



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

Thursday, May 28, 2026, 6:00 p.m.
Council Chambers - In Person

The Town of Milton is resuming the Committee of Adjustment and Consent (COA) meetings in person as of January 26, 2023. Applicants and interested parties can participate in person at Town Hall, Council Chambers, 150 Mary Street.

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. MINUTES	
3.1 Minutes of Committee of Adjustment Hearing held on April 30, 2026	3
4. HOUSEKEEPING	
5. ITEMS FOR CONSIDERATION	
5.1 A26-016M - 362 Maplewood Crescent	12
The application seeks to permit a 3.2% increase to the maximum lot coverage to facilitate the construction of a covered deck in the rear yard. In addition, the application seeks to legalize the GFA of an existing pool house, which was constructed in approximately 2015.	
5.2 A26-020M - 12629 Second Line Nassagaweya	19
The application seeks to temporarily permit two dwellings on the Subject Property so that the owner may live in the existing dwelling while a new home is constructed. Following occupancy of the new house, the existing dwelling would be demolished. In addition, the application seeks to legalize deficient setbacks of a shed which has existed on the Subject Property for at least 20 years, but which does not qualify as legal non-conforming.	
5.3 A26-021M - 540 Commercial Street	32
The applicant has requested a minor variance to facilitate the proposed addition onto the school which includes a Day Care Centre and a gymnasium expansion.	

5.4 A26-022M - 12072 Sixth Line Nassagaweya 38

The applicant has requested a minor variance application to seek relief from two sections of the Town's Zoning By-law (144-2003) to facilitate the proposed development of a detached garage on the subject property. The applicant is requesting permission to allow for an increase in the gross floor area to +278 square metres. Further, the applicant is requesting permission to allow for an increase in height to 7 metres, an increase of + 1.5 metres.

5.5 A26-024M - 1120 Main Street East 43

The application seeks to permit an accessory structure within the exterior side yard (fronting Harris Boulevard), whereas the Zoning By-law does not permit an accessory structure within this yard.

6. NEXT MEETING

Thursday, June 25, 2026, commencing at 6:00 p.m.

7. ADJOURNMENT



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

April 30, 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. REQUESTS FOR DEFERRAL

3.1 A26-016/M 362 Maplewood Crescent

4. HOUSEKEEPING

5. MINUTES

5.1 Minutes of Committee of Adjustment Hearing held on March 26, 2026

BE IT RESOLVED THAT

1. The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, March 26 BE APPROVED.

Carried

6. ITEMS FOR CONSIDERATION

6.1 A26-005/M 11324 Second Line Nassagaweya

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 005/M) for 11324 Second Line Nassagaweya in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Belinda Hart and dated and stamped by Town Zoning on January 30, 2026.
2. That the Owner provides a Letter of Undertaking to the Town of Milton which agrees to:
 - Confirmation that the proposed development will consist of outdoor cannabis growing and drying on the subject property and;
 - In the event that, complaints are received, the Owner shall, to the satisfaction of the Town of Milton, explore and implement appropriate measures to address such concerns.
3. That as part of the related Site Plan (SP-02/26), a Health Canada License for micro-cultivation is obtained and provided to Town staff.
4. That the related Site Plan (SP-02/26) approval and agreement is registered on title to the subject property.
5. That the Owner acknowledges that all security measures outlined through the Health Canada License related to micro-cultivation and will be provided on site.
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.

Carried

6.2 A26-013/M 177 Fitzgerald Crescent

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-013/M) for 177 Fitzgerald in the Town of Milton
BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the development shall be constructed generally in accordance with the elevations dated and stamped by Town Zoning on March 20, 2026, and with the site plan dated and stamped by Town Zoning on April 8, 2026.

2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the swale in the rear yard shall be realigned to maintain the existing drainage pattern.
4. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured

Carried

6.3 A26-008/M 10 Victoria Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26 – 008M) for 10 Victoria Street in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan and elevations prepared by Jansen Consulting and dated and stamped by Town Zoning on March 16, 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

6.4 A26-009/M 1623 Ramshaw Crescent

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-009/M) for 1623 Ramshaw Crescent in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed generally in accordance with the site plan prepared by Kenneth Jentas and dated and stamped by Town Zoning on March 10, 2026.
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
3. That a Building Permit be obtained within two (2) years from the date of the decision.
4. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

6.5 A26-012/M 352 Bergamot Avenue

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-012/M) for 352 Bergamot Avenue in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Noble Prime Solutions Ltd. and dated and stamped by Town Zoning on March 26, 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

6.6 A26-019/M 529 White Drive

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-019/M) for 529 White Drive in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Alana + Kelly Design Co. and dated and stamped by Town Zoning on April 23, 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

6.7 A26-014/M 13410 First Line Nassagaweya

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 014/M) for 13410 First Line Nassagaweya in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. THAT the development shall be constructed generally in accordance with the site plan dated and stamped by Town Zoning on April 7, 2026.
2. THAT prior to issuance of a Building Permit, the applicant shall provide a letter to Development Engineering which confirms whether the scope of work includes importing or removing fill, and/or leveling areas.
3. THAT only uses permitted by Zoning By-law 144-2003, or its successor By-law, shall occur on the Subject Property.
4. THAT a Building Permit be obtained within two (2) years from the date of the decision.
5. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed

development does not proceed and/or a building permit is not secured.

Carried

6.8 A26-010/M 3340 Given Lane

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 010/M) for 3340 Given Lane in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Durante Group of Companies and stamped by Town Zoning on March 6, 2026.
2. That the Owner obtains a Conservation Halton Permit or clearance for the existing covered rear porch.
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.

Carried

6.9 A26-018/M 7 Peru Road

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 018/M) for 7 Peru Road in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Shafe Inc. and stamped by Town Zoning on March 24, 2026.
2. That the Owner provides Development Engineering with a Grading Plan (signed and stamped by a Qualified Professional) for their review and satisfaction.

3. That the Owner updates the Site Plan to include a note about erosion and sediment control measures and ensuring works are controlled and contained to the subject property.
4. That the Owner updates the Site Plan to include a note regarding works within the municipal road allowance.
5. That the Owner obtains an Entrance Permit.
6. That a Building Permit be obtained within two (2) years from the date of the decision; and
7. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

6.10 A26-011/M 501 Ontario Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 011/M) for 501 Ontario Street in the Town of Milton **BE APPROVED.**

Carried

6.11 A26-017/M 88 Robert Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 017/M) for 88 Robert Street in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the revised site plan prepared by Jansen Consulting and dated and stamped by Town Zoning on April 29, 2026.
2. That the Owner obtains a Town of Milton Curb Cut Permit as required by the Town of Milton and to the satisfaction of Milton's Infrastructure Department.

3. That the Owner provides a copy of updated Architectural Drawings at Building Permit review.
4. That the Owner provides Development Engineering with an Engineered Grading Plan (signed and stamped by a Qualified Professional) as well as a Stormwater Management Brief/Memo outlining the stormwater measures which will be installed on the property.
5. That the Owner obtains a Road Occupancy Permit.
6. That the Owner updates the Site Plan to include a note regarding works within the municipal road allowance.
7. That the Owner updates the Site Plan to include a note about erosion and sediment control measures and ensuring works are controlled and contained to the subject property.
8. That the Owner reinstate the sidewalk bays which will be impacted by the Curb Cut area to the satisfaction of Milton's Infrastructure Department.
9. That a Building Permit be obtained within two (2) years from the date of the decision; and
10. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

6.12 A26-015/M 107 Yates Drive

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26- 015/M) for 107 Yates Drive in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the development shall be constructed in accordance with the site plan prepared by Caprija Corporation and stamped by Town Zoning on March 20, 2026.
2. That a Building Permit be obtained within two (2) years from the date of the decision; and

3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

Carried

7. **NEXT MEETING**

Thursday, June 25, 2026 commencing at 6:00 p.m.

8. **ADJOURNMENT**

There being no further business to discuss the Chair adjourned the meeting at 8:30 p.m.

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: May 28, 2026

File No: A26-016M

Subject: 362 Maplewood Crescent

**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 Details Matter and dated and stamped by Town Zoning on April 29, 2026.
- 2) THAT the site plan shall be updated to show the location of downspouts for the covered deck, and to include the note: "Stormwater roof leaders must discharge to a sodded area via concrete splash pad or raingarden."
- 3) THAT a Building Permit for the existing pool shed be obtained prior to issuance of a Building Permit for the proposed covered deck.
- 4) THAT a Building Permit for the proposed covered deck be obtained within two (2) years from the date of the decision.
- 5) THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- Permit lot coverage of 28.2%, whereas a maximum of 25% is permitted for lot areas between 660 and 830 square metres, representing an increase of 3.2%
- Permit a maximum total gross floor area (GFA) of 23.6 square metres for all accessory buildings and structures, whereas a maximum of 14 square metres is allowed, representing an increase of 9.6 square metres

The Subject Property, known municipally as 362 Maplewood Crescent, is located generally north of Laurier Avenue and east of Bronte Street South. Currently, the Subject Property is occupied by a pool, accessory structure, and a two-storey detached dwelling which is undergoing renovations and additions. The applicant is seeking to construct a covered deck with retractable screens at the rear of the dwelling, which will result in a lot coverage of 28.2%. In addition, the application seeks to legalize the GFA of an existing pool shed. Planning staff have no concerns with the application.



Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designed Urban Area. 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, and is within the Mature Neighbourhood Area.

Policy 8.2.1.1 directs that within the Residential Area, the predominant use of land is intended to be a mix of low, medium, and high-density residential development.

With regard to Mature Neighbourhood Areas, policy 8.2.5.1 states that proposed development in the form of new housing, replacement housing, additions and alterations within 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 8.2.5.2 directs that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

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

Zoning

The Subject Property is zoned Low Density Residential 3, Exception 300 (RLD3*300), per Zoning By-law 016-2014. The Subject Property is also located within a Mature Neighbourhood Area. A mix of low-rise residential uses are permitted by the RLD3 zone, including detached, duplex, and semi-detached dwellings, along with accessory structures. Zoning Exception 300 does not establish provisions relevant to the application.

