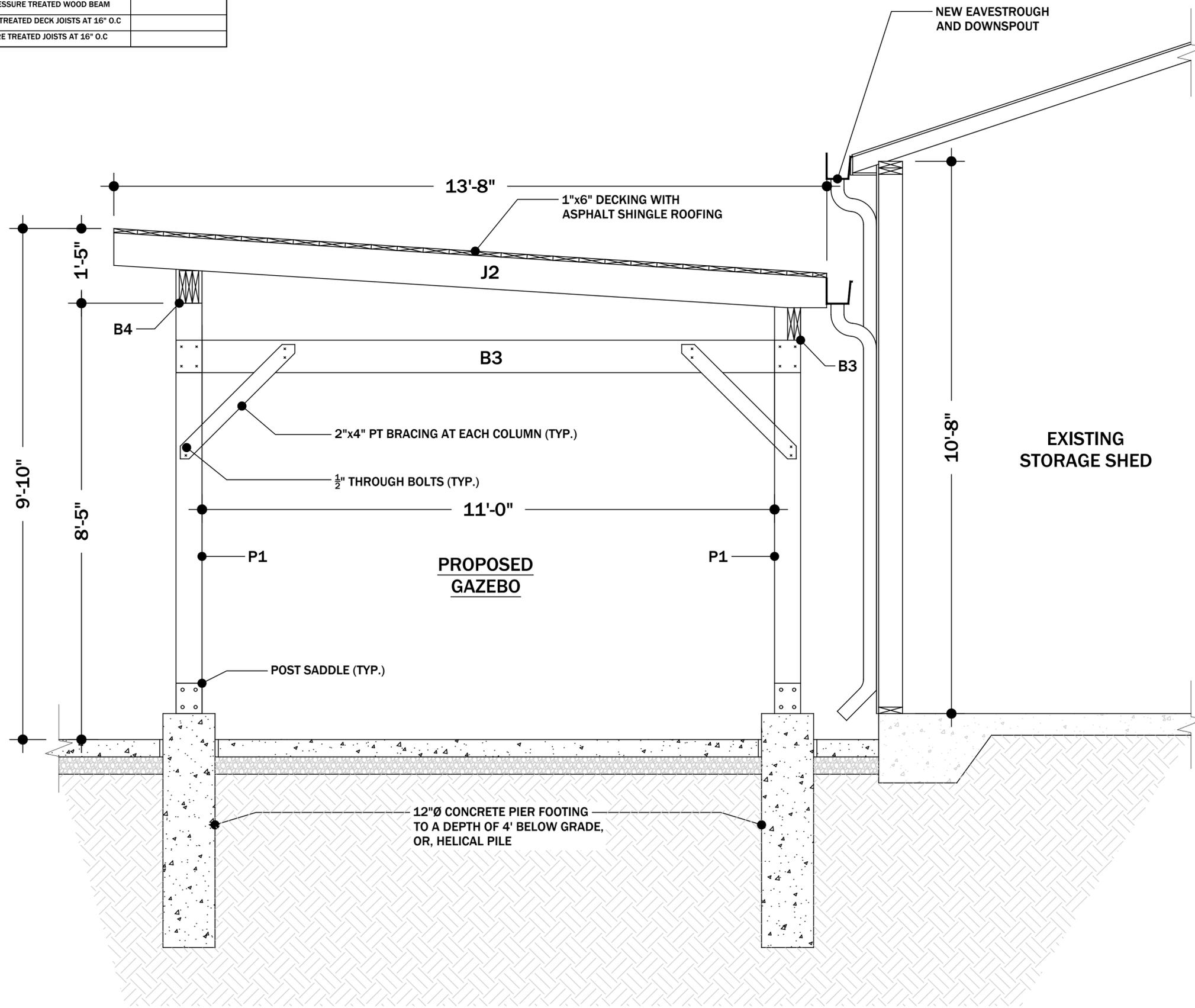
A3.2

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1 Proposed Gazebo Plan
SCALE: 1/2" = 1'-0"

TOWN OF MILTON
 DEVELOPMENT SERVICES
 RLD1 ZONE
 ZONING: REVIEWED FOR C of A
 sherri.jamieson JAN 19, 2026
 ZONING OFFICER DATE

STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICAL PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
P1	6"x6" PRESSURE TREATED WOOD POST	
B1	NEW 4-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
B2	NEW 3-PLY 1-3/4"x14" LVL 2.0E EXTERIOR GRADE BEAM	
B3	NEW 2-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
B4	NEW 3-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	
J2	NEW 2"x8" PRESSURE TREATED JOISTS AT 16" O.C	



Revisions	Date
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Project North



Scale 3/4" = 1'-0"

**Proposed Gazebo
Side Elevation**

A3.3

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1 Proposed Gazebo Side Elevation
SCALE: 3/4" = 1'-0"

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson JAN 19, 2026
ZONING OFFICER DATE

