



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

Thursday, March 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 February 26, 2026 CoA meeting	3
5. ITEMS FOR CONSIDERATION	
5.1 A26-002/M 11319 Derry Road The application seeks to reduce the required office component to a minimum of 2% of the GFA of the building, resulting in a minimum office GFA of 406 square metres.	6
5.2 A26-007/M 409 Powadiuk Place The application seeks to construct a detached ARU in a rear yard accessory structure. Additionally, the application seeks to legalize the existing driveway width of 9.2 metres.	12
5.3 A26-003/M 25 Milton Heights The application seeks to allow a retained lot setback of 0.90 metres on one side, a difference of – 4.10 metres, to facilitate the proposed severance (creation of residential building lot) as related to a consent application. The related consent application was conditionally approved on February 19, 2026.	26

5.4 A26-004/M 101 Nipissing Road

The application seeks to allow for the lands zoned as UGC-MU*298 to be considered one lot for the purposes of administering the Zoning By-law. The proposed development is being reviewed through a related Plan of Condominium application (24CDM-25005M) which captures Building A and Building B however, Building C will proceed at a later time which triggered the need to revise the definition of lot.

6. NEXT MEETING

Thursday, April 30, 2026, commencing at 6:00 p.m.

7. ADJOURNMENT



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

February 26, 2026, 6:00 p.m.

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

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **HOUSEKEEPING**

4. **MINUTES**

4.1 Minutes from the January 29, 2026 CoA meeting

5. **ITEMS FOR CONSIDERATION**

5.1 **A26-001/M 950 - 990 Drew Centre**

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

1. 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

Carried

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

THAT the minor variance application **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.

Carried

5.3 A25-061/M 193 Queen Street

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

1. 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.
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.
4. 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.

Carried

6. NEXT MEETING

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

7. **ADJOURNMENT**

There being no further business to discuss the Chair adjourned the meeting at 6:23 p.m.

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: March 26, 2026

File No: A26-002M

Subject: 11319 Derry Road

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

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Ware Malcomb and dated and stamped by Town Zoning on February 23, 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 a minimum of 2% of the gross floor area (GFA) to be dedicated to office use, whereas a minimum of 10% is required in accordance with previously approved minor variance A23-120M

The Subject Property, known municipally as 11319 Derry Road, is located generally north of Derry Road and east of Fifth Line. Currently, the Subject Property is occupied by a shell building within a larger industrial development block. Site Plan Approval was granted in December 2023 to facilitate the development of this industrial building on the Subject Property (Town file SP-36/22). The Owner has secured a new tenant for the building, who requires less office space and greater GFA for a warehousing use. As such, the current minor variance application seeks to reduce the minimum required office component within the building.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan



Official Plan Designation (including any applicable Secondary Plan designations)

The Subject Property is within the Urban Area designation, per Map 1 - Regional Structure. Lands within the Urban Area designation are intended to accommodate the majority of the Region's employment and residential growth.

Town of Milton Official Plan

The Subject Property is designated Business Park Area by both Schedule A - Urban Area Land Use Plan, and by Schedule C-9-B of the Derry Green Business Park Area Secondary Plan. Accordingly, the Subject Property is within an Employment Area per Schedule 4 - Urban Structure.

Policy 8.7.4.3 directs that within the Business Park Area designation, the main permitted uses shall be light industrial uses. Similarly, policy C.9.5.1.2 of the Secondary Plan establishes that light industrial uses, along with ancillary retail and office uses directly related to the light industrial use and located within the industrial building, are permitted within the Business Park Area designation.

Policy 3.6.1.4 states that it is the policy of the Town to address potential barriers to investment in the lands identified for employment uses.

Further, policy 3.6.1.5 states that it is the policy of the Town to provide flexible land use permission to accommodate evolving business needs.

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 Business Park Zone, Exception 297 (M1 *297) per Zoning By-law 016-2014. Zoning Exception 297 establishes permitted uses and development standards for the Subject Property.

Variance One: Section 13.1.1.297(C)(1)(i) requires a minimum of 15% or 929.03 square metres of GFA, whichever is greater, to be dedicated to the office component for an industrial use, a warehouse/distribution centre, or a wholesale operation. In January 2024, a minor variance was approved to reduce the office component to a minimum of 10% of the GFA. The current application requests a minimum office component of 2% of the GFA for the above-noted uses.



Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2026. As of the writing of this report on March 16, 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.

Development Services Comments

The application seeks to reduce the required office component to a minimum of 2% of the GFA of the building, resulting in a minimum office GFA of 406 square metres. Zoning Exception 297 (approved in 2021) required that for any industrial use, warehouse, distribution centre, or wholesale operation, a minimum of 15% of the total building GFA shall be dedicated to an office component. In January of 2024, a minor variance was approved to reduce this requirement from 15% to 10% of the GFA. The applicant has submitted the current minor variance application as the tenant of the building requires additional warehousing GFA, and less office space.

The intent of this provision within Zoning Exception 297 was to implement former policies of the Derry Green Secondary Plan, which required light industrial uses to contain a significant office component. Since the adoption of Zoning Exception 297, the Town's Official Plan and Zoning By-law have been amended to conform to legislative and policy changes at the provincial level regarding Areas of Employment. Due to provincial changes, an office use is no longer permitted as a primary use in Areas of Employment. In brief, the Zoning Exception is implementing an outdated policy regime.

The application maintains the intent of the Official Plan, which calls for the Town to address potential barriers to investment in lands identified for employment uses, and moreover calls for flexibility in land use permissions to accommodate evolving business needs. The proposed variance would have no impact on the appearance of the building from the public realm, and would facilitate a use permitted by the applicable Secondary Plan.

As the proposed variance will only affect the internal layout of the building, the application will have no negative impacts on neighbouring properties. In addition to facilitating an appropriate use of the building, the application is desirable as it will permit a distribution of uses consistent with Provincial direction for Areas of Employment.

Planning staff have no concerns with the application, and do not anticipate adverse impacts on surrounding properties. Staff are of the opinion that the application is minor in nature, maintains



Consultation

the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building, or structure.

Respectfully submitted,

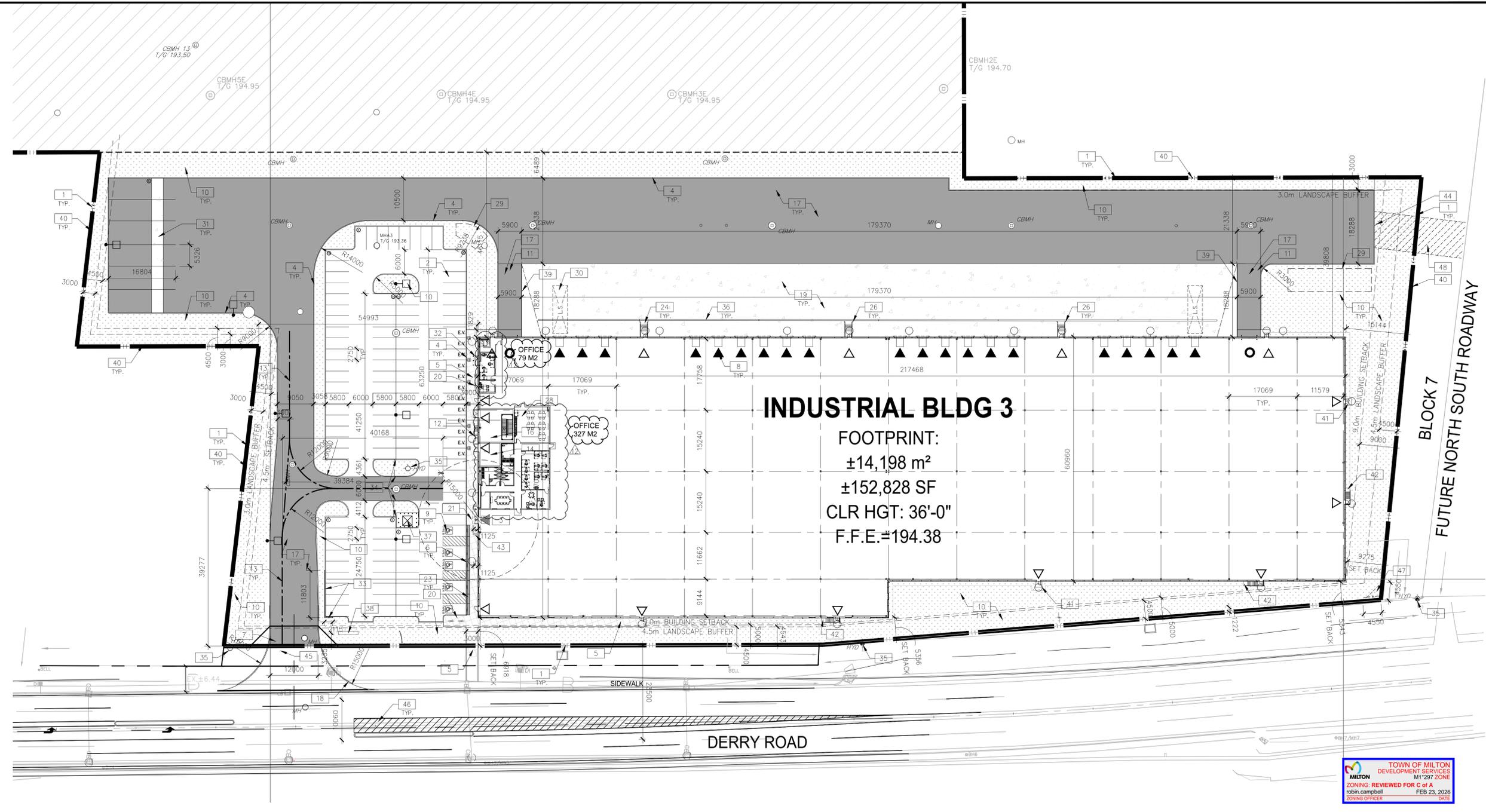
Olivia Hayes, B.E.S.

Planner, Development Review

For questions, please contact: Olivia.Hayes@Milton.ca Phone: Ext. 2454

Attachments

Figure 1 – Site Plan



INDUSTRIAL BLDG 3
 FOOTPRINT:
 ±14,198 m²
 ±152,828 SF
 CLR HGT: 36'-0"
 F.F.E.=194.38

WARE MALCOMB
 Leading Design for Commercial Real Estate
 architecture 6220 highway 7, suite 300
 planning vaughan, ontario, L4H 0R1
 interiors p.905.850.4696
 graphics
 civil engineering a business name of WMA Inc.