Variance One: Table 6B(I) permits a maximum lot coverage of 25% for lot areas between 660 and 830 square metres. Table 6B-1(I) states that a covered porch may exceed the maximum lot coverage by 1.25%, provided there is no gross floor area or amenity area located above. The application seeks to permit a maximum lot coverage of 28.2%, representing an increase of 3.2%.

Variance Two: Table 4A(I) states that for lot areas between 660 and 830 square metres, accessory structures may have a maximum total GFA of 14 square metres. The applicant is seeking a

Zoning

maximum GFA of 23.6 square metres for an existing accessory structure, representing an increase of 9.6 square metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on May 15, 2026. As of the writing of this report on May 20, 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 permit a 3.2% increase to the maximum lot coverage to facilitate the construction of a covered deck in the rear yard. In addition, the application seeks to legalize the GFA of an existing pool house, which was constructed in approximately 2015. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

Variance One: Lot Coverage

The intent of the Zoning By-law's restriction on lot coverage is to prevent overdevelopment, ensure new development is compatible with existing massing patterns, and to provide for sufficient landscaped open space on a property. Variance One is triggered by a proposed 42.18 square metre addition to the rear of the dwelling, which will function as a covered deck. Note that the deck is permitted as-of-right, and a variance for lot coverage is only required now that a structure is proposed to cover the deck. Planning staff are satisfied that the proposed increase in lot coverage is minor, maintains the intent of the Zoning By-law and will not represent overdevelopment, as the covered deck is open-walled (with retractable screens) and will have no massing impacts. Moreover, Table 6B-1(I) of the Zoning By-law permits covered decks to exceed the maximum lot coverage by 1.25% without requiring a variance, as long as gross floor area or amenity area is not located above.

Although the actual lot coverage of the development will be 29.37%, the proposed variance has been reduced to 28.2% to account for the 1.25% overage permitted by Table 6B.

Variance Two: Accessory Structure GFA

The intent of this Zoning By-law provision is to ensure accessory structures remain clearly secondary and subordinate to the principal dwelling, and does not lead to overdevelopment.



The Corporation of the Town of Milton

File #:
A26-016M
Page 4 of 4

Consultation

Despite the proposed variance, Planning staff are satisfied that the pool house maintains this intent and will remain secondary to the principal dwelling. The proposed variance is minor, and should not cause negative impacts on adjacent properties; to the south, the Subject Property abuts a park, while to the east, the abutting residential lot is heavily treed, providing a vegetative buffer.

Official Plan policies call for development within the Mature Neighbourhood Area to be compatible and respectful of built form characteristics prevalent in the surrounding neighbourhood. The proposed variances maintain the intent of the Official Plan by respecting existing patterns of setbacks, building separation, massing, and height. The application is desirable as it will facilitate outdoor amenity and storage space on the Subject Property, which complements the intended residential use.

In sum, staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate 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

Figure 2 - Elevations

Figure 3 - Floor Plans

SITE SKETCH OF
#362 MAPLEWOOD CRESCENT
IN THE
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON



MILTON

ZONING: REVIEWED FOR C of A

robin.campbell

ZONING OFFICER

TOWN OF MILTON

DEVELOPMENT SERVICES

RLD3*300 ZONE

APR 29, 2026

DATE

NO.	DATE:	ISSUE / REVISION
1	08-28-25	ISSUED FOR PERMIT
2	09-11-25	REVISED FOR PERMIT
3	10-14-25	WINDOW WELLS
4	04-16-26	COVERED DECK (COA APP.)
5	04-28-26	REVISED COVERED DECK

GENERAL NOTES:

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

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF DETAILS MATTER.

USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE IN ACCORDANCE TO THE 2024 OBC.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

SHANE K WILSON
FIRM NAME: DETAILS MATTER 39141



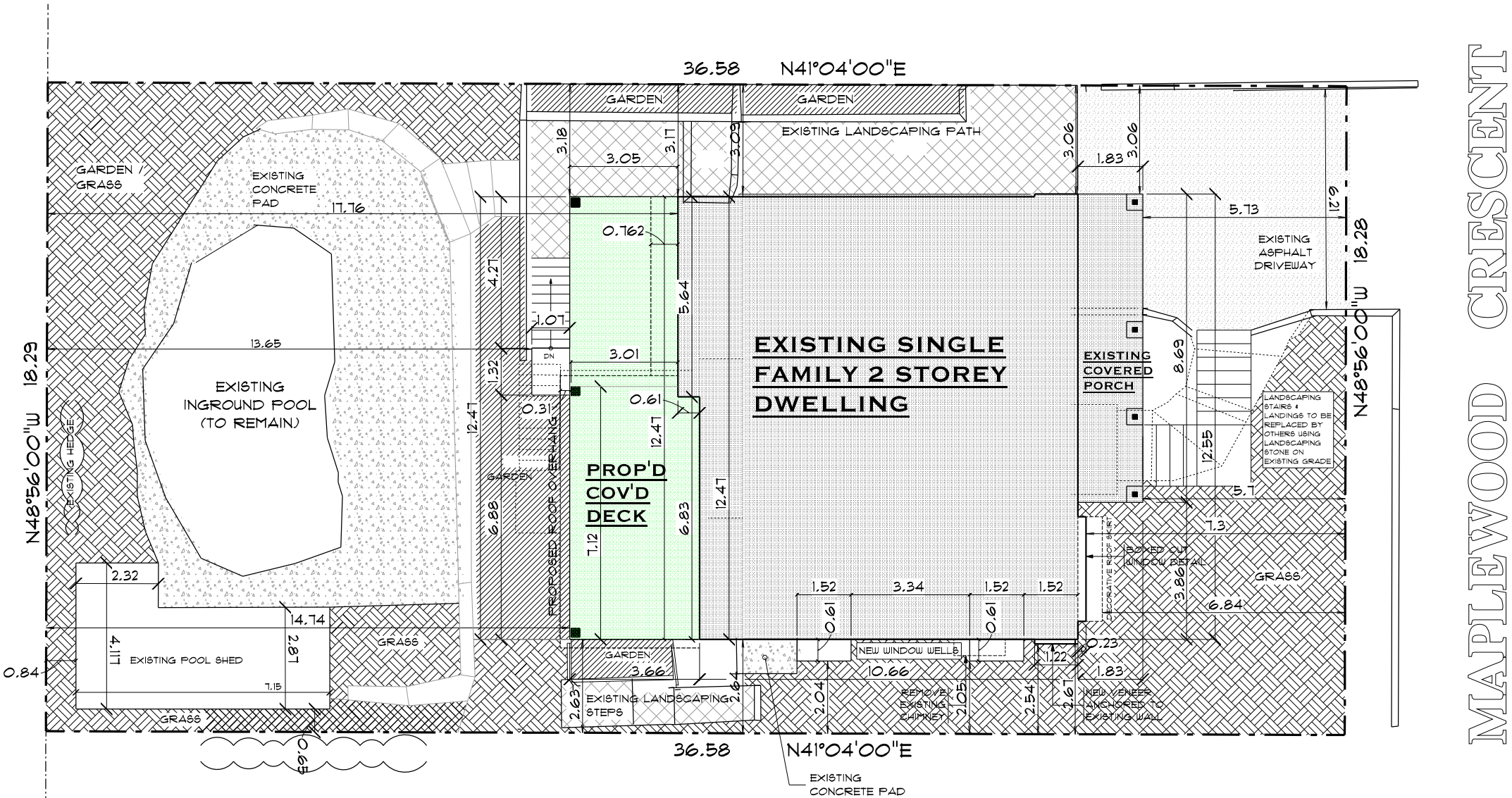
M. 905.870.8445
SHANE@DETAILSMATTER.CA
WWW.DETAILSMATTER.CA