STRUCTURAL SCHEDULE		
MEMBER DESIGNATION	DESCRIPTION	REMARKS
HP1	HELICAL PILE DESIGNED BY OTHERS	ASSUMED SOIL CAPACITY OF 150 kPa
P1	6"x6" PRESSURE TREATED WOOD POST	
B1	NEW 4-PLY 2"x10" PRESSURE TREATED WOOD BEAM	
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B3	NEW 2-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
B4	NEW 3-PLY 2"x8" PRESSURE TREATED WOOD BEAM	
J1	NEW 2"x10" PRESSURE TREATED DECK JOISTS AT 16" O.C	
J2	NEW 2"x8" PRESSURE TREATED JOISTS AT 16" O.C	

Revisions	Date
ISSUED FOR COA	19-12-2025

Project North

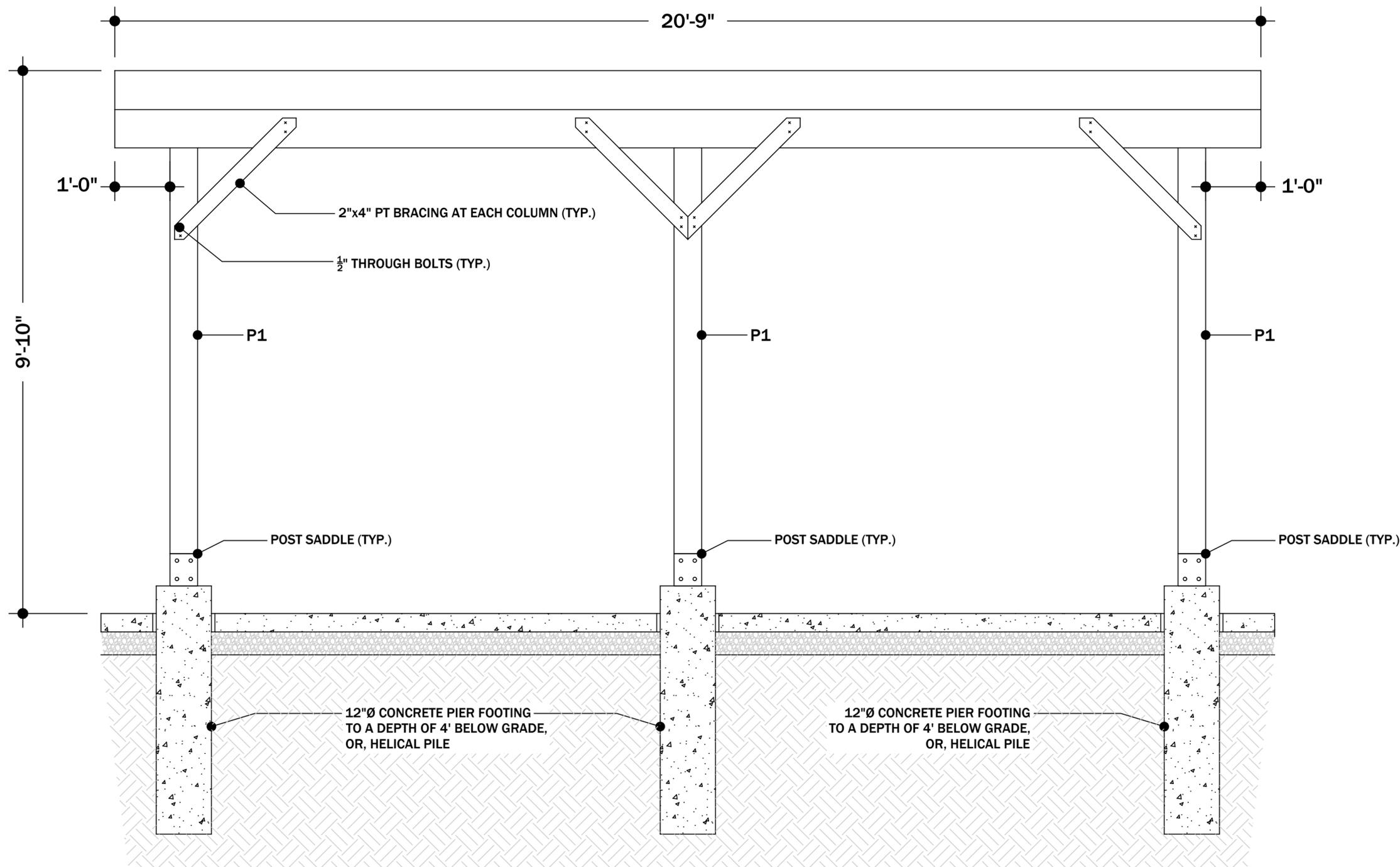


Scale 3/4" = 1'-0"

Proposed Gazebo
Front Elevation

A3.4

Sheet No. © 2025



1 Proposed Gazebo Front Elevation

SCALE: 3/4" = 1'-0"

MILTON
TOWN OF MILTON
DEVELOPMENT SERVICES
RLD1 ZONE
ZONING: REVIEWED FOR C of A
sherri.jameson
ZONING OFFICER
JAN 19, 2026
DATE