11319 Derry Rd.
 BUILDING SHELL
 11319 Derry Rd
 MILTON, ONTARIO

TOWN OF MILTON
 DEVELOPMENT SERVICES
 M1297 ZONE
 ZONING REVIEWED FOR C of A
 robin campbell FEB 23, 2026
 ZONING OFFICER DATE

SITE PLAN
 SCALE: 1:500
 CONSTRUCTION TRUE NORTH

SITE PLAN NOTES

- 1 PROPERTY LINE
- 2 2750x5800mm PARKING STALL, PAINTED PARKING STRIPING PER TOWN OF MILTON ZONING BY-LAW NO. 016-2014
- 3 PRINCIPLE ENTRY ACCOMPANIED DOOR OPENER - POWER BUTTON OUTLINED WITH A CONTRASTING COLOUR.
- 4 150mm WIDE CURB TYPICAL
- 5 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 6 ACCESSIBLE PARKING SIGN
- 7 CAR ACCESS ENTRANCE
- 8 TRUCK LOADING DOCK, TYP.
- 9 TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER TOWN OF MILTON ZONING BY-LAW NO. 016-2014. EACH PAIR OF SHARED STALLS TO HAVE A TYPICAL TYPE B: 2.75m X 5.8m & TYPE A: 3.4m X 5.8m WITH 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE. REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 10 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 11 DRIVE-IN DOOR RAMP AND GUARDRAIL
- 12 FIRE DEPARTMENT/SIAMESE CONNECTION - TO CONFORM TO 3.2.5.16
- 13 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS. PROVIDE FIRE ROUTE SIGNAGE AS REQUIRED BY THE TOWN OF MILTON.
- 14 PROPOSED LOCATION OF ELECTRICAL RM
- 15 EV CAR CHARGING STATION
- 16 PROPOSED LOCATION OF MECHANICAL RM
- 17 HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS THAT REQUIRE FIRE TRUCK OR TRACTOR TRUCK ACCESS
- 18 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE. PER TOWN OF MILTON STANDARDS.
- 19 CONCRETE APRON
- 20 BICYCLE RACK - SEE LANDSCAPE DRAWINGS
- 21 LINE OF CANOPY ABOVE
- 22 PAINTED LINES PEDESTRIAN CROSSING PER TOWN OF MILTON STANDARDS
- 23 FLUSH CURB WITH TACTILE INDICATOR
- 24 EXTERIOR STEEL STAIRS WITH TUBE STEEL GUARDRAIL, TYP.
- 25 NOT USED.
- 26 BOLLARDS AT THE END OF STAIRS WITH PAINTED STRIPES BELOW
- 27 NOT USED.
- 28 WASTE COLLECTION AREA
- 29 SNOW STORAGE
- 30 LOADING SPACE 12.00mx3.50m (MILTON ZONING BY-LAW 016-2014)
- 31 TYPICAL TRAILER PARKING STALL, 3660mm X 16764mm WITH 4.57m CONCRETE DOLLY PAD
- 32 GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS.
- 33 RETAINING WALL C/W 1070mm GUARDRAIL WHERE GRADE CHANGE GREATER THAN 600mm, SEE CIVIL DRAWINGS
- 34
- 35 FIRE HYDRANT. SEE CIVIL DRAWINGS.
- 36 TRENCH DRAIN.
- 37 TRANSFORMER LOCATION. REFER TO ELECTRICAL DRAWINGS. CONCRETE PAD AND BOLLARD LOCATION TO BE CONFIRMED BY ELECTRICAL SUB-TRADE
- 38 PROPOSED PYLON SIGN LOCATION
- 39 1070mm GUARDRAIL SET INTO RAMP WHERE GRADE CHANGE GREATER THAN 600mm, SEE CIVIL DRAWINGS
- 40 1500mm CHAIN LINK PERIMETER FENCE - REFER TO LANDSCAPING DRAWINGS
- 41 CONCRETE PAD AT EXIT DOOR.
- 42 CONCRETE PAD AT EXIT STAIR LANDING.
- 43 GRAVEL SPLASH BED.
- 44 FUTURE DRIVEWAY TO THE NORTH SOUTH ROADWAY.
- 45 THE PROPOSED FULL MOVES ACCESS TO DERRY ROAD WILL ULTIMATELY BE RESTRICTED TO A RIGHT-IN/ RIGHT OUT (R/R) OPERATION, POST WIDENING OF DERRY ROAD OR POST-CONSTRUCTION OF THE FUTURE NORTH-SOUTH ROAD WAY CONNECTION, WHICHEVER OCCURS FIRST.
- 46 PAVEMENT MARKINGS, SIGNAGES AND INTERSECTION GEOMETRICS WILL BE REVIEWED AND CONFIRMED THROUGH THE REGION'S ENGINEERING SUBMISSION PROCESS.
- 47 FUTURE 4550x4550 DAYLIGHT TRIANGLE.
- 48 FUTURE ACCESS THROUGH BLOCK 7 TO FUTURE NORTH SOUTH ROADWAY

NOTE:
 THE OWNER IS REQUIRED TO REMOVE SNOW OFF-SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS.

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- PROPERTY LINE
- PARKING STALL COUNT TOTAL
- EXISTING LIGHT POLE.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- LIGHT POLE
- WALL MOUNTED LIGHT
- FIRE ROUTE SIGN
- EV PROVISION FOR LEVEL II ELECTRIC VEHICLE CHARGING STATIONS. REFER ELECTRICAL DRAWINGS FOR FURTHER DETAILS
- ACCESSIBLE PARKING SIGN. SEE DETAIL 6/A1.6
- D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS
- CB CATCHBASIN
- MH DENOTES MANHOLE
- CB/MH CATCHBASIN MANHOLE
- DCB DOUBLE CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- FENCE
- MAIN ENTRANCE/BARRIER FREE EXIT DOORS
- DOCK HIGH TRUCK DOOR
- KNOCK-OUT PANEL
- GRADE LEVEL TRUCK DOOR
- SPEED BUMPS, REFER TO TRAFFIC DRAWINGS FOR DETAILS

SITE PLAN

DATE	REMARKS
2022-12-20	ISSUED FOR SPA
2023-03-15	ISSUED FOR SPA RE-SUBMITTAL
2023-05-25	ISSUED FOR PERMIT APPLICATION
2023-09-07	ISSUED FOR SPA RE-SUBMITTAL
2023-11-29	ISSUED FOR SPA RE-SUBMITTAL
2024-03-22	ISSUED FOR CONSTRUCTION
2024-01-26	ISSUED FOR PERMIT
2024-02-19	ISSUED FOR PERMIT

PA / PM: CR
 DRAWN BY: AB
 JOB NO.: TOR22-0025-00

A1.1

SPA FILE # SP 36-22



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: March 26, 2026

File No: A26-007M

Subject: 409 Powadiuk Place

Recommendation: THAT the application for Variance One, seeking relief from section 4.2.5(vi) of the Zoning By-law, **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed generally in accordance with the site plan prepared by Midtown Technical Services and dated and stamped by Town Zoning on March 12, 2026.
2. That a Building Permit be obtained within two (2) years from the date of the decision.
3. That prior to registration of the ARU, a minimum vertical clearance of 2.1 metres shall be provided for the gate in the northern interior side yard, in accordance with the attached site plan.
4. That prior to issuance of a Building Permit, hardscaping in the southern interior side yard shall be cut back to a minimum distance of 0.45 metres from the property line.
5. That hardscaping within the Town's road allowance apart from the originally approved driveway shall be removed, with this area restored to sod, prior to issuance of a Building Permit.
6. 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.

AND THAT Variance Two, seeking relief from section 5.6.2(v)(d)(D) of the Zoning By-law, **BE DENIED.**

General Description of Application

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

- Permit an accessory building containing an additional residential unit to have a gross floor area (GFA) equaling 11.2% of the lot area, whereas the GFA is not permitted to exceed 10% of the lot area

General Description of Application

- Permit a driveway width of 9.2 metres, whereas a maximum width of 6 metres is permitted

The Subject Property, known municipally as 409 Powadiuk Place, is located generally west of James Snow Parkway and north of Derry Road. Currently, the Subject Property is occupied by a two-storey detached dwelling, with a registered additional residential unit (ARU) in the basement of the dwelling. The application seeks to facilitate the construction of a detached ARU in the rear yard of the Subject Property. A minor variance has been requested to permit a slight increase to the maximum GFA for an accessory structure containing an ARU. In addition, the application seeks to legalize the width of the existing driveway.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is within the Urban Area designation. Lands within the Urban Area are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area per Schedule A - Urban Area Land Use Plan. Similarly, the Subject Property is designated Residential Area per Schedule C-6-D of the Bristol Survey Secondary Plan.

Policy 7.1.4.1 permits ARUs within an ancillary building on the same lot as a detached, semi-detached, or townhouse dwelling, subject to conformity with a number of criteria, including:

- a. an ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;
- n. Severance of an ARU from the lot shall not be permitted; and



Official Plan Designation (including any applicable Secondary Plan designations)

- o. An ARU shall be registered with the Town in accordance with the provisions of the Municipal Act

With respect to urban design, policy 3.2.1.9 states that it is the policy of the Town to enhance the unique character of locations, ensuring new development incorporates design that is in keeping with the character of the area in which the development is located, including but not limited to the height, massing, orientation, aesthetic, and landscaping, while enhancing a sense of place and, where appropriate, providing a unique architectural identity.

Policy 7.2.8.1(a) directs that the Town shall ensure as many trees and other vegetation as possible are retained on sites subject to development, by, among other measures, ensuring that as much existing naturalized space on a site is retained as possible.

Within the Bristol Survey Secondary Plan, policy C.6.3.1 establishes that it is the goal of this Secondary Plan to create a safe, liveable, attractive and healthy community in Bristol Survey which has the strong sense of community and the environment evident in Milton today, and which is designed to be integrated with the Existing Urban Area and its Central Business District.

Policy C.6.3.2.2 states that an objective of the Secondary Plan is to ensure through the establishment of urban design guidelines and other measures a high quality and consistent level of urban design for both public and private areas of the community.

Lastly, policy C.6.4.5.2(e) directs that development within the Bristol Survey Planning District shall be designed in a manner which reflects the following urban design objectives, including to provide a high quality streetscape design to accommodate safe pedestrian, bicycle and vehicular links within the Bristol Survey Secondary Plan lands and to the surrounding community.

It is Staff's opinion that Variance One maintains the general intent and purpose of the Halton Region Official Plan and the Town of Milton Official Plan, while Variance Two fails to do so.

Zoning

The Subject Property is zoned Medium Density Residential 1, Exception 150 (RMD1 *150) per Zoning By-law 016-2014. An ARU, including an ARU located in an accessory structure, is permitted within this zone. Note that Zoning Exception 150 does not establish provisions relevant to the minor variance application at hand.

Variance One: Section 4.2.5(vi) states that for an accessory building containing an ARU, the gross floor area shall not exceed 10% of the lot area or 110 square metres, whichever is less. The applicant is requesting a maximum GFA equal to 11.2% of the lot area.

Zoning

Variance Two: Section 5.6.2(v)(d)(D) permits a maximum driveway width of 6 metres for lots having a frontage greater than 9 metres and less than or equal to 11.5 metres. The applicant is requesting a maximum driveway width of 9.2 metres.

Consultation

Public Consultation

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

Agency Consultation

In response to comments from Development Engineering, grading and downspout details have been added to the site plan. Development Engineering has also requested the removal of certain hardscaped areas, which has been implemented through the recommended conditions.

Development Services Comments

The application seeks to construct a detached ARU in a rear yard accessory structure. Additionally, the application seeks to legalize the existing driveway width of 9.2 metres. Planning staff are supportive of Variance One (requesting additional GFA for the accessory structure) but recommend refusal of Variance Two (concerning the driveway width).

Variance One

The intent of this Zoning By-law provision is to ensure that an accessory structure containing an ARU remains clearly secondary and subordinate to the primary dwelling. The proposed GFA of the accessory structure would comprise 11.2% of the lot area, representing a minor increase from the permitted GFA. Despite this slight increase, the massing of the accessory structure maintains the general intent of the Zoning By-law and does not represent overdevelopment of the Subject Property. Further, the proposed accessory structure would respect the maximum height and minimum setback provisions of the Zoning By-law. Planning staff note that the rear yard is fenced, providing visual screening, and that the lot configuration of the abutting properties to the rear will further mitigate any visual impacts.

The Official Plan encourages the introduction of ARUs, particularly within Complete Neighbourhoods, to support a range of housing types and choices within Milton. The proposal generally conforms to the criteria outlined in policy 7.1.4., with outstanding drainage issues to be addressed through the conditions recommended herein. It is desirable to support the introduction

Consultation

of an ARU on the Subject Property, and the proposed variance will facilitate a 2-bedroom unit of a liveable and functional area.