PROJECT:
362 MAPLEWOOD CR.
MILTON, ONTARIO

SHEET TITLE:
SITE SKETCH

DRAWN BY: S.K.W.	CHECKED BY: S.K.W.	PROJECT NO: DM25-005
SCALE: 1 : 150	DATE: APR 2023	

DRAWING NO:
SSK1



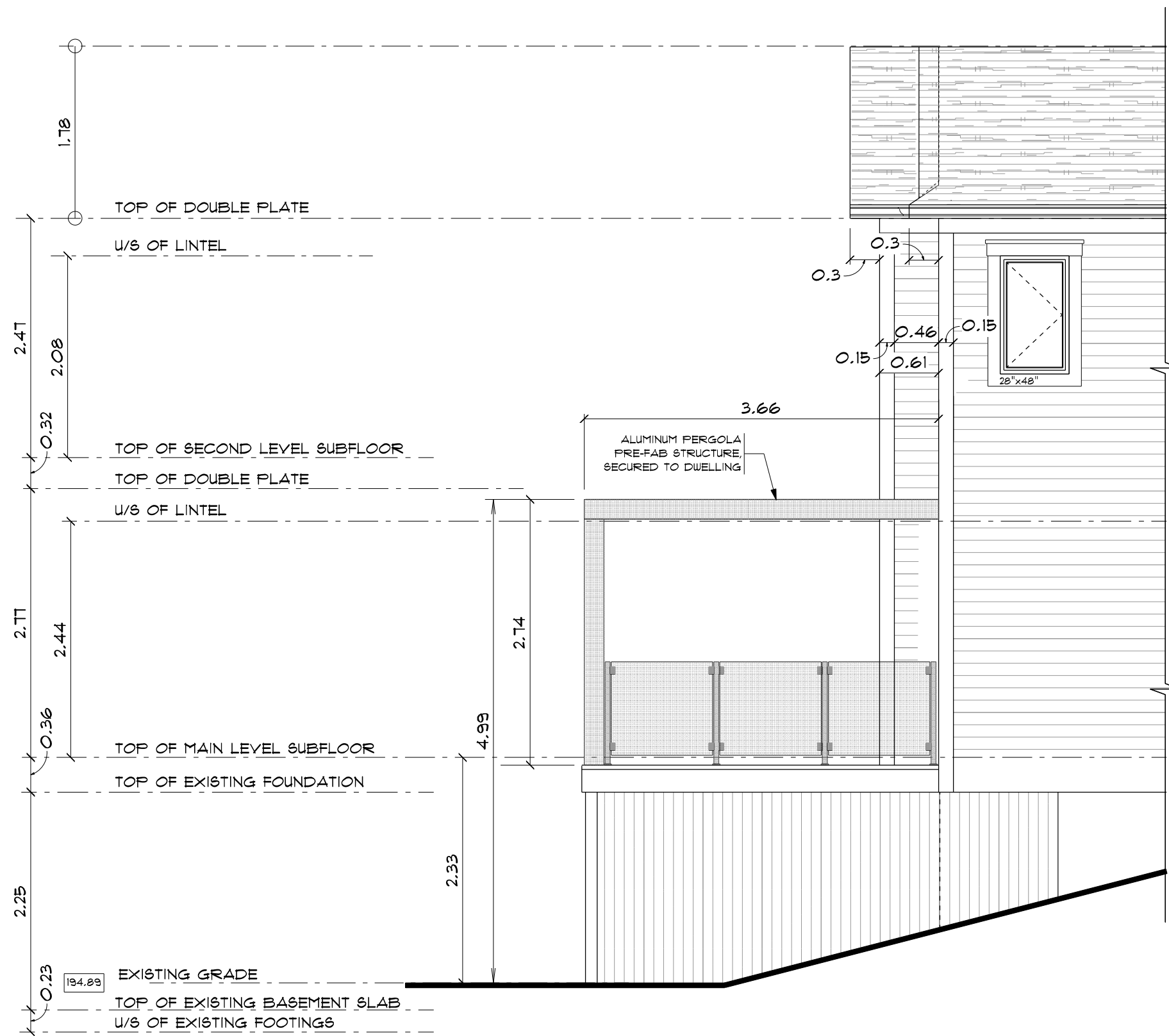
LOT AREA : 668.68 SQ. M	
EXISTING MAIN FLOOR AREA	138.34 SQ. M
EXISTING SECOND FLOOR	101.35 SQ. M
EXISTING FLOOR AREA	239.6 SQ. M
EXISTING FRONT PORCH	15.89 SQ. M
EXISTING LOT COVERAGE	154.23 SQ. M (23.06 %)
EXISTING DECK	42.36 SQ.M

PROPOSED COVERED DECK	42.18 SQ. M (6.31 %)
PROPOSED LOT COVERAGE	196.41 SQ. M (29.37 %)

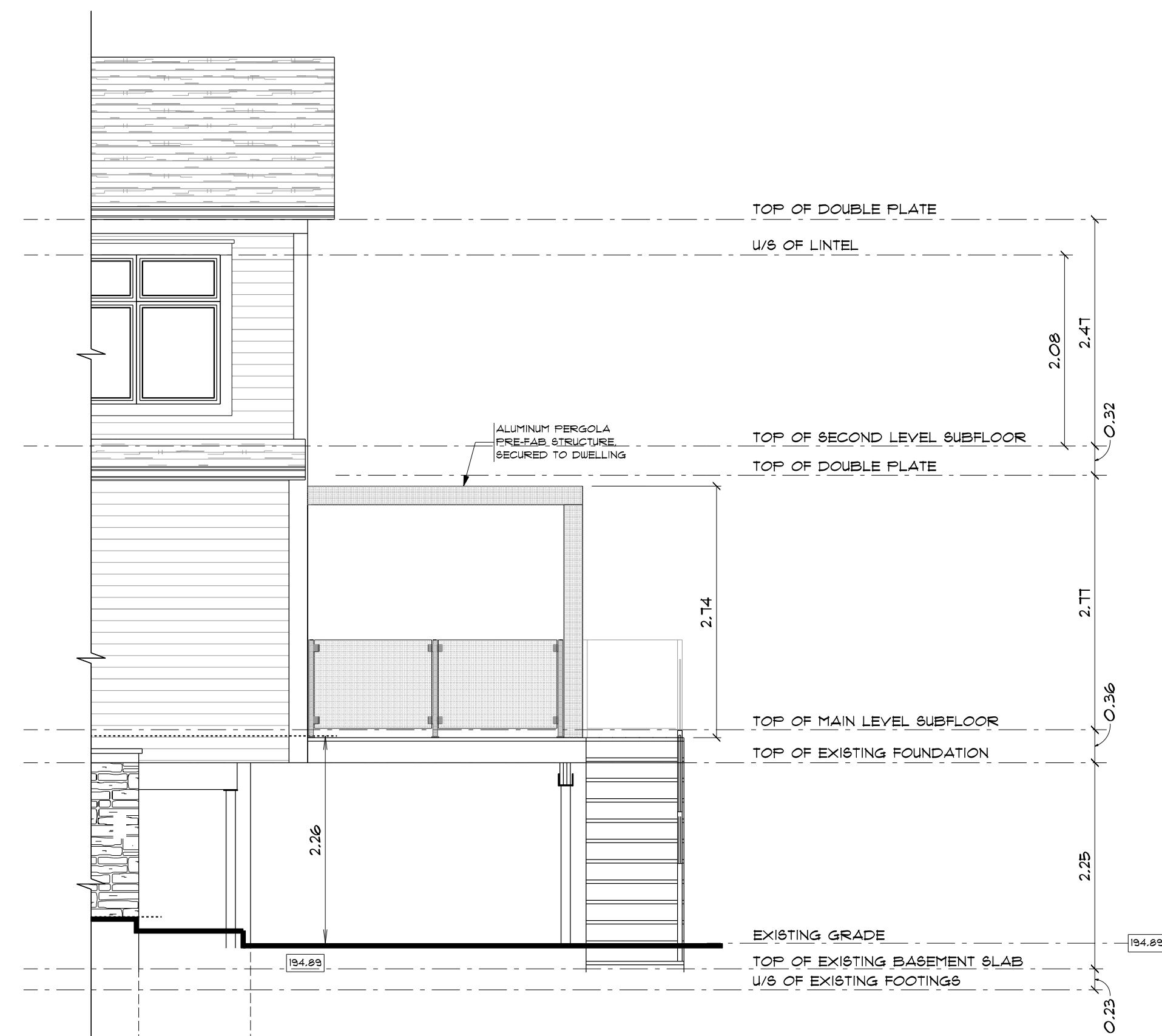
RLD3-300 ZONING REQUIREMENT	REQUIRED	PROPOSED	NOTES
MAXIMUM LOT COVERAGE	25 %	29.37 %	
MINIMUM FRONT YARD SETBACK	1.0 M	1.44 M	
MINIMUM REAR YARD SETBACK	1.5 M	17.16 M	ADDITION
	1.5 M	13.65 M	DECK
MINIMUM SIDE YARD SETBACK	1.8 M	3.06 M / 2.64 M	2 STRY W/ GARAGE
MAXIMUM BUILDING HEIGHT	9.00 M	9.00 M	(FROM AVG.)
MINIMUM GREEN SPACE	30 %	35.9 %	
- BUILDING COVERAGE -			184.19 SQ. M
- HARDSCAPING -			242.64 SQ. M
- EXISTING SHED -			23.55 SQ. M
- TOTAL COVERAGE -			450.38 SQ. M



PROPOSED REAR ELEVATION



**PROPOSED
LEFT ELEVATION**



**PROPOSED
RIGHT ELEVATION**

PROJECT NORTH

TRUE NORTH

NO.	DATE:	ISSUE / REVISION
1	01-30-26	FOR C.O.A. / ZONING
2	04-28-26	REVISED FOR C.O.A. / ZONING
3		
4		
5		
6		
7		
8		
9		

GENERAL NOTES:

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

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USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

SHANE K WILSON

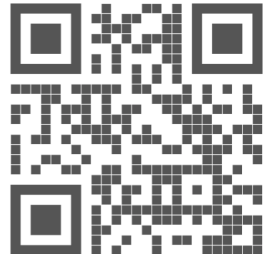
35733

FIRM NAME: DETAILS MATTER

39141



SHANE@DETAILSMATTER.CA
WWW.DETAILSMATTER.CA
M. 905.870.8445



BUILDER:



PROJECT:

362 MAPLEWOOD CR.
MILTON, ONTARIO

SHEET TITLE:

**PROPOSED
ELEVATIONS**

DRAWN BY:

S.K.W.

CHECKED BY:

S.K.W.