Planning staff are satisfied that Variance One is minor in nature, maintains the general intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land, building, or structure.

Variance Two

The applicant has also requested a minor variance to legalize the existing driveway width of 9.19 metres, whereas a maximum width of 6 metres is permitted. The intent of this Zoning By-law provision is to ensure that driveway widths remain proportional to the lot frontage, leaving space for soft landscaping and permeable area within the front yard. The intent and purpose of this limitation is also to ensure orderly and safe parking on residential properties, and to prevent vehicles from occupying the entirety of a front yard, which can obstruct circulation and cause adverse visual impacts.

As the Subject Property has a frontage of 10.2 metres, the existing driveway extends over the majority of the front yard. This driveway width causes negative visual impacts, limits opportunities for plantings and water filtration, and enables a parking configuration which could obstruct circulation on the Subject Property. In its current configuration, the driveway allows a vehicle to park in the path of travel leading to both the entrance of the primary unit and the proposed rear yard ARU, raising functionality concerns. Given the adverse impacts of the existing condition, the proposed variance is not minor or desirable.

With the introduction of an ARU in the rear yard, the Subject Property would require a minimum of 3 vehicular parking spaces; this could be accommodated within the permitted driveway width of 6 metres. As such, the requested driveway width is not required to comply with minimum parking requirements of the Zoning By-law.

In addition, the existing driveway width does not maintain the general intent and purpose of Official Plan policies which call for development to retain vegetation and naturalized space, create a safe and attractive community, and provide a high quality of urban design. Moreover, the Official Plan directs development to provide a high quality streetscape design and enhance the sense of place. Variance Two would instead limit vegetation and soft landscaping on the Subject Property, leaving little room for a front yard. The existing driveway width allows for vehicles to be parked across nearly the entire frontage of the Subject Property, which not only detracts from the streetscape, but may also compromise pedestrian circulation.

For these reasons, the proposed variance is not minor, not desirable for the appropriate use of the land, building, or structure, and does not maintain the general intent of the Zoning By-law or Official Plan. Planning staff recommend that Variance Two be denied.



The Corporation of the Town of Milton

File #:
A26-007M
Page 6 of 6

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

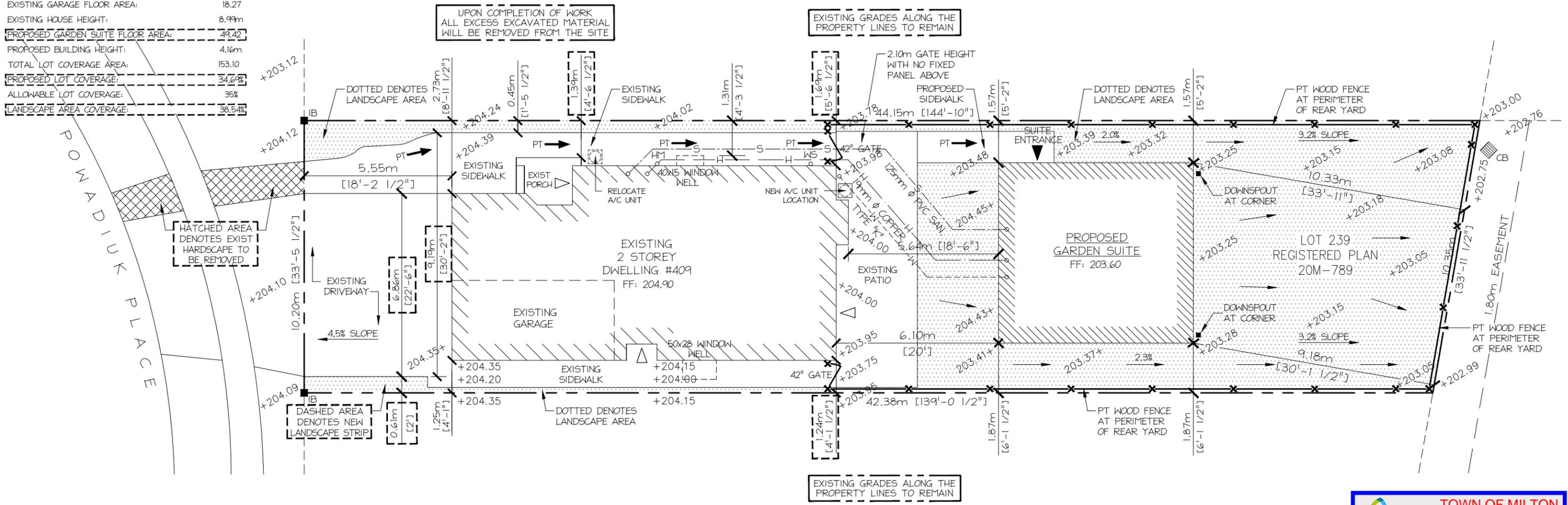
PLAN OF SURVEY OF:
 BLOCK 274, LOT 239
 REGISTERED PLAN 20M-789
 TOWN OF MILTON
 REGIONAL MUNICIPALITY OF HALTON

INFORMATION FOR THIS PLAN TAKEN FROM SURVEY
 AS PROVIDED BY: RADY-PENTEK & EDWARD SURVEYING LTD, O.L.S.
 DATED: OCTOBER 11, 2013.

SITE STATISTICS:	AREA (m) ²
LOT GROSS AREA:	441.30
EXISTING HOUSE FOOTPRINT:	103.68
EXISTING MAIN FLOOR AREA:	81.59
EXISTING SECOND FLOOR AREA:	97.57
EXISTING GROSS FLOOR AREA:	179.38
EXISTING GARAGE FLOOR AREA:	18.27
EXISTING HOUSE HEIGHT:	8.99m
PROPOSED GARDEN SUITE FLOOR AREA:	49.42
PROPOSED BUILDING HEIGHT:	4.16m
TOTAL LOT COVERAGE AREA:	153.10
PROPOSED LOT COVERAGE:	34.68%
ALLOWABLE LOT COVERAGE:	35%
LANDSCAPE AREA COVERAGE:	38.54%

NOTE:

- MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS, WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR INTEGRITY AND ACCURACY, THEY SHOULD BE EXAMINED BY A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT BEFORE CONSTRUCTION.
- ALL CONSTRUCTION MUST CONFORM TO THE (OBC) ONTARIO BUILDING CODE, ALL LOCAL CODES AND GOOD CONSTRUCTION PRACTICES.
- DO NOT SCALE DRAWINGS; THE CONTRACTOR SHALL VERIFY ALL JOB SITE DIMENSIONS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IN WRITING TO MIDTOWN TECHNICAL SERVICES PRIOR TO COMMENCING ANY WORK ON-SITE.



- LEGEND**
- DENOTES VARIANCES
 - ▶ SUITE ENTRANCE
 - - - PROPERTY LINE
 - +203.50 GRADE LEVELS
 - - H - - HYDRO SERVICE
 - - W - - WATER SERVICE
 - - S - - SANITARY LINE
 - SUITE DOWNSPOUTS
 - PT → PATH OF TRAVEL
 - ✕ ✕ WOOD FENCING
 - ▨ LANDSCAPE AREA
 - ▩ LANDSCAPE AREA

1 SITE PLAN
 SPI SCALE: 1"=12'-0"

REV	DESCRIPTION	DATE	BY
5	Revised for Minor Variance (COA)	Mar 09 26	
4	Revised for Minor Variance (COA)	Feb 17 26	
3	Resubmitted for Zoning Review	Jan 15 26	
2	Submitted for Minor Variance (COA)	Nov 12 25	
1	Submitted for Permit	Nov 12 25	

MIDTOWN Technical Services
 DESIGN, PERMITS & PROJECT MANAGEMENT
 (T) 705-955-8184 (C) 416-315-4184
 rjablonski@bellnet.ca

CLIENT:
 SHAIKH/GHAURI RESIDENCE
 409 POWADIUK PLACE
 MILTON ONTARIO

DRAWING TITLE:
 SITE PLAN
 PROPOSED GARDEN SUITE

TOWN OF MILTON DEVELOPMENT SERVICES
 RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
 robin.campbell MAR 12, 2026
 ZONING OFFICER DATE

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code, Div. C, Part 3, Section 3.2.4.1(1) to design the work shown on the attached documents.

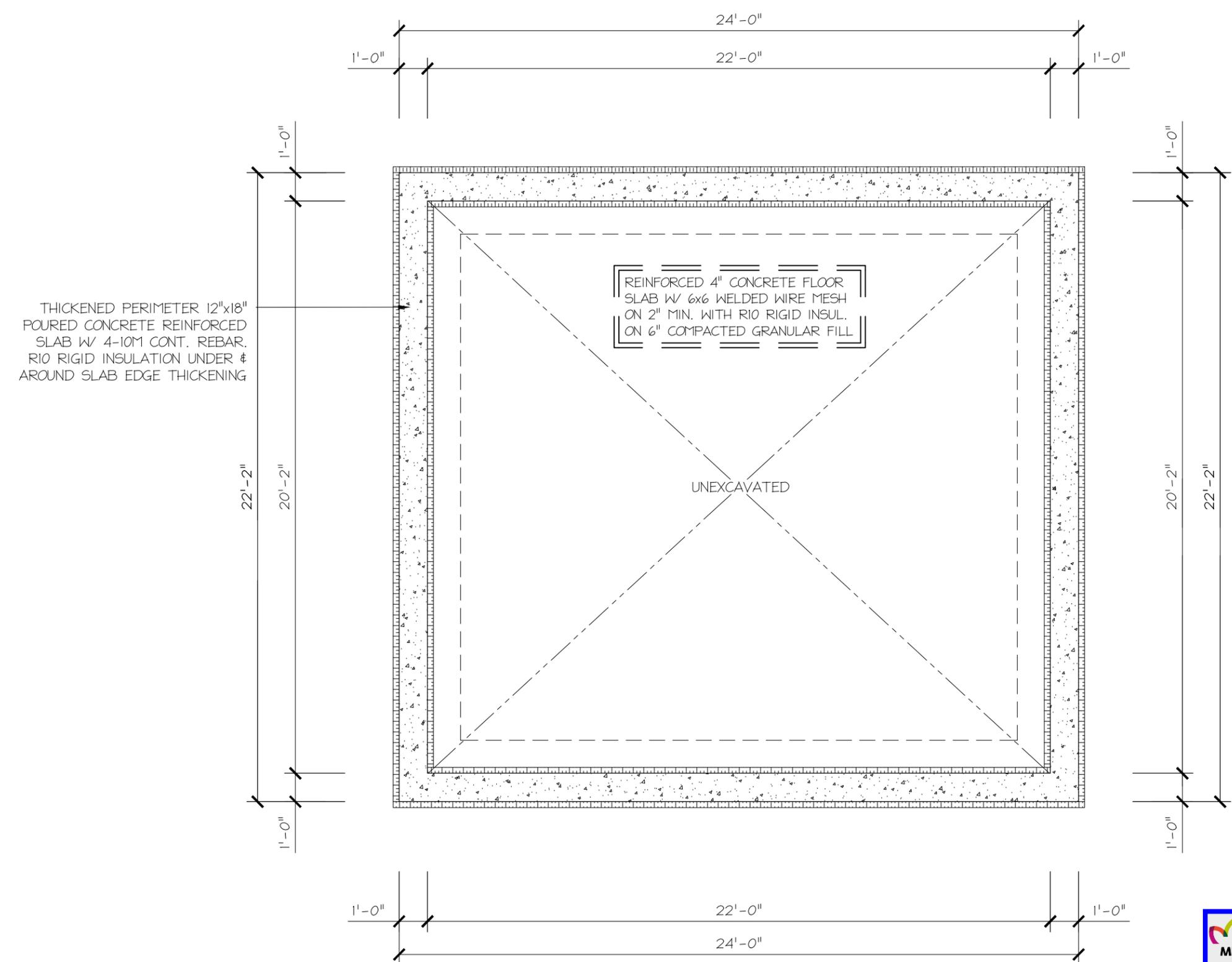
Sharon Creasor BCIN #22773
 REGISTRATION INFORMATION
Canadian Building Design BCIN #40251

DRAWN BY:	PROJECT No:
MIDTOWN	
DATE:	REFERENCE:
Nov 01 25	
SCALE:	DRAWING No.
AS NOTED	SP-1
CHECKED:	



NOTE:

- MIDTOWN TECHNICAL SERVICES ARE NOT RESPONSIBLE FOR ANY LIABILITY DUE TO THE USE OF THESE DRAWINGS. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR INTEGRITY AND ACCURACY, THEY SHOULD BE EXAMINED BY A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT BEFORE CONSTRUCTION.
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MILTON TOWN OF MILTON DEVELOPMENT SERVICES
 RMD1*150 ZONE
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QUALIFICATION INFORMATION
 Sharon Creasor BCIN #22773
 REGISTRATION INFORMATION
 Canadian Building Design BCIN #40251

1 FOUNDATION PLAN
 AI SCALE: 1/4"=1'-0"

REV	DESCRIPTION	DATE	BY
4	Revised for Minor Variance (COA)	Mar 09 26	
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2	Submitted for Minor Variance (COA)	Nov 12 25	
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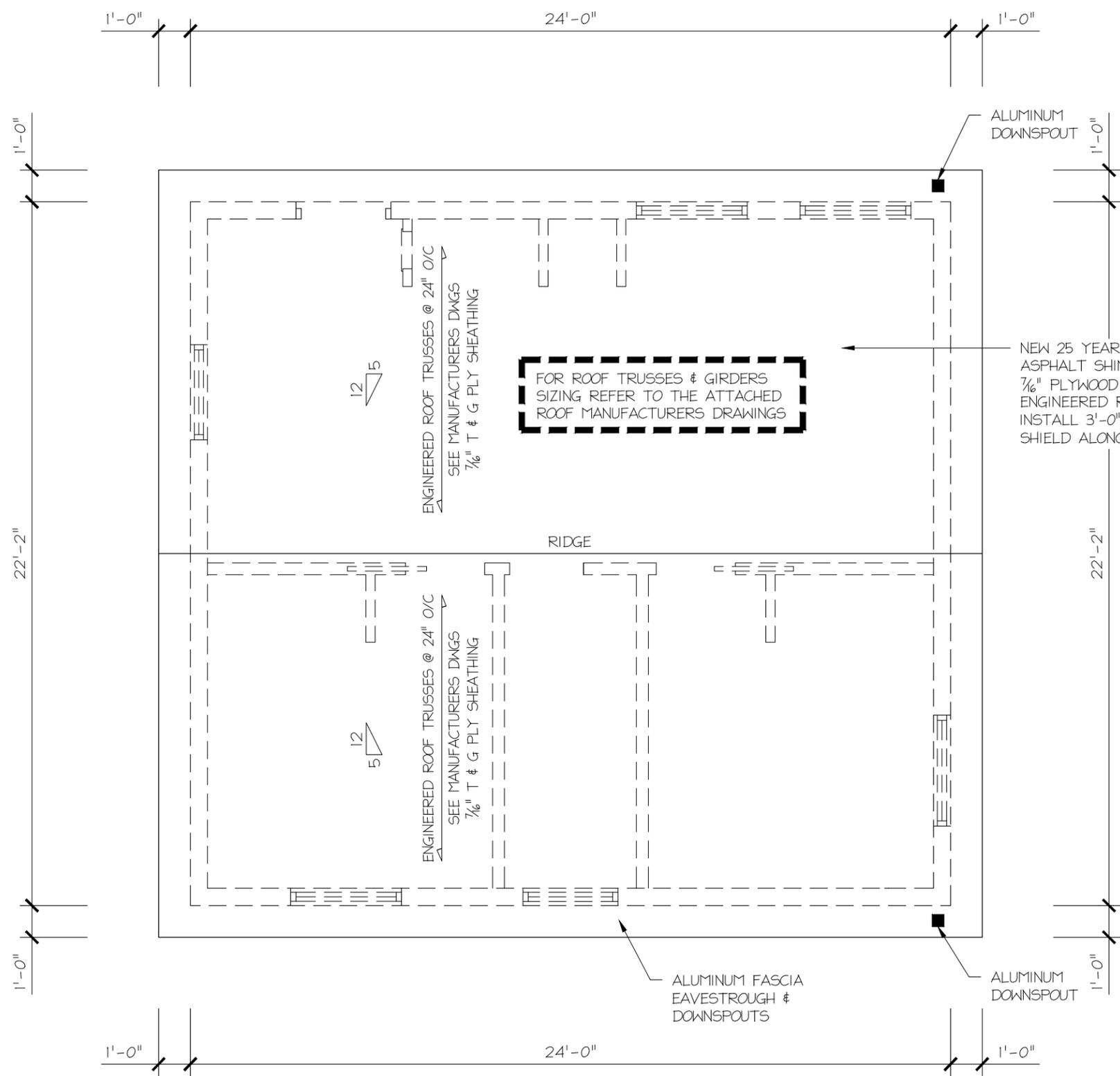
CLIENT: SHAIKH/GHAURI RESIDENCE
 409 POWADJUK PLACE
 MILTON ONTARIO
 DRAWING TITLE: FOUNDATION PLAN
 PROPOSED GARDEN SUITE

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 01 25	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-1
CHECKED:	



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NOTE:
ROOF VENTILATION: ROOF SPACING TO HAVE A VENTING RATIO OF 1 TO 300 OF THE INSUALTED CEILING AREA. FLAT ROOFS & ROOFS WITH A SLOPE OF LESS THAN 1 IN 6 SHALL BE VENTED 1 TO 150.

NOTE:
PROVIDE 3'-0" STRIP OF "ICE & WATER SHIELD" ON EITHER SIDE OF ALL VALLEYS, ON ROOF ADJACENT TO VERTICAL WALL SURFACES & AT ALL EAVES (TYP)

NOTE:
CONTRACTOR TO INSTALL VENTILATION BAFFLES AS REQUIRED AROUND ROOF PERIMETER FOR VENTILATION

NOTE:
CONTRACTOR TO PROVIDE 100 CFM EXHAUST FAN IN ALL WASHROOMS VENT TO EXTERIOR AS PER OBC DIV B 9.32.2.

1 ROOF PLAN
A3 SCALE: 1/4"=1'-0"

REV	DESCRIPTION	DATE	BY
4	Revised for Minor Variance (COA)	Mar 09 26	
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SHAIKH/GHAURI RESIDENCE
409 POWADJUK PLACE
MILTON ONTARIO

DRAWING TITLE:
ROOF PLAN
PROPOSED GARDEN SUITE

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE

ZONING: REVIEWED FOR C of A
robin.campbell MAR 12, 2026
ZONING OFFICER DATE

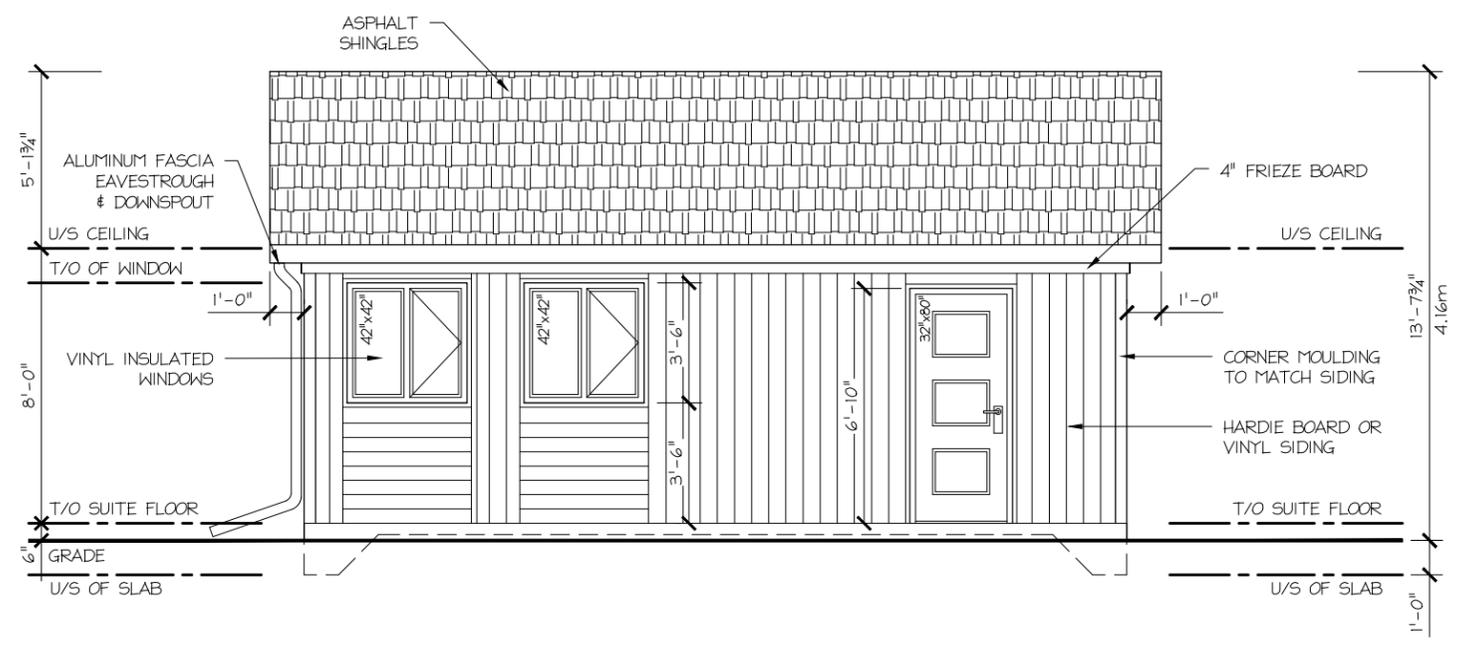
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REGISTRATION INFORMATION
Canadian Building Design BCIN #40251