PROJECT NO:

DM23-005

SCALE:

1 : 50

DATE:

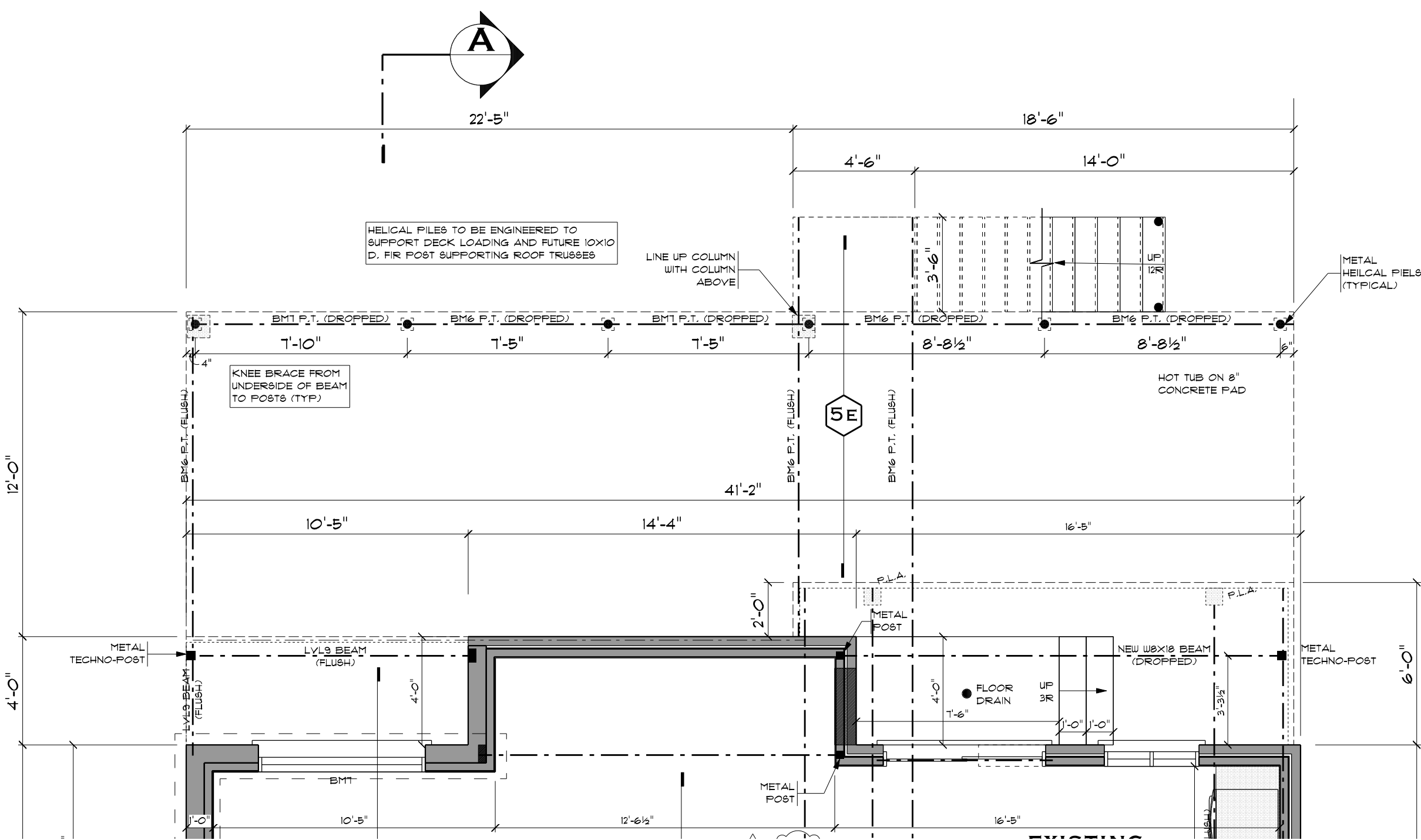
APRIL 2023

DRAWING NO:

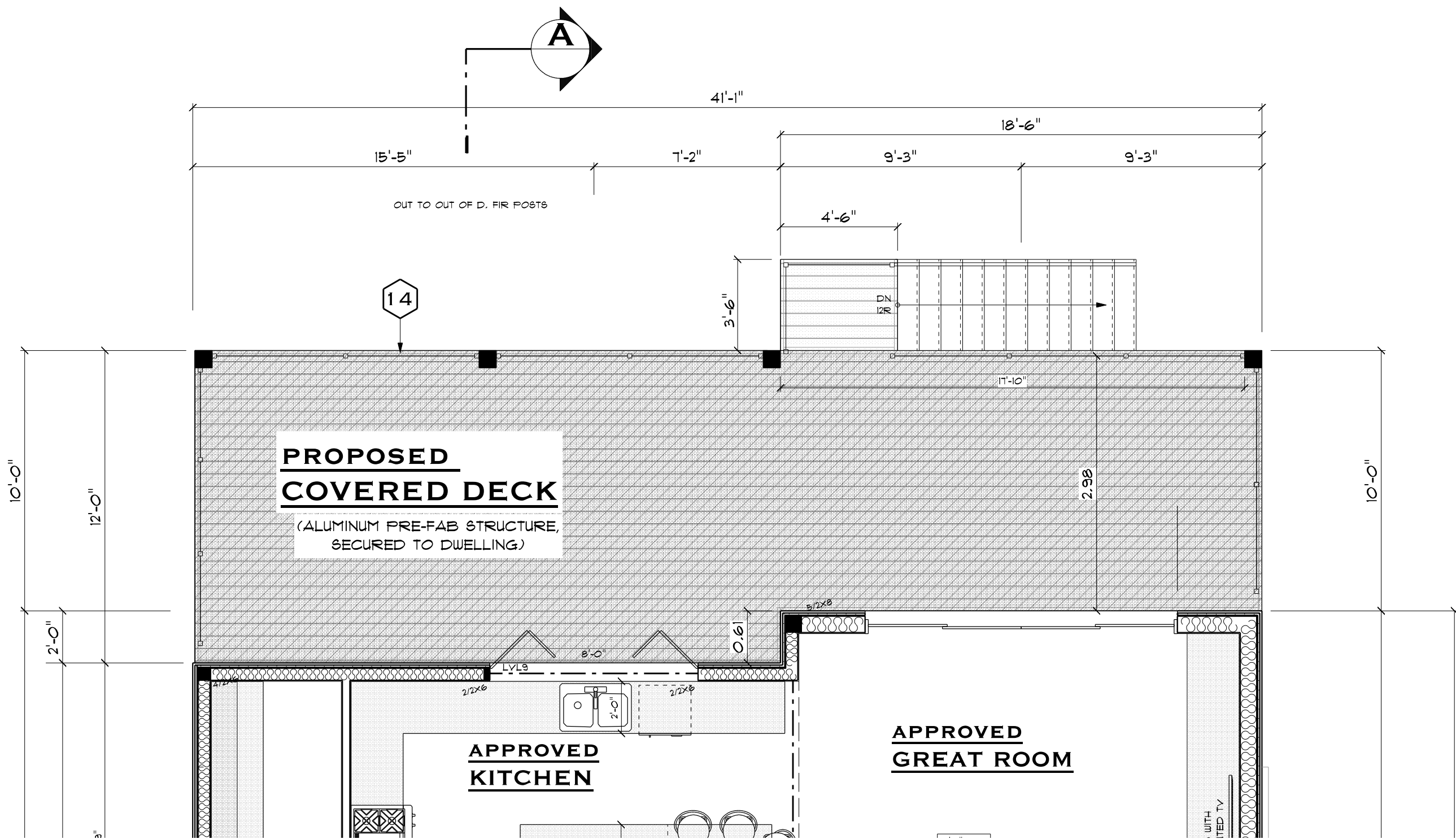
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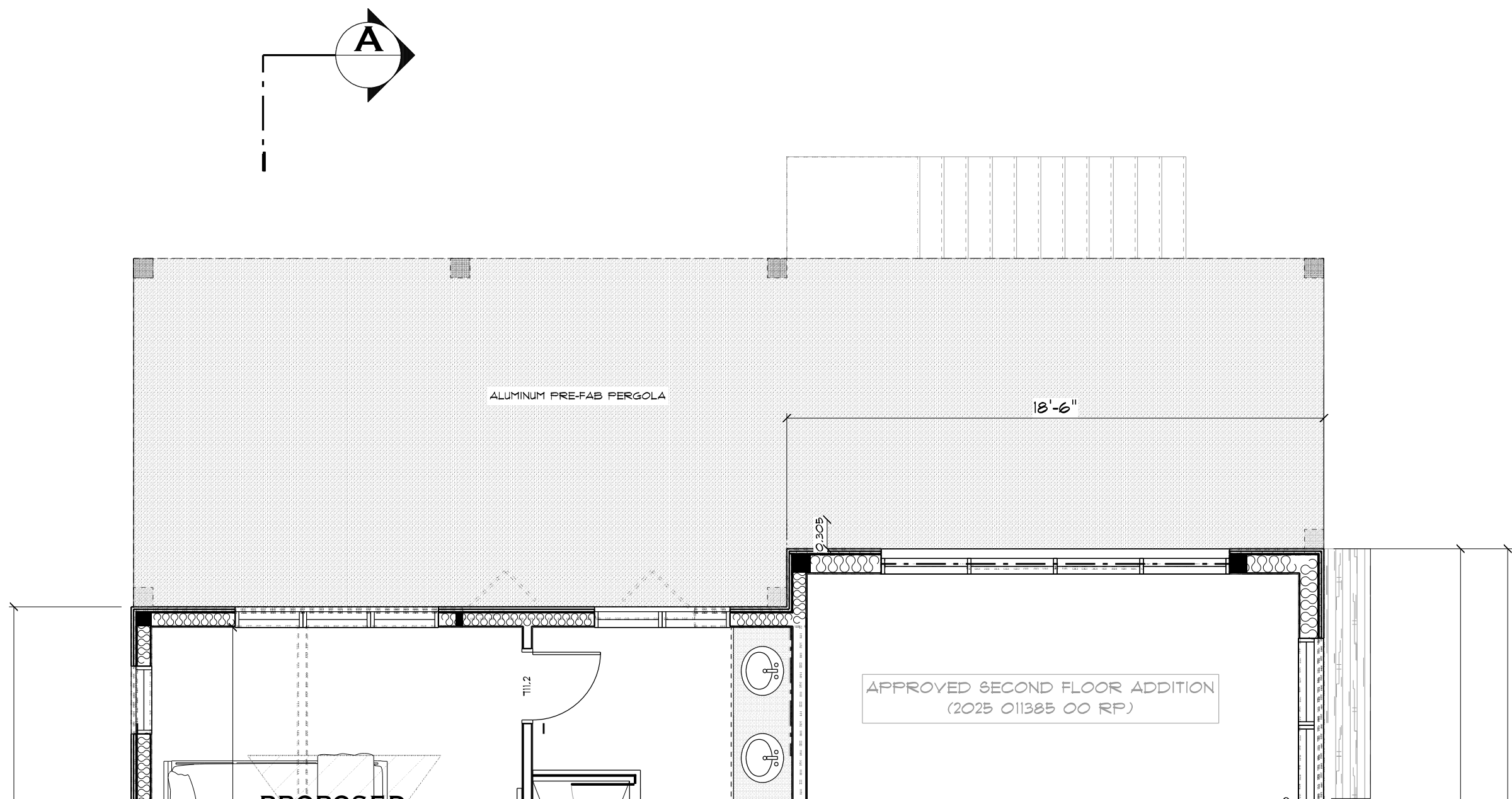
TOWN OF MILTON
DEVELOPMENT SERVICES
ZONING REVIEWED FOR C of A
R.D.3/300 ZONE
robin campbell
ZONING OFFICER
APR 29, 2026
DATE



**PROPOSED
BASEMENT PLAN**



**PROPOSED
MAIN FLOOR PLAN**



**PROPOSED
SECOND FLOOR PLAN**

PROJECT NORTH		TRUE NORTH	
No.	DATE:	ISSUE / REVISION	
1	01-30-26	FOR C.O.A. / ZONING	
2	04-28-26	REVISED FOR C.O.A. / ZONING	
3			
4			
5			
6			
7			
8			
9			

GENERAL NOTES:

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

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF DETAILS MATTER.