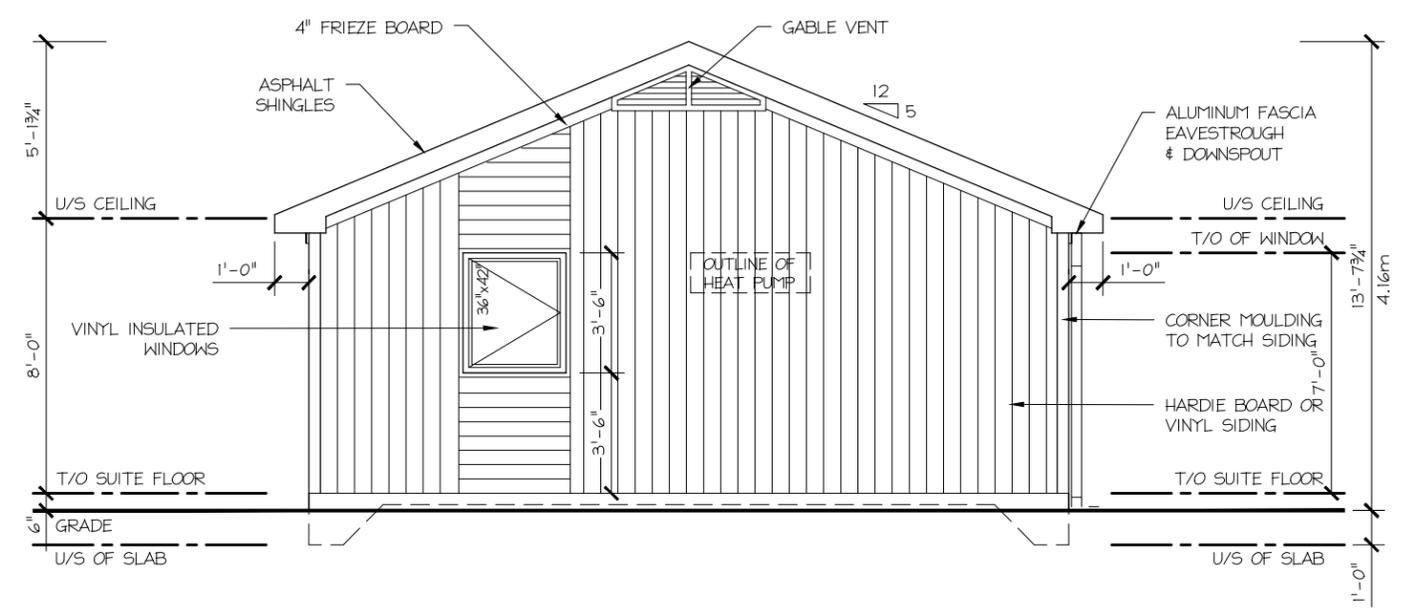
DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 01 25	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-3
CHECKED:	

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1 NORTH ELEVATION
A4 SCALE: 3/16"=1'-0"



2 WEST ELEVATION
A4 SCALE: 3/16"=1'-0"

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
robin.campbell MAR 12, 2026
ZONING OFFICER DATE

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REGISTRATION INFORMATION
Canadian Building Design BCIN #40251

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REV	DESCRIPTION	DATE	BY

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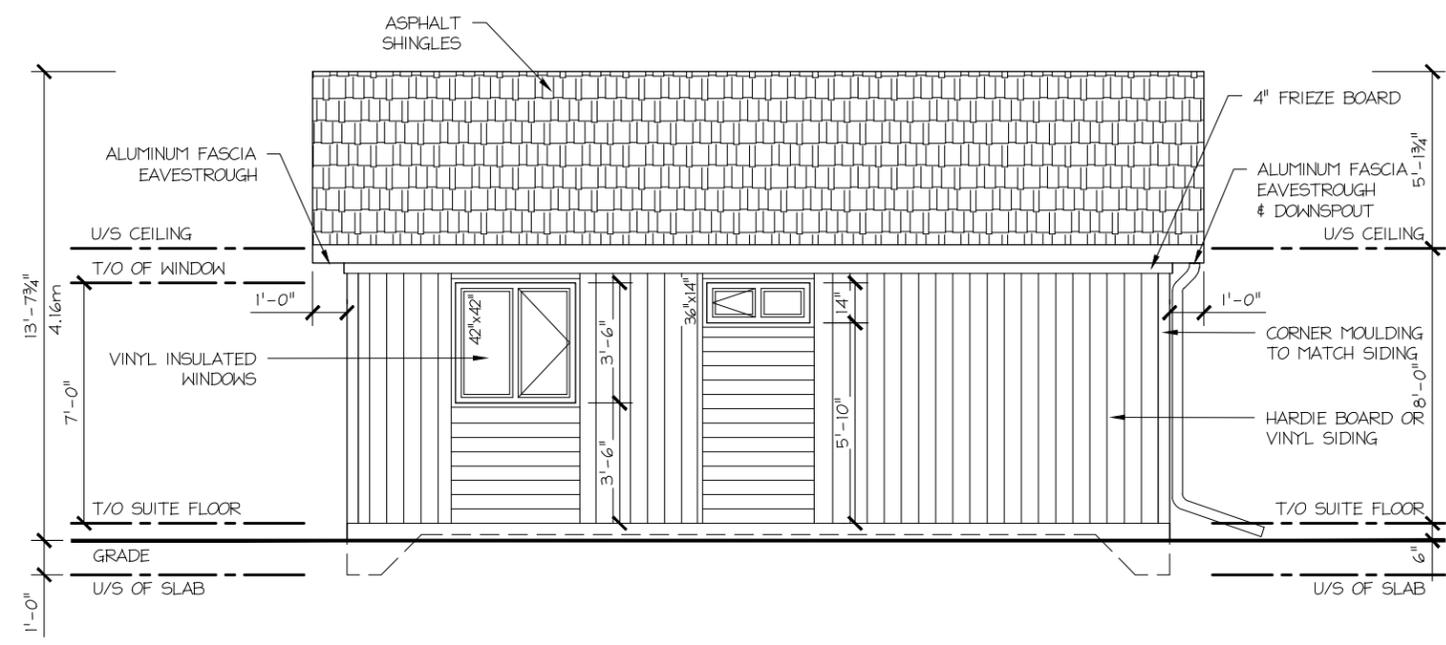
CLIENT:
SHAIKH/GHAURI RESIDENCE
409 POWADJUK PLACE
MILTON ONTARIO

DRAWING TITLE:
NORTH & WEST ELEVATIONS
PROPOSED GARDEN SUITE

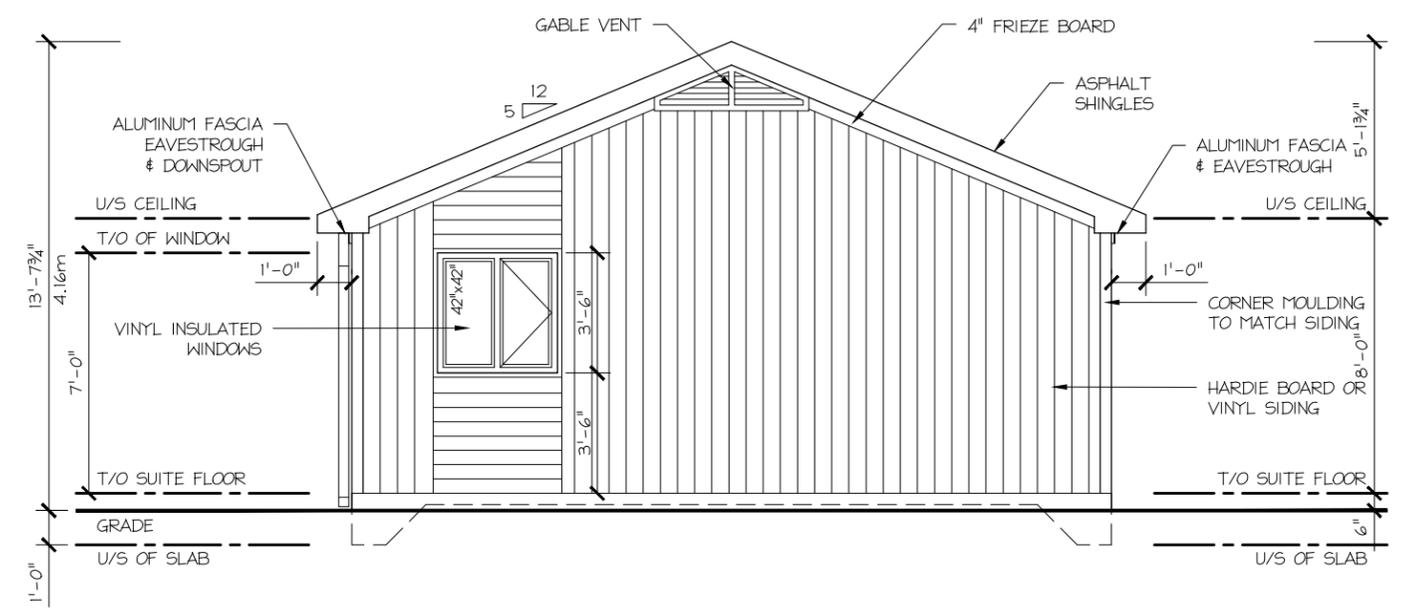
DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 01 25	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-4
CHECKED:	

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1 SOUTH ELEVATION
A5 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A5 SCALE: 3/16" = 1'-0"

MILTON TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
robin.campbell MAR 12, 2026
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MILTON ONTARIO

DRAWING TITLE:
SOUTH & EAST ELEVATIONS
PROPOSED GARDEN SUITE

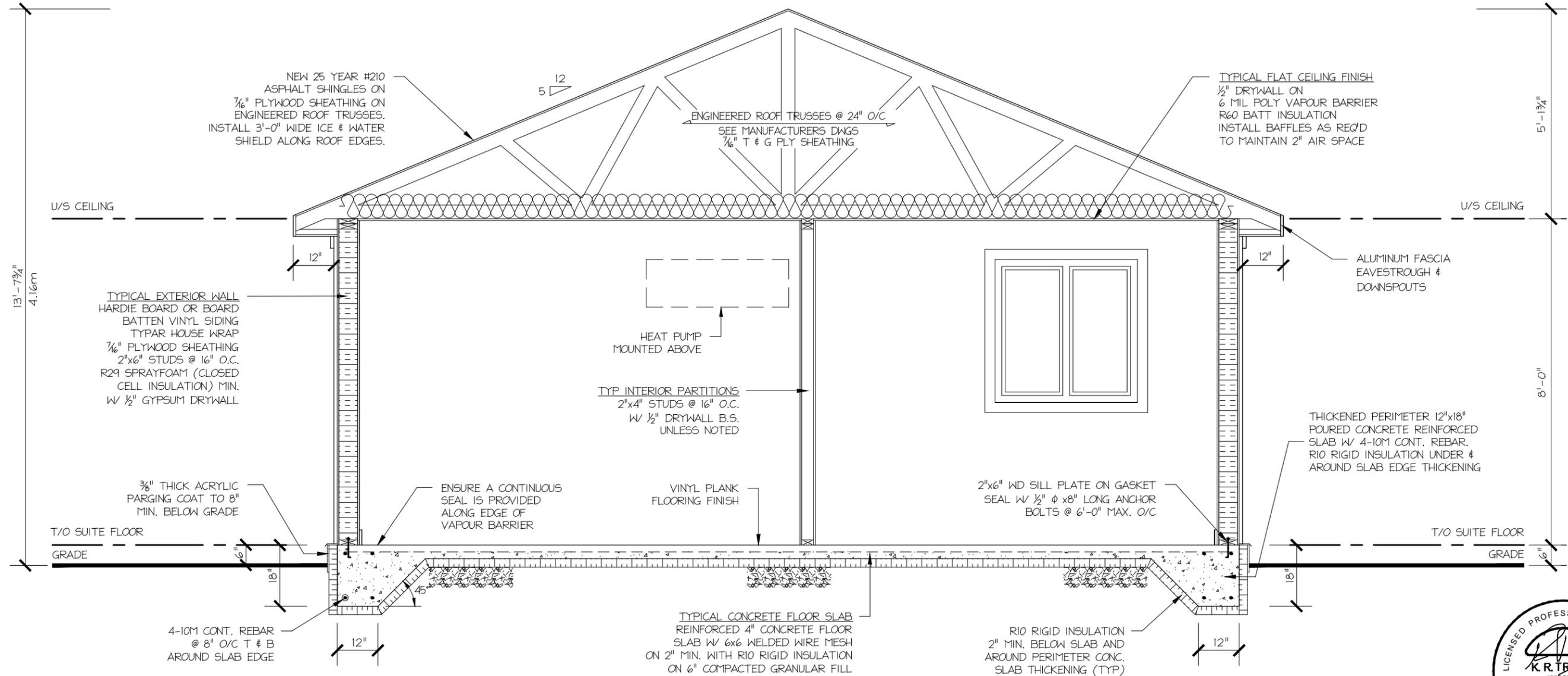
DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 01 25	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-5
CHECKED:	

NOTE: ALL SMOKE ALARMS SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALLING COMPONENT AS PER OBC 2024, DIV B, 9.10.19. (TYPICAL)

NOTE: CONTRACTOR TO PROVIDE 100 CFM EXHAUST FAN IN ALL WASHROOMS VENT TO EXTERIOR AS PER OBC 2024, DIV B 9.32.2.