USE LATEST REVISED DRAWINGS.

MAKE GOOD ALL AREAS OF WORK AND SURFACES DISTURBED BY CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE IN ACCORDANCE TO THE 2024 OBC.

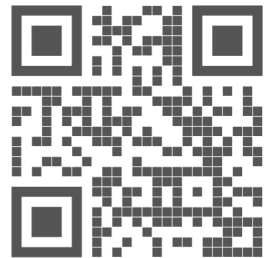
QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

SHANE K WILSON 35733
FIRM NAME: DETAILS MATTER 39141



SHANE@DETAILSMATTER.CA
WWW.DETAILSMATTER.CA
M. 905.870.8445



BUILDER:

KINGSGATE
CONSTRUCTION LTD

PROJECT:

362 MAPLEWOOD CR.
MILTON, ONTARIO

SHEET TITLE:

**PROPOSED
FLOOR PLANS**

DRAWN BY:	CHECKED BY:	PROJECT NO:
S.K.W.	S.K.W.	DM23-005
SCALE:	DATE:	
1 : 50	APRIL 2023	

DRAWING NO:



A1



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: May 28, 2026

File No: A26-020M

Subject: 12629 Second Line Passageway

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

1. That the new dwelling shall generally be located and constructed in accordance with the site plan and building elevations, prepared by LJH Architectural Design and stamped by Town Zoning on April 20, 2026.
2. That prior to construction of the new dwelling, a Building Permit be obtained.
3. That prior to Building Permit issuance, the applicant must provide a Letter of Undertaking to the Town of Milton agreeing to:
 - a. Provide a performance guarantee in the amount of \$10,000.00 to ensure the demolition of the existing dwelling upon completion of the new dwelling.
 - b. Obtain a Demolition Permit for the demolition of the existing dwelling prior to occupancy being granted for the new dwelling.
 - c. Complete all works associated with the demolition of the existing dwelling within 90 days of occupancy being granted for the new dwelling.
4. To assess whether a Site Alteration Permit is required for the proposed scope of work, the owner/applicant shall provide a Cut and Fill Report prepared by a Professional Engineer or Ontario Land Surveyor.
5. That prior to Building Permit issuance, the owner shall provide Development Engineering a complete, engineered Grading Plan prepared, signed, and sealed by a licensed Professional Engineer (or Professional Land Surveyor where applicable).
6. That the Site and Grading Plans shall be updated with a note stating that: "The Contractor/Owner is fully responsible for ensuring that all erosion and sedimentation resulting from the proposed works is controlled and contained within the work site."
7. And that the approval be subject to an expiry of three (3) years from the date of decision, in which time the construction of the new dwelling must be completed, an

Occupancy Permit issued by the Town of Milton, and the existing dwelling demolished.

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:

- Temporarily permit two dwellings to be located on the Subject Property, whereas the Zoning By-law only permits one dwelling per lot.
- Permit an interior side yard setback of 1.7 metres for the existing shed, whereas a minimum setback of 7.5 metres is required, representing a difference of 5.8 metres
- Permit a front yard setback of 4.4 metres for the existing shed, whereas a minimum setback of 22.5 metres is required, representing a difference of 18.1 metres

The Subject Property, known municipally as 12629 Second Line Nassagaweya, is located generally east of Second Line and south of 25 Side Road in Milton's Rural area. Currently, the Subject Property is occupied by a detached dwelling and an accessory structure. The applicant is seeking to retain the existing dwelling to live in while a new detached dwelling is constructed; the older dwelling would be torn down upon occupancy of the new home. In addition, the application seeks to legalize the setbacks of the existing shed, which has been on the Subject Property for at least 20 years but does not qualify as legal non-conforming. Planning staff have no concerns with the application.

Official Plan Designation (including any applicable Secondary Plan designations)

Greenbelt Plan

The Subject Property is designated Greenbelt Protected Countryside, and is fully within the Greenbelt Natural Heritage System. Policy 4.5 directs that within the Protected Countryside, single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force.

Policy 3.2.2.3(a) states that new development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that there will be no negative impacts on key natural heritage features or key hydrologic features or their functions.

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Agricultural Area with a Greenbelt Natural Heritage System overlay. The Agricultural Area designation is intended to maintain a viable agricultural industry, and to preserve the open-space landscape and character of Halton's rural areas. Policy 100(3) permits single detached dwellings, while policy 100(9) permits accessory buildings or structures.

Official Plan Designation (including any applicable Secondary Plan designations)

Town of Milton Official Plan

The Subject Property is designated Prime Agricultural Areas by Schedule 5 - Rural Structure. In addition, a Greenbelt Natural Heritage System overlay applies to the entirety of the Subject Property per Schedule 1 - Provincial Land Use Plans. The Subject Property is also within the Local Natural Heritage System, per Schedule 3 - Municipal Structure, and Key Features are mapped over a portion of the Subject Property per Schedule 6 - Green System.

The goal of Prime Agricultural Areas is to maintain a permanently secure, economically viable agricultural industry and to preserve the open space character and landscape of the Town's non-urbanized area. Within this designation, policies 9.2.2.1(e) and (k) permit single detached dwellings on existing lots, and accessory buildings or structures.

Policy 5.2.3.3 states that the criteria for the requirement of an EIA for proposed developments and site alterations are as follows: (c) any other development or site alteration, including public works, that is located wholly or partially inside or within 120 m of the Local Natural Heritage System. Policy 5.2.3.2 directs that the proponent of any development or site alteration that meets the criteria set out in Section 5.2.3.3 is required to carry out an Environmental Impact Assessment (EIA), unless: (c) the proponent can demonstrate to the satisfaction of the Town that the proposal is minor in scale and/or nature and does not warrant an EIA.

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

Zoning

The Subject Property is zoned Rural (A2) and Greenlands A by Zoning By-law 144-2003. The Rural zone permits an array of uses, including detached dwellings and accessory structures. Uses in the Greenlands A zone are restricted to existing uses and conservation uses. Note that the proposed dwelling will be located fully within the Rural zone.

Variance One: Section 4.2(i) of the Zoning By-law states that unless otherwise permitted by this By-law, no more than one residential building is permitted on a lot. The applicant is requesting to temporarily allow two dwellings on the Subject Property, so they may reside in the existing dwelling while a new home is being constructed.

Variance Two: Section 4.1.2.2(i) states that accessory structures must maintain the minimum yard requirements of the applicable zone. Accordingly, Table 10B requires a minimum interior side yard setback of 7.5 metres for the Rural zone. The application seeks to permit a minimum interior side yard setback of 1.7 metres for the existing shed, representing a decrease of 5.8 metres.

Zoning

Variance Three: Section 4.1.2.2(i) states that accessory structures must maintain the minimum yard requirements of the applicable zone. Accordingly, Table 10B requires a minimum front yard setback of 22.5 metres for the Rural zone. The application seeks to permit a minimum front yard setback of 4.4 metres, representing a decrease of 18.1 metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on May 15, 2026. As of the writing of this report on May 19, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town staff or external agencies. Grand River Conservation Area has confirmed that a permit is not required for the proposed works.

Development Services Comments

The application seeks to temporarily permit two dwellings on the Subject Property so that the owner may live in the existing dwelling while a new home is constructed. Following occupancy of the new house, the existing dwelling would be demolished. In addition, the application seeks to legalize deficient setbacks of a shed which has existed on the Subject Property for at least 20 years, but which does not qualify as legal non-conforming. Planning staff have no concerns with the application.

Variance One

The intent of this provision of the Zoning By-law, which only permits one dwelling per lot, is to avoid overdevelopment of rural properties and to ensure that development complies with applicable policies restricting rural residential development. The application seeks to temporarily allow two dwellings on the Subject Property, and the recommended conditions would ensure the existing house is demolished upon occupancy of the new dwelling. Specifically, the recommended conditions would require the owner to complete demolition within 90 days of occupancy being granted for the new dwelling, and securities in the amount of \$10,000 would ensure these works are carried out. Since the nature of the minor variance is strictly temporary, planning staff are satisfied that the proposed variance is minor and maintains the general intent of the Zoning By-law.

Further, this minor variance is desirable for the appropriate use of the Subject Property, as it will allow for practical use of the existing dwelling during construction of the new home. Variance



The Corporation of the Town of Milton

File #:
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Consultation

One will also maintain the general intent and purpose of the applicable policy regimes, as a detached dwelling is a permitted use and there will be no negative impact to environmental features. As the new dwelling will be located in an existing clearing, requiring no tree removal, and will be set back approximately 30 metres from Key Features, planning staff are satisfied that the application is minor and does not require an Environmental Impact Assessment.