NOTE: ELECTRICAL CONTRACTOR TO PROVIDE REQ'D DUPLEX RECEPTACLES AS PER OBC 2024, DIV B, (TYPICAL)

NOTE:
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1 CROSS SECTION
 A6 SCALE: 3/8"=1'-0"



TOWN OF MILTON DEVELOPMENT SERVICES
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 robin.campbell MAR 12, 2026
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QUALIFICATION INFORMATION
 Sharon Creator *Sharon Creator* BCIN #22773
 REGISTRATION INFORMATION
 Canadian Building Design BCIN #40251

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CLIENT:
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 409 POWADJUK PLACE
 MILTON ONTARIO

DRAWING TITLE:
 CROSS SECTION
 PROPOSED GARDEN SUITE

DRAWN BY: MIDTOWN	PROJECT No:
DATE: Nov 01 25	REFERENCE:
SCALE: AS NOTED	DRAWING No. A-6
CHECKED:	

GENERAL NOTES

Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
- If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4"
- Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter

Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 1/4" of mortar covered over the footing prior to dampproofing
- 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
- Window wells shall be drained to the footing
- Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
- Concrete slabs in attached garages shall be sloped to drain to the exterior
- The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

Footings

- minimum 2200 psi poured concrete
- minimum 48" below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570psf

Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft ²
2	13 3/4"	13 3/4"	8.1 ft ²
3	17 3/4"	19 3/4"	10.9 ft ²

- Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

- Vertical Rise 23 5/8" Max. for firm soils
15 3/4" Max. for sand or gravel
- Horizontal Run = 23 5/8" min.

Foundation Walls

- To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material.
- Foundation wall to extend minimum 5 7/8" above finished grade.
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade. A drainage layer shall consist of
 - Min. 3/4" mineral fibre insulation with min. Density of 3.6 lb/ft²
 - Min. 4" of free drainage granular material, or
 - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment
- Other slabs 3600psi concrete
- Minimum 3" thick, placed on a minimum of 4" coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

- Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course
- Provide 2" solid masonry or continuous 1/2" plate under all roof and floor framing members
- Provide 7 1/2" solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.
- Inside back of wall to be parged and covered with No15 breather-type asphalt paper
- For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028in² in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing

Masonry Veneer

- Minimum 2 3/4" thick if joints are not raked and 3 1/2" thick if joints are raked
- Minimum 1" air space to sheathing
- Provide weep holes @ 31 1/2" o.c. at the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper
- Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 23 5/8" vertically and 15 3/4" horizontally
- Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs

Wood Frame Construction

- All lumber shall be spruce-pine-fir No.1 # 2, and shall be identified by a grade stamp
- Maximum moisture content 19% at time of installation
- Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with mil polyethylene

Walls

- Exterior walls shall consist of:
 - cladding
 - sheathing paper lapped 4" at joints
 - 3/8" fibreboard or gypsum board or 1/4" plywood sheathing
 - 2x6 studs @ 16" o.c.
 - 2x6 bottom plate and double 2x6 top plate
 - 2x4 studs @ 16" o.c. can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R-17.
- Interior loadbearing walls shall consist of:
 - 2x4 studs @ 16" o.c.
 - 2x4 bottom plate and double 2x4 top plate
 - 2x4 mid-girts if not sheathed
 - 1/2" gypsum board sheathing

Floors

- Floor joists - TJI's are 11 7/8" (11.875") @ 16" o.c. unless otherwise noted. Refer to Floor Manufacturers Drawings for floor joists spacing, details and installation specifications
- Joists to have minimum 1 1/2" of end bearing
- Joists shall bear on a sill plate fixed to foundation with 1/2" anchor bolts @ 7' 10" o.c
- Header joists between 3' 11" and 10' 6" in length shall be doubled. Header joists exceeding 10' 6" shall be sized by calculations
- Trimmer joists shall be doubled when supported header is between 2' 7" and 6' 7". Trimmer joists shall be sized by calculations when supported header exceeds 6' 7"
- 2"x2" cross bridging required not more than 6' 11" from each support and from other rows of bridging
- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
- Joists located under parallel non-loadbearing partitions shall be doubled

Roof, Trusses & Ceilings

- For roof trusses refer to manufacturers drawings for truss spacing, details and installation specifications
- Hip and valley rafter shall be 2" deeper than common rafters
- 2x4 collar ties @ rafter spacing with 1x4 continuous brace at mid span if collar tie exceeds 7' 10" in length

Notching & Drilling of Trusses, Joists, Rafters

- Holes in floor, roof and ceiling members to be maximum 1/4 x actual depth of member and not less than 2" from edges
- Notches in floor, roof and ceiling members to be located on top of the member within 1/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
- Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 1 9/16" if non-load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

Roofing

- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing
- Every asphalt shingle shall be fastened with at least 4 nails
- Eave protection shall extend 2' 11" up the roof slope from the edge, and at least 3/4" from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5, or where a low slope asphalt shingle application is provided
- Open valleys shall be flashed with 2 layers of roll roofing, or layer of sheet metal min. 23 5/8" wide
- Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
- Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019" aluminum

Columns, Beams & Lintels

- Steel beams and columns shall be shop primed.
- Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"
- Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2"; in all other cases either 5 1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
- Masonry columns shall be a minimum of 11 3/8" x 11 3/8" or 9 1/2" x 15"
- Provide solid blocking the full width of the supported member under all concentrated loads

Insulation & Weatherproofing - Unless Noted

Ceiling with attic	R-60
Roof without attic	R-31
Exterior Wall	R-24
Foundation Wall	R-20
Foundation > 50% exposed	R-24
Exposed Floor	R-31
Slabs on Grade	R-5 (unheated) R-10 (heated)
Supply Ducts in unheated space	R-12

- Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fibreglass type insulations
- Ducts passing through unheated space shall be made airtight with tape or sealant
- Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
- Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
- Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area.
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
- Unheated crawl spaces shall be provided with 1.1 ft² of ventilation for each 538² ft
- Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
 - Bathrooms: 0.97 ft²
 - other rooms: 3 ft²
- Unfinished basement: 0.2% of floor area

Doors and Windows

- Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft² and no dimension less than 15", which is openable from the inside without tools
- Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
- The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Exterior Walls

- No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines
- 5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines
- Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines
- Ceramic Tile
 - When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16" o.c. with at least 2 rows cross bridging

Access to Attics and Crawl Spaces

- Access hatch minimum 19 3/4" x 2' 4" to be provided to every crawl space and every roof space which is 108 ft² or more in area and more than 23 5/8" in height.

Garage Gasproofing

- The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
- All plumbing and other penetrations through the walls and ceiling shall be caulked
- Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

Alarms and Detectors

- At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2' 11" or more above an adjacent level
- Smoke alarms shall be interconnected and located such that one is within 16' 5" of every bedroom door and no more than 49' 3" travel distance from any point on a floor
- A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove

Stairs

- Maximum Rise 7 7/8"
- Minimum Run 8 1/4"
- Minimum Tread 9 1/4"
- Minimum Head Room 6' 5"
- Minimum Width 2' 10"
- Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
- Winders which converge to a point in stairs must turn through an angle of no more than 90°, with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3' 11" along the run of the stair
- A landing minimum 2' 11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers
- Exterior concrete stairs with more than 2 risers require foundations

Handrails and Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers
- Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level
- Interior and exterior guards min. 2' 11" high. Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"
- Guards shall have no openings greater than 4" and no member between 4" and 2' 11" that will facilitate climbing

Plumbing

- Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
- A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

Electrical

- An exterior light controlled by an interior switch is required at every entrance
- A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
- Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs
- Basements require a light for each 323 ft², controlled by a switch at the head of the stairs

Mechanical Ventilation

- A mechanical ventilation system is required with a total capacity at least equal to the sum of:
 - 10 cfm each for basement and master bedroom
 - 5 cfm for each other room
- A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
- Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity
- A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
- Supply air intakes shall be located so as to avoid contamination from exhaust outlets

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the 2012 Ontario Building Code, Div. C, Part 3, Section 3.2.4.1(1) to design the work shown on the attached documents.

QUALIFICATION INFORMATION
 Sharon Creasor *Sharon Creasor* BCIN #22773
REGISTRATION INFORMATION
 Canadian Building Design BCIN #40251

TOWN OF MILTON DEVELOPMENT SERVICES
 RMD1*150 ZONE
ZONING: REVIEWED FOR C of A
 robin.campbell MAR 12, 2026
 ZONING OFFICER DATE

REV	DESCRIPTION	DATE	BY
4	Revised for Minor Variance (COA)	Mar 09 26	
3	Revised for Minor Variance (COA)	Feb 17 26	
2	Submitted for Minor Variance (COA)	Nov 12 25	
1	Submitted for Permit	Nov 12 25	

MIDTOWN Technical Services
 DESIGN, PERMITS & PROJECT MANAGEMENT
 (T) 705-955-8184 (C) 416-315-4184
 rjablonski@bellnet.ca

CLIENT:
 SHAIKH/GHAURI RESIDENCE
 409 POWADLUK PLACE
 MILTON ONTARIO

DRAWING TITLE:
 GENERAL NOTES
 PROPOSED GARDEN SUITE

DRAWN BY:	PROJECT No:
MIDTOWN	
DATE:	REFERENCE:
Nov 01 25	
SCALE:	DRAWING No.
AS NOTED	
CHECKED:	A-7



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: March 18, 2026

File No: A-26-003M

Subject: 25 Milton Heights Crescent

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

1. That the development shall be constructed in accordance with the site plan prepared by Van Harten Land Surveyors - Engineers and stamped by Town Zoning on February 9, 2025.
2. The applicant shall provide a schedule of works required to relocate/modify the existing rear patio and retaining wall so that these features are located entirely within the limits of the retained lot. All hardscape features, including retaining walls, shall maintain a minimum setback of 0.45m from any property line.
3. That a Building Permit be obtained within two (2) years from the date of the decision; and
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- To allow an interior side yard setback of 0.90 metres on one side of the retained lot.

The subject property is known municipally as 25 Milton Heights Crescent and located north of No. 3 Side Road and parallel to Tremaine Road. The subject property contains a single-detached dwelling with an attached garage. Surrounding uses are residential and primarily single-detached dwellings.

The minor variance application has been requested to address a deficient interior side yard setback which was a result of a related consent application. The related consent application (B25-003M) was conditionally approved on February 19, 2026 and proposes to sever a portion of the lands at 25 Milton Heights Crescent to create a residential building lot.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area within the Urban Area of the Town's Official Plan as well as in the Sherwood Survey Secondary Plan. The Residential Area designation permits a variety of residential uses, including single detached dwellings and accessory buildings and structures.

It is Staff's opinion that the proposal is in conformity with the Regional and Town policy.

Zoning

The subject lands are zoned Residential Low Density 2 (RLD2*371) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD2 zone permits a variety of residential uses and accessory structures.

Section 6.2 Table 6B-1 Footnote (*4) of the Town's Zoning By-law states that interior side yard setback for lots having lot frontage equal to or greater than 30.0 metres is required to be 5.0 metres.

The applicant is requesting permission to allow for the retained lot to have an interior side yard setback of 0.90 metres, a difference of - 4.10 metres, to facilitate the proposed severance application.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2026. As of the writing of this report on March 18, 2026, staff have received one (1) comment from the public.