Variances Two and Three

Variances Two and Three pertain to setbacks of an existing accessory structure, which has been in place for at least 20 years. Although the existing front yard setback and interior side yard setback are deficient, Variances Two and Three maintains the intent of the Zoning By-law, as the accessory structure is visually screened by existing trees along the front and interior lot lines. The accessory structure is also smaller than the maximum gross floor area permitted by the Zoning By-law, which further reduces any visual impacts and ensures the structure remains secondary to the principal dwelling. In addition, planning staff note that the shed is oriented at an angle relative to the interior lot line. As such, the interior side yard setback extends to 3.1 metres at the southeast corner of the shed, improving upon the minimum setback of 1.7 metres.

Accessory structures are permitted on the Subject Property by the applicable policy regime. As the existing shed will have no detrimental impact on the intended function of the Prime Agricultural Area designation and no negative impacts on environmental features, Variances Two and Three maintain the general intent of the Official Plan. Further, these variances are desirable, as they will permit the existing shed to be maintained and support the residential function of the Subject Property.

In sum, planning staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate 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



The Corporation of the Town of Milton

File #:
A26-020M
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Attachments
Figure 1 - Site Plan
Figure 2 - Floor Plans and Elevations

SITE PLAN GENERAL NOTES:

- WHERE POSSIBLE, NO EXCAVATION SHOULD BE CARRIED OUT WITHIN THE DRIP LINES OF THE TREES TO BE SAVED. ROOT LOSS MUST BE MINIMAL.
- THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE TOWN OF MILTON WORKS DEPARTMENT.
- ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
- A SNOW FENCE OR OTHER BARRIER SHOULD BE ERECTED AROUND THE TREE TO AT LEAST THE DRIP LINE. THE SMALL FIBROUS ROOTS WHICH FEED THE TREE ARE IN MOST CASES LOCATED PRIMARILY AT THE EXTREMITIES OF THE ROOT SYSTEM AND THEREFORE, MUST BE PROTECTED.
- DO NOT BURN WASTE OR FLUSH CONCRETE TRUCKS OR CEMENT MIXERS OVER OR NEAR ANY ROOT SYSTEM. ANY AND ALL DAMAGED TREES MUST BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS (CONSTRUCTION MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

SIGNATURE OF HOMEOWNER:

- SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
- ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
- EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK. CURB RETAINS SHALL MAINTAIN A MINIMUM CLEARANCE OF 1.2M FROM ABOVE GROUND UTILITIES (EG. HYDRO POLES, HYDROANT).
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SECURITY LETTER OF CREDIT IS REQUIRED (TREES, SHRUBS, SOD, FENCING) TO BE SUBMITTED TO THE BUILDING OR FINANCE DEPT. ONCE SITE WORK IS DONE, CONTACT ENGINEERING STAFF TO ARRANGE A SITE INSPECTION, TO ALLOW RELEASE OF SECURITIES.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.
- THE HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
- ALL DISTURBED DRIVEWAY AREAS ARE TO BE RE-ASPHALTED PRIOR TO SECURITIES RELEASE.
- PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITIES AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.

DEVELOPMENT ENGINEERING REQUIRED NOTES:

- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

GENERAL NOTES

SP1.1 SCALE: NOT TO SCALE

HOARDING GENERAL NOTES:

HOARDING IS TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY TO BE CONSTRUCTED AROUND THE DRIP LINE OF SIGNIFICANT EXISTING TREES TO BE PRESERVED AND/OR WHERE SITE CONDITIONS ARE CONFINED ADJACENT TREE PRESERVATION AREAS.

NOTES:

- HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
- HOARDING TO BE APPROVED BY DEVELOPMENT & DESIGN
- HOARDING MUST BE SUPPLIED, INSTALLED & MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT & DESIGN
- DO NOT ALLOW WATER TO COLLECT & POND BEHIND OR WITHIN HOARDING.

T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT & DESIGN

(A) SOLID WOOD HOARDING

SOLID WOOD HOARDING IS DEFINED AS: A SOLID WOOD STRUCTURE/FENCE, GENERALLY OF PLYWOOD, WITH A MINIMUM HEIGHT OF 1220mm (4'-0") SUPPORTED BY 100mm x 100mm (4"x4") WOOD POST/IRON T-BAR STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 2"x4" TOP AND BOTTOM RAIL.

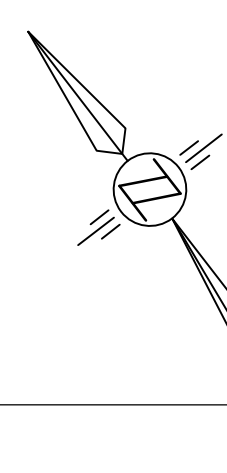
(B) FRAMED HOARDING

FRAMED HOARDING IS DEFINED AS: PLASTIC SAFETY (OR WOOD SLAT) FENCING SUPPORTED BY IRON T-BAR STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 25mm x 75mm (1"x3") SLATS ACROSS THE TOP AND BOTTOM RAIL.

HOARDING NOTES

SP1.1 SCALE: NOT TO SCALE

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF SURVEY AND
PARTIAL TOPOGRAPHIC DETAILS OF
PART OF SOUTHWEST HALF OF LOT 25
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF NASSAGAWEYA
COUNTY OF HALTON)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON



ALL MINIMUM HORIZONTAL CLEARANCES FOR CLASS 4 SEWAGE TREATMENT UNITS SHALL BE AS PER TABLE 8.2.1.5.(A) OF THE ONTARIO BUILDING CODE

ALL MINIMUM HORIZONTAL CLEARANCES FOR CLASS 4 DISTRIBUTION PIPING AND LEACHING CHAMBERS SHALL BE AS PER TABLE 8.2.1.6.(B) OF THE ONTARIO BUILDING CODE

ALL MINIMUM HORIZONTAL CLEARANCES FOR CLASS 4 HOLDING TANKS SHALL BE AS PER TABLE 8.2.1.6.(C) OF THE ONTARIO BUILDING CODE

NOTE: ANY EXISTING SEPTIC SYSTEM ON SITE TO BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE MUNICIPAL AND PROVINCIAL GUIDELINES AND REGULATIONS

PROPOSED SEPTIC SYSTEM
(TANK AND LEACHING FIELD BY DRYDEN EXCAVATION INCORPORATED - REFER TO DRAWINGS ISSUED APRIL 6-2026)

SEPTIC TANK
3.65m LONG x 2.0m WIDE
TANK 24600 = 9200 L (min)

DOUBLE CELL FILTER BED
2 CELLS 5.0m x 10.0m
5 RUNS OF PIPE 9.0m LONG
Ø 1.0m o.c. SPACING

PROPOSED SEPTIC FIELD
FINAL POSITIONING TSD
4600 L/D DESIGN FLOW
20 min/cy T-TIME

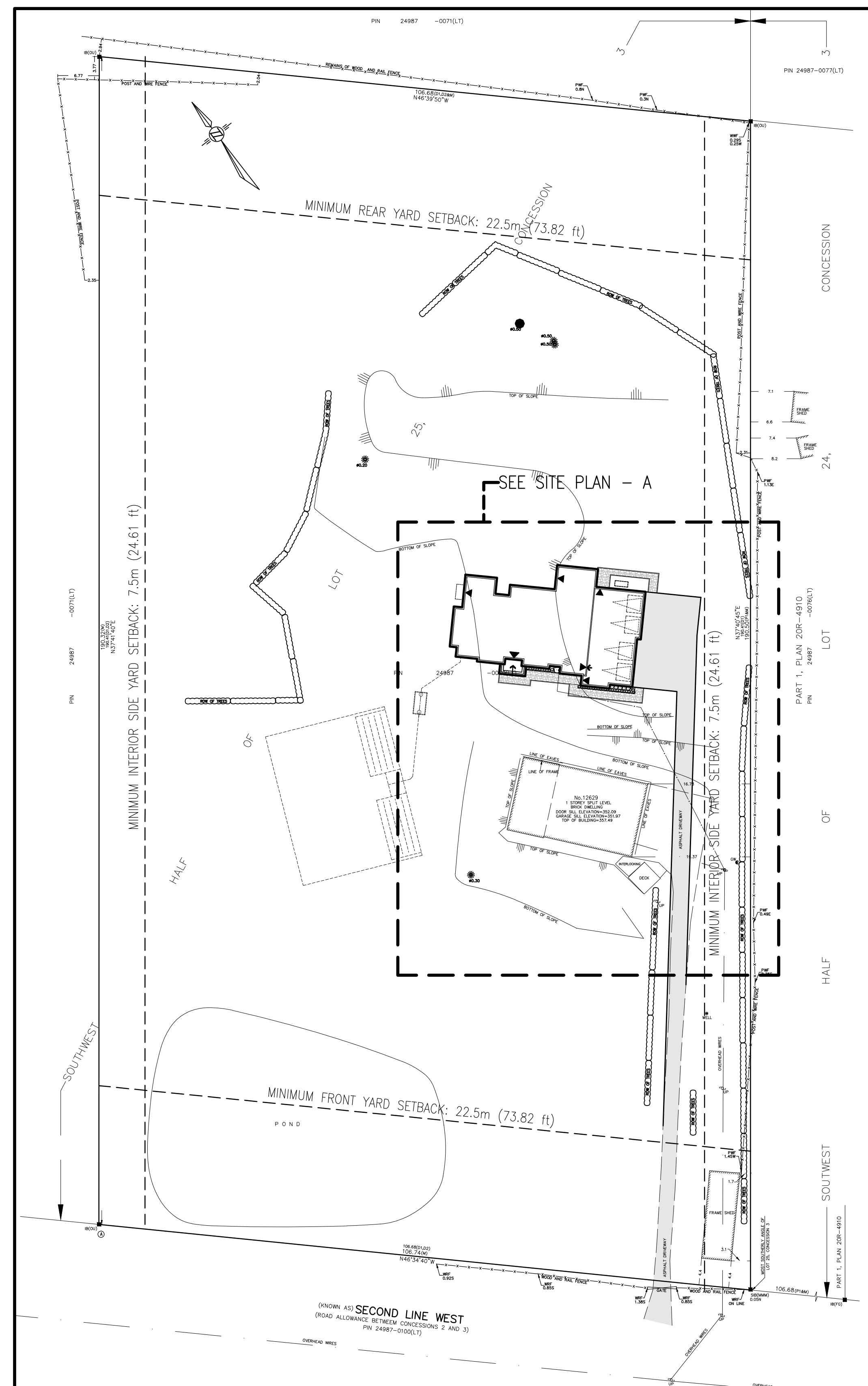
ZONING AND PROPERTY STATISTICS			
DESCRIPTION:	TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON GEOGRAPHIC TOWNSHIP OF NASSAGAWEYA		
ADDRESS:	12629 SECOND LINE NASSAGAWEYA, CAMPBELLVILLE		
OWNER:	PRIVATE OWNER		
ZONING DESIGNATION:	A2		
ZONING REGULATION:	RURAL AGRICULTURAL		
PARENT BY-LAW NUMBER:			
BY-LAW NUMBER:	144-2003		
EXCEPTION BY-LAW NUMBER:			
ZONING MAP:	TOWN OF MILTON INTERACTIVE ZONING MAPS		
AREA CALCULATIONS:			
	IMPERIAL:	METRIC:	
PROPOSED COVERED FRONT PORCHES:	77.75 ft ²	7.22 m ²	
PROPOSED COVERED REAR PORCHES:	--- ft ²	--- m ²	
PROPOSED ATTACHED GARAGE:	1381.66 ft ²	128.36 m ²	
PROPOSED UNFINISHED BASEMENT:	3041.09 ft ²	282.53 m ²	
TOTAL GROUND FLOOR AREA:	3354.45 ft ²	311.64 m ²	
TOTAL SECOND FLOOR AREA:	1590.09 ft ²	147.72 m ²	
TOTAL DWELLING GROSS FLOOR AREA:	4944.54 ft ²	459.36 m ²	
TOTAL BUILDING FOOTPRINT:	4822.41 ft ²	448.02 m ²	
SITE STATISTICS			
	REQUIRED:	PROVIDED:	
MINIMUM LOT FRONTAGE:	60.0 m	106.74 m (EXIST.)	
MINIMUM LOT AREA:	0.8 ha	2.016 ha (EXIST.)	
MINIMUM LOT DEPTH:	130.0 m	190.32 m (EXIST.)	
LOT COVERAGE (maximum):	15%	2.22%	
MINIMUM FRONT YARD SETBACK:	22.5 m	95.23 m	
MINIMUM REAR YARD SETBACK:	22.5 m	75.11 m	
MINIMUM INTERIOR SIDE YARD SETBACK:	7.5 m on each side	17.10 m (RIGHT) 57.16 m (LEFT)	
MINIMUM GROSS FLOOR AREA:	N/A m ²	N/A m ²	
BUILDING HEIGHT (MAXIMUM):	11.0 m	10.43 m	
shall mean the vertical distance measured from the established grade of such building or structure to the mean height between the eaves and ridge, in the case of a gable, hip, or gambrel roof			

SECOND LINE WEST
ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
PIN 24987-0100(LT)

TOWN OF MILTON
DEVELOPMENT & DESIGN
ZONING REVIEWED FOR A2&GA ZONE
Milton, Georges
APR 20, 2026
DATE

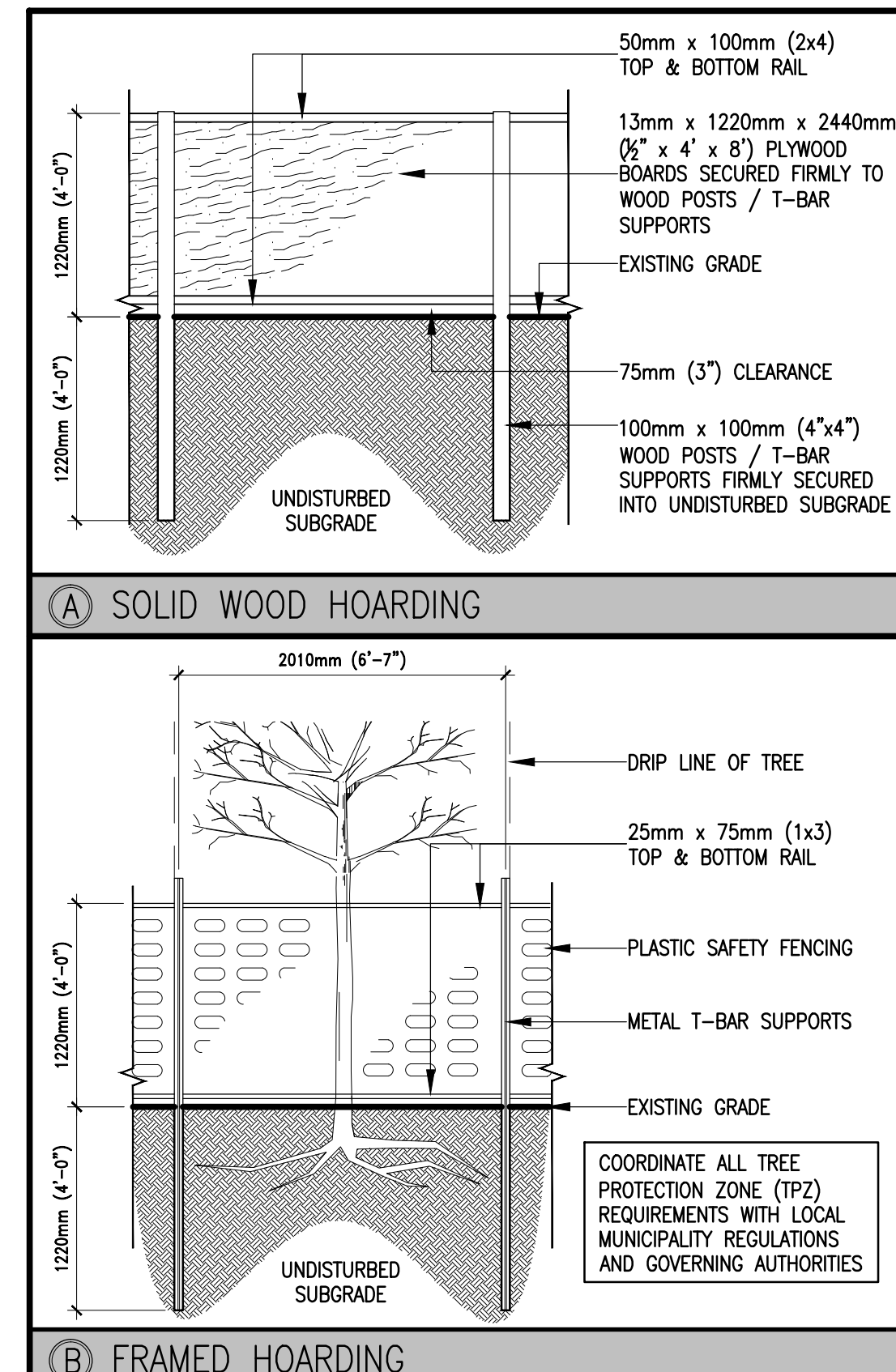
SITE PLAN - A

SP1.1 SCALE: 1:200



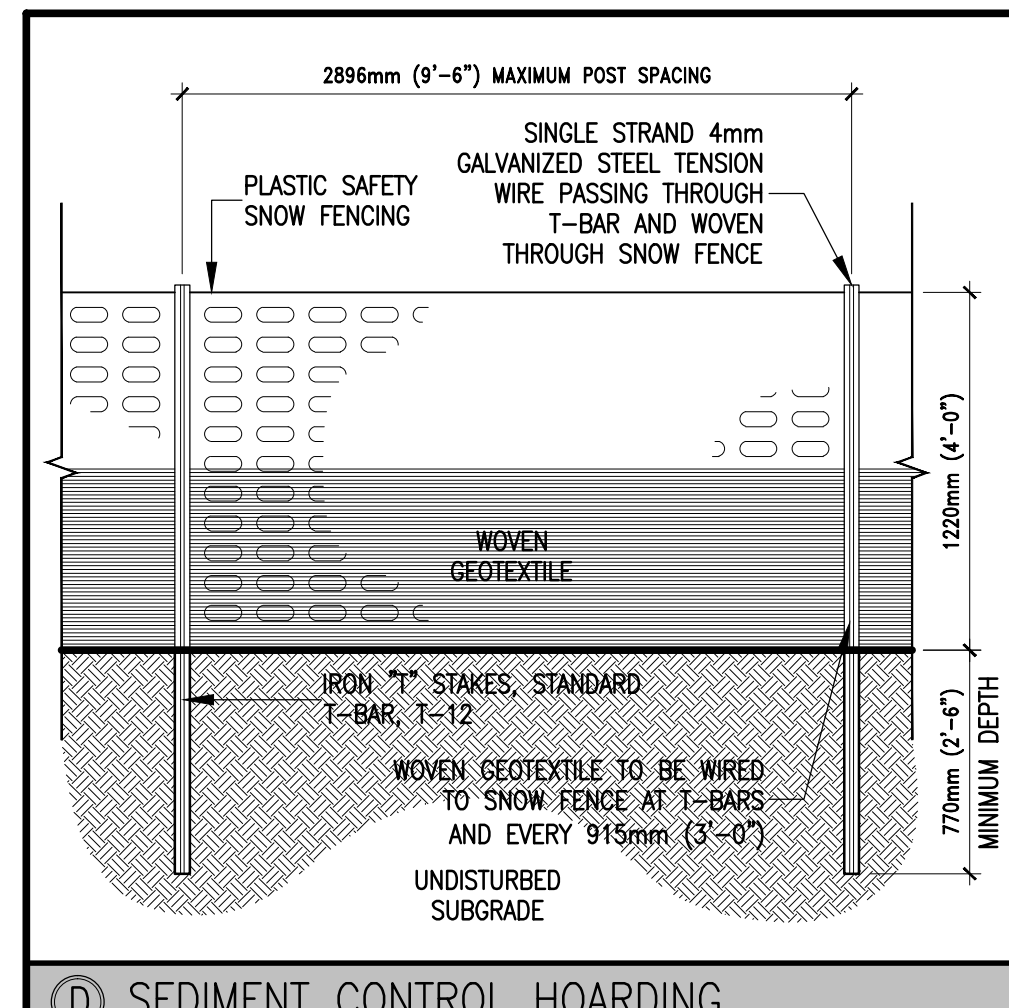
OVERALL SITE PLAN

SP1.1 SCALE: 1:500



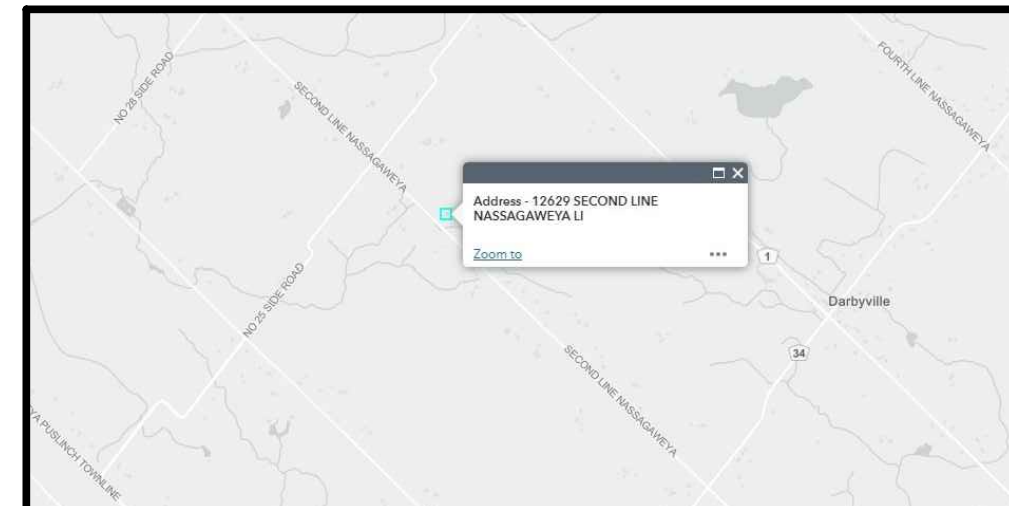
HOARDING DETAILS

SP1.1 SCALE: NOT TO SCALE



SEDIMENT CONTROL

SP1.1 SCALE: NOT TO SCALE



LOCATION MAP

SP1.1 SCALE: NOT TO SCALE

The undersigned has reviewed and taken responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 1.1.1.1 and/or 1.1.1.2 of the Ontario Building Code

FIRM BCIN: 40288
INDIVIDUAL BCIN: 34224

NAME: Lincoln Hilder
SIGNATURE: [Signature]
This document must be signed above by the user. Reproduction should not be accepted.

NOTE:

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

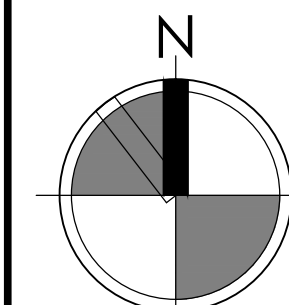
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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 THE WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF LINCOLN HILDER.

ALL DRAWINGS, DETAILS, AND SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE PROVISION/REVISIONS BOX HEREON. DO NOT SCALE DRAWINGS.

CONSTRUCTION NORTH:



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

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES EXISTING FOUND
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES C.U.T. CROSS
- DENOTES ROUND IRON BAR
- DENOTES CONCRETE UNKNOWN
- DENOTES MEASURED
- DENOTES PLAN 208-4910
- DENOTES INST. No. 404552
- DENOTES INST. No. 741552
- DENOTES MARSHALL, MACKIN, MONROVIA, O.L.
- DENOTES FRED G. LUNNINGHAM, G.L.S.
- DENOTES INST. No. 404552
- DENOTES WOOD AND RAIL FENCE
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- DENOTES NORTH/SOUTH/EAST/WEST
- DENOTES SHORT ELEVATION
- DENOTES DRAINAGE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

13	04.06.26	ISSUED FOR MINOR VARIANCE
12	03.26.26	ISSUED FOR WINDOW COORDINATION
11	03.22.26	ISSUED FOR TRUSS ENGINEERING
10	03.14.26	ISSUED FOR DESIGN REVIEW
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7	02.25.26	ISSUED FOR WINDOW COORDINATION
6	02.22.26	ISSUED FOR DESIGN REVIEW
5	02.17.26	ISSUED FOR DESIGN REVIEW
4	02.13.26	ISSUED FOR DESIGN REVIEW
3	02.12.26	ISSUED FOR DESIGN REVIEW
2	02.09.26	ISSUED FOR DESIGN REVIEW
1	02.02.26	ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:
REVISIONS / ISSUANCE:

ARCHITECTURAL DESIGN
CUSTOM HOMES • COTTAGES • RENOVATIONS • ADDITIONS
905-515-1970 email: lincoln@architectural-design.com
www.lh-architectural-design.com

CLIENT:

QURESHI RESIDENCE

ADDRESS: 12629 SECOND LINE ROAD
CITY: CAMPBELLVILLE, ON

DRAWING TITLE:

SITE PLAN

DRAWN: LJH

DATE: 01.29.26

JOB NUMBER:

SCALE: AS NOTED

SHEET NUMBER:

SP1.1

REFER TO CABINET MANUFACTURER FOR CABINET LAYOUT AND
FINAL LOCATION OF FIXTURES. INSTALLATION AS PER
MANUFACTURERS RECOMMENDED SPECIFICATIONS.