Planning staff did receive one (1) public objection to the requested minor variance which indicated concerns regarding drainage and a stormwater easement. Town Engineering staff have worked with the applicant to ensure drainage is dealt with appropriately. Further, the drawings provided as part of the minor variance and consent application do include the location of three (3) easements on the property and there are no changes or concerns regarding the easement locations.

Planning staff note that no comments were received during the public notification period for the related consent application (B25-003M) which allowed for the application to proceed to conditional approval on February 19, 2026.

Agency Consultation

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



Consultation

Town Engineering staff had requested a detailed Grading Plan to ensure that stormwater management and drainage would not impact the severed lot. This was received and met Town standards for the consent and minor variance applications to proceed. Further, Town Engineering Staff have requested that the applicant provide a schedule of works required to relocate/modify the existing rear patio and retaining wall so that these features are located entirely within the limits of the retained lot. This has been included above as a condition of development approval and the applicant is aware of this requirement.

Development Services Comments

The applicant has requested a minor variance to allow a retained lot setback of 0.90 metres on one side, a difference of - 4.10 metres, to facilitate the proposed severance (creation of residential building lot) as related to a consent application. The related consent application was conditionally approved on February 19, 2026. Town staff received no comments or objections regarding the consent application.

As noted above, as part of a related consent application (B25-003), it was identified that the proposed interior side yard setback for the retained lot would be deficient and require relief from the Town's Zoning By-law. Planning staff are of the opinion that the interior side yard will still provide sufficient space from the lands to be severed. The proposed severed lot has been modified to ensure that appropriate setbacks can be maintained in the future when a dwelling is proposed on the subject property.

Engineering staff worked with the applicant to ensure drainage was satisfactory and the applicant provided a detailed Grading Plan that demonstrated the downspout locations will ensure the water will remain on the retained property. Further, Town Engineering staff do require some further details regarding relocating and modifying the existing rear patio and retaining wall and this has been included as a condition of development approval.

Planning staff have reviewed the requested variance and offer no objection to its approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

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



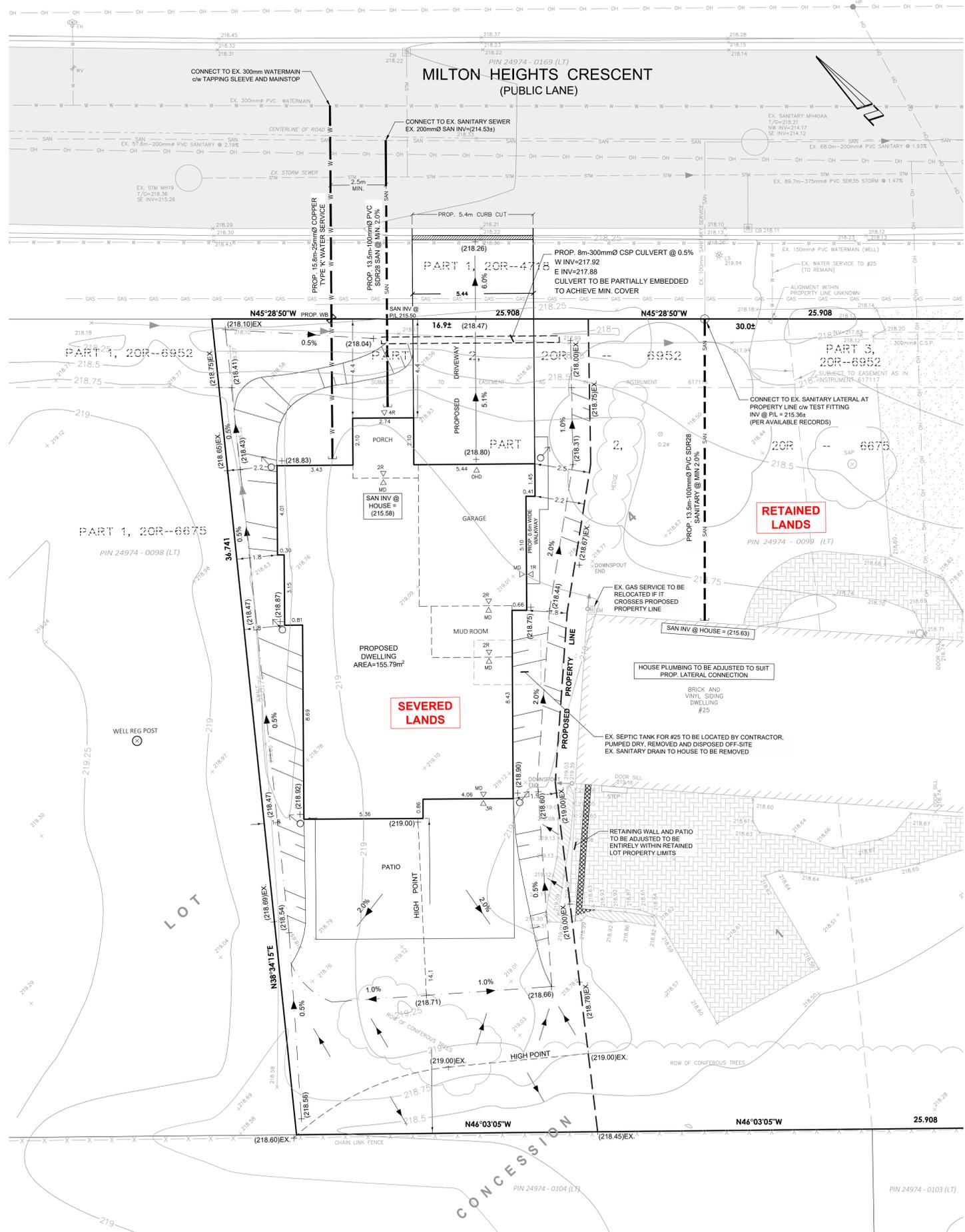
The Corporation of the Town of Milton

File #:
A-26-003M
Page 4 of 4

For questions, please contact:

Phone: Ext. 2311

Attachments
Figure 1 - Site Plan/Severance Sketch



ITEM	ZONING: RESIDENTIAL LOW DENSITY II (RLD2)		
	REQUIRED	RETAINED PARCEL	SEVERED PARCEL
MINIMUM Lot Area	N/A	1139m ²	528m ²
MINIMUM Lot Frontage	15.0m	30m	16.3m
MINIMUM Front Yard	6.5m	13m	6.5m
MINIMUM Interior Side Yard	5.0 m - attached garage & frontage = 30m	0.9m (A)/7.8m	n/a
	1.8 - attached garage & frontage >15 m <25m	n/a	1.8m
MINIMUM Rear Yard	7.5m	13.6m	14.1m
MAXIMUM Lot Coverage	<60m ² = 30%	16%	29.5%
	>830m ² = 20%		
MINIMUM Landscaped Open Space	30%	56%	64%

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

DRAWING SCALE: 1:100

VAN HARTEN SURVEYING INC.

GENERAL NOTES

- BUILDING AND LOT ARRANGEMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO DETAILED DESIGN AT THE BUILDING PERMIT STAGE.
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH MOST RECENT VERSION OF TOWN OF MILTON STANDARDS, REGION OF HALTON STANDARDS, THE ONTARIO BUILDING CODE, AND ONTARIO PROVINCIAL STANDARD DRAWINGS.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- THE OWNER IS RESPONSIBLE FOR THE COORDINATION OF ALL REQUIRED UTILITIES.
- TEMPORARY SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON SITE AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF MILTON.
- DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
- CONTRACTOR TO BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUNICIPAL ROADS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING AT THE END OF EACH WORKING DAY. STREET SWEEPING TO BE UNDERTAKEN AS NEEDED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
- THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
- PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICES DEPARTMENT, TOWN OF MILTON, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY (ENTRANCE PERMIT) AND FOR SERVING EXCAVATIONS WITHIN THE MUNICIPAL ROAD ALLOWANCE (ROAD OCCUPANCY PERMIT).
- ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.

SANITARY SERVICE CONNECTION

- ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- SANITARY SERVICE TO BE MINIMUM 125mmØ PVC SDR28 AT 2% PIPE TO BE GREEN IN COLOUR. INSTALLATION TO BE PER OPSD 1006.010 AND HALTON REGION STANDARD DRAWINGS RH 302.010 AND 302.020.
- ALL PVC PIPE TO HAVE RUBBER GASKET JOINTS. PIPE JOINTS TO BE WATERTIGHT.
- SERVICE CONNECTION COVER TO BE BETWEEN 2.15m MINIMUM AND 2.75m MAXIMUM.
- SANITARY SERVICE CONNECTION TO BE MADE ABOVE THE MAINLINE SEWER SPRINGLINE.
- UNLESS OTHERWISE SPECIFIED BY CONDITIONS OF ROAD OCCUPANCY PERMIT, GRANULAR A IS TO BE USED FOR PIPE BEDDING AND COVER, AND GRANULAR B TYPE I TO BE USED FOR TRENCH BACKFILLING.

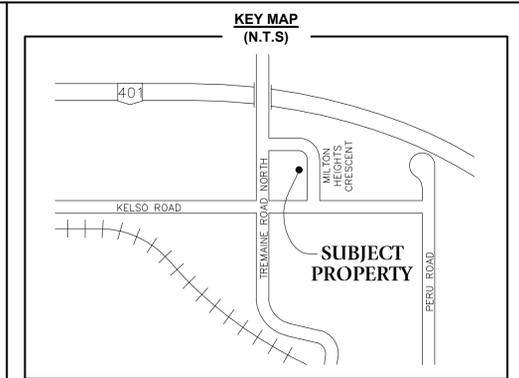
WATER SERVICE CONNECTION

- ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CURRENT REGION OF HALTON STANDARDS AND SPECIFICATIONS.
- WATER SERVICE TO BE MINIMUM 25mm TYPE 'K' SOFT COPPER PIPE MEETING AWWA C800 (LATEST VERSION).
- WATER SERVICE TO BE INSTALLED A MINIMUM DEPTH OF 1.7m AND A MAXIMUM DEPTH OF 2.0m AT THE STREET LINE. IF 1.7m COVER CANNOT BE ACHIEVED, THE SERVICE IS TO BE PRE-INSULATED. REFER TO HALTON STANDARD DRAWINGS RH 408.020 & RH 408.030.
- WATER BOX TO BE SET MINIMUM 1.0m OFF EDGE OF PROPOSED DRIVEWAY.
- COPPER SERVICE TO BE PROTECTED WITH A MINIMUM WEIGHT OF 14.5 kg ZINC ANODE AND INSTALLED IN ACCORDANCE WITH OPSD 442 AND OPSD 1109.010 & 1109.011.
- WATERMAIN BEDDING, COVER AND TRENCH BACKFILL TO CONFORM TO OPSD 802.030, OPSD 802.031 AND OPSD 802.033 INCLUDING ANY OF HALTON'S AMENDMENTS.

WATERMAIN AND WATER SERVICES TO HAVE A MINIMUM VERTICAL SEPARATION OF 0.15m WHEN CROSSING OVER AND 0.50m WHEN CROSSING UNDER SEWERS, INCLUDING LATERALS. ENGINEER AND HALTON REGION TO BE NOTIFIED IF THIS SEPARATION CANNOT BE ACHIEVED. ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN GENERAL CONFORMANCE WITH MECP GUIDELINES.