NOTE:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE FABRICATION OF ITS COMPONENTS, SHOULD EXISTING CONDITIONS BE FOUND TO DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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

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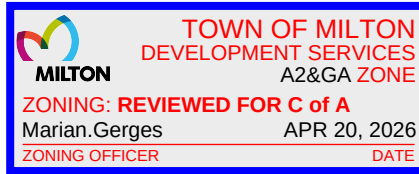


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 905-515-1970 email: inc@ljh-architectural-design.com
www.ljh-architectural-design.com

SHEET NUMBER:

MAIN FLOOR CEILING HEIGHT = 10'-0" UNO.
SECOND FLOOR CEILING HEIGHT = 10'-0" UNO.
BASEMENT CEILING HEIGHT = 9'-0" UNO.

TOTAL GFA: 4944.54ft² (459.36m²)

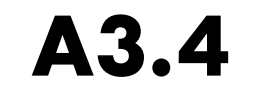


A3.2

TOTAL GFA: 4944.54ft² (459.36m²)

TYPICAL OR APPROVED EQUIVALENT MOISTURE PROTECTION
 TAPE AND SEAL ALL JOINTS, SEAMS, AND THRU-WALL
 PENETRATIONS AS PER MANUFACTURER SPECIFICATIONS
 1/2" SPRUCE PLYWOOD OR 1/2" OSB SHEATHING
 ENGINEERED WOOD GABLE END TRUSS AS PER TRUSS SUPPLIER

REF	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



Page 29 of 47



1 SOUTH WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

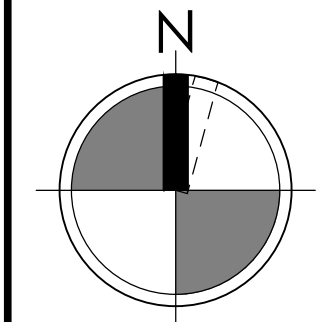
NOTE: WINDOW SIZES SHOWN ARE ROUGH FRAMED OPENINGS AND ARE APPROXIMATE. SIZES MAY VARY PER MANUFACTURER AND ARE TO BE CO-ORDINATED BY GENERAL CONTRACTOR. WINDOW OPERATIONS INDICATED ARE TO BE CO-ORDINATED AT WINDOW SHOP DRAWING PHASE WITH THE OWNER TO ENSURE THE PREFERRED WINDOW OPERATION IS MET.

ALL CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF THE 2024 ONTARIO BUILDING CODE

REGISTRATION AND QUALIFICATION INFORMATION
FIRM BCIN: 40288
INDIVIDUAL BCIN: 34224
NAME: Lincoln Hider
SIGNATURE: [Signature]

NOTE:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
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CONSTRUCTION NORTH:



ISSUED FOR
MINOR
VARIANCE
APRIL 6-2026

13	04.06.26	ISSUED FOR MINOR VARIANCE
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REF	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

LJH
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905-515-1970 email: lincoln@ljh-architectural-design.com
www.ljh-architectural-design.com

CLIENT:

**QURESHI
RESIDENCE**

ADDRESS: 12629 SECOND LINE ROAD
CITY: CAMPBELLVILLE, ON

DRAWING TITLE:
ELEVATIONS

DRAWN: LJH

DATE: 01.29.26

JOB NUMBER:

SCALE: AS NOTED

SHEET NUMBER:

A4.1



1 SOUTH EAST (RIGHT) ELEVATION
AA.2 SCALE: 1/4" = 1'-0"



2 NORTH WEST (LEFT) ELEVATION
AA.2 SCALE: 1/4" = 1'-0"

The undersigned has reviewed and taken responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.1.3 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 40288
INDIVIDUAL BCIN: 34224
NAME: Lincoln Hilder
SIGNATURE: [Signature]
This document must be signed above to be valid. Reproductions should not be accepted.

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

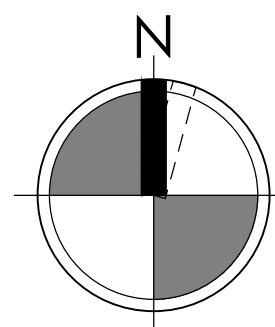
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CONSTRUCTION NORTH:



ISSUED FOR
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VARIANCE
APRIL 6-2026

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CLIENT:

**QURESHI
RESIDENCE**

ADDRESS: 12629 SECOND LINE