GRADING NOTES

- UNDERSIDE OF FOOTING TO BE MIN. 1.22m BELOW FINAL GRADES AROUND BUILDING PERIMETER. TOP OF FOUNDATION WALL TO BE MIN. 0.15m ABOVE FINAL GRADES AROUND BUILDING PERIMETER. AREA TO BE GRADED SO WATER DOES NOT ACCUMULATE AT/NEAR BUILDINGS.
- DRIVEWAY GRADES TO BE MAXIMUM 8.0%.
- SITE AREAS TO BE GRADED AT 2.0% MINIMUM TO 6.0% MAXIMUM.
- MATCH EXISTING GRADES AT PROPERTY LIMITS. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT OF ADJACENT PROPERTY OWNER(S).
- ALL SLOPES ARE TO BE 3H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
- DISTURBED SITE AREAS ARE TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD.
- DISTURBED BOULEVARD AREAS ARE TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND SOD, UNLESS OTHERWISE SPECIFIED BY CONDITIONS OF MILTON PERMITS.
- ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN COMPLIANCE WITH O.Reg 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.



LEGEND:

PROPOSED ELEVATION	(342.80)	PROPOSED RETAINING WALL	
EXISTING ELEVATION	342.85	SLOPE	
EX. LIGHT STANDARD	LS	DIRECTION OF FLOW	
EX. STORM/SANITARY MANHOLE		PROP. WATER VALVE	
EX. FIRE HYDRANT	FH	PROP. DOWNSPOUT	
EX. WATER VALVE	WV	PROP. SWALE	
EX. FENCE			
EX. OVERHEAD HYDRO			
EX. GAS LINE			
EX. STORM SEWER			
EX. SANITARY SEWER			
EX. WATER SERVICE			
PROP. WATER SERVICE			
PROP. SAN SERVICE			

PROPOSED DWELLING:

TOP OF FOUNDATION	= (219.30)
UNDERSIDE OF FOOTING	= (216.31)
BASEMENT FLOOR	= (216.56)
FINISHED FLOOR	= (219.66)
GARAGE SLAB	= (218.80)
GARAGE CUT	= (0.50)

NOTES:

- BUILDING AND LOT ARRANGEMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO DETAILED DESIGN AT THE BUILDING PERMIT STAGE.
- FINAL BUILDING PLANS NOT AVAILABLE.
- ELEVATIONS BASED ON A 94" (2.84) FOUNDATION WALL, 4" (0.10m) BASEMENT FLOOR, 6" (0.15m) FOOTINGS AND 14" (0.36) FLOOR ASSEMBLY.

LEGAL DESCRIPTION

PART OF LOT 4, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ESCQUING, TOWN OF MILTON

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISION	BY	DATE
1	REVISED SANITARY STUB INVERT FOR RETAINED LOT	KC	JAN 28-26
0	ISSUED FOR APPROVAL	KC	JAN 23-26

DRAWING REVISION SCHEDULE

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-9371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com

<p>STAMP</p>	<p>CAUTION:</p> <p>- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.</p> <p>- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.</p> <p>- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.</p> <p>- THIS SKETCH IS PROTECTED BY COPYRIGHT</p>
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CLIENT: KAIZEN INVESTMENTS HOLDINGS INC.

PROJECT No: 32998-23

PROJECT: PROPOSED DWELLING
25 MILTON HEIGHTS CRESCENT
TOWN OF MILTON

DRAWING TITLE: CONCEPT GRADING AND SERVICING PLAN

SHEET No: 1 OF 1	DRAWING No: C01	REVISION: 1
DRAWING SCALE: 1:100		



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: March 18, 2026

File No: A-26-004/M

Subject: 101 Nipissing Road

Recommendation: THAT the application for minor variance **BE APPROVED.**

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 allow for the lands zoned as UGC-MU*298 to be considered one lot for the purposes of administering the Zoning By-law

The subject property is known as 101 Nipissing Road and located near the corner of Nipissing Road and Childs Drive near the Milton Mall. The subject property contains three (3) residential towers: Building A (22-storeys), Building B (15-storeys) and Building C (17 -storeys) which total include 726 residential units. Surrounding uses are commercial and residential.

The purpose of this minor variance application is to apply a zoning provision to the subject property that deems the condominium boundary lines to not exist for the purposes of administering the Town's Zoning By-law 016-2014). The proposed development is being reviewed through a related Plan of Condominium application (24CDM-25005M) which captures Building A and Building B however, Building C will proceed at a later time. It was identified through this process that a minor variance application would be required to address the definition of "lot" given that Building C will proceed through a separate Plan of Condominium application.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Central Business District on Schedule A of the Urban Land Use Plan of the Town of Milton's Official Plan and further designated as Urban Growth Centre Mixed Use Sub-Area on Schedule CB of the Central Business District Land Use Plan. The permissions in this designation are focused on high density development near the downtown core.

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



Zoning

The subject lands are zoned Site Specific Urban Growth Centre-Mixed Use Zone (UGC-MU*298) under the Town of Milton Zoning By-law 016-2014, as amended. The UGC-MU*298 zone permits high-density residential uses.

Section 3 of the Town's Zoning By-law defines "lot" as a parcel or contiguous parcels of land in one ownership which is capable of being legally conveyed in accordance with the Planning Act or is described in accordance with a registered Plan of Condominium.

The applicant is requested permission to allow for the lands zoned as UGC-MU*298 to be considered one lot for the purposes of administering the Zoning By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2026. As of the writing of this report on March 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.

Development Services Comments

The applicant has requested a minor variance to allow for the lands zoned as UGC-MU*298 to be considered one lot for the purposes of administering the Zoning By-law. As noted above, the proposed development is being reviewed through a related Plan of Condominium application (24CDM-25005M) which captures Building A and Building B however, Building C will proceed at a later time which triggered the need to revise the definition of lot.

Given that the property will proceed with two separate phases, the requested variance is a result of two separate Plan of Condominiums being registered on the property which will impact how the Town's Zoning By-law is applied and create new property lines internal to the site. The current definition of lot would then create a number of future zoning deficiencies once the Plan of Condominium are processed and registered.

The requested variance does not result in physical changes to the site design or proposed development. Further, there will be no impact on the adjacent properties, and it will only facilitate a different form of ownership.

Planning staff have reviewed the requested variance and offer no objection to its approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the



Consultation

general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.

Respectfully submitted,

Taylor Wellings

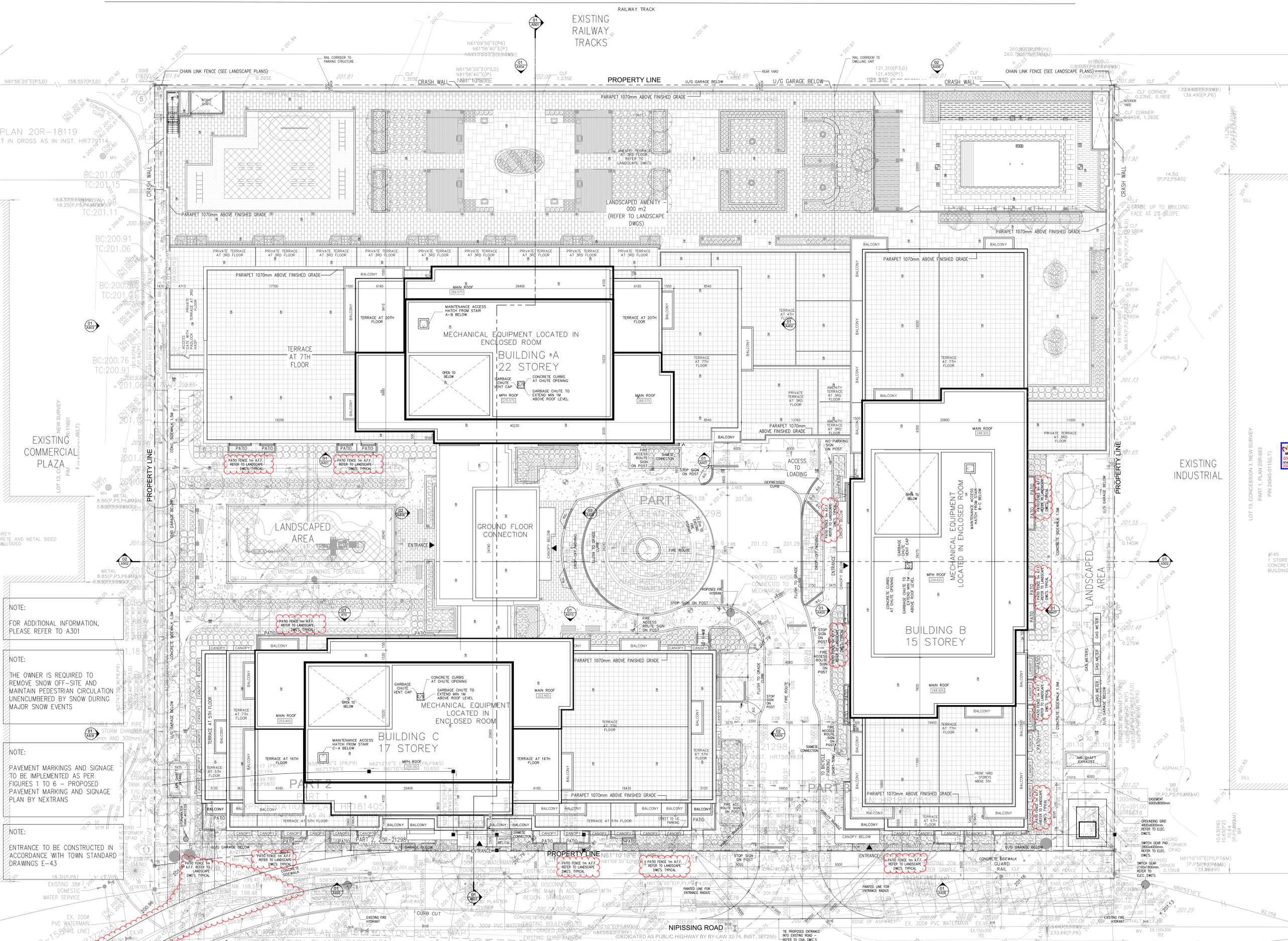
Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan



PLAN 20R-18119
 T IN GROSS AS IN INST. HR779114

NOTE:
 FOR ADDITIONAL INFORMATION,
 PLEASE REFER TO A301

NOTE:
 THE OWNER IS REQUIRED TO
 REMOVE SNOW OFF-SITE AND
 MAINTAIN PEDESTRIAN CIRCULATION
 UNENCUMBERED BY SNOW DURING
 MAJOR SNOW EVENTS

NOTE:
 PAVEMENT MARKINGS AND SIGNAGE
 TO BE IMPLEMENTED AS PER
 FIGURES 1 TO 6 - PROPOSED
 PAVEMENT MARKING AND SIGNAGE
 PLAN BY NEXTRANS

NOTE:
 ENTRANCE TO BE CONSTRUCTED IN
 ACCORDANCE WITH TOWN STANDARD
 DRAWINGS E-43

notes:



9 revised for spa	02-21-25
8 revised for spa	09-19-24
7 revised for spa	07-28-23
6 revised for spa	08-18-22
5 revised for spa	01-12-21
4 revised for spa	05-25-20
3 issued for spa	12-10-19
2 revised for rezoning	11-10-19
1 issued for rezoning	03-26-19
revisions:	m-d-yr

architectural team:

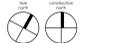
- mark zwicker
 - mark pengo
 - mariana ramirez
 - ximena montero
 - ariem ponomarenko
- interior:
 patton design studio
 structural:
 stephenson engineering
 electrical:
 united engineering
 mechanical:
 united engineering
 landscape:
 landscape planning
 surveyor:
 krcmarc

project:
 1742 101 Nipissing Rd
 Milton, Ontario
 sp 33-19



site plan

february 21, 2025
 1:150
 17-62
 mg, ap



drawing number
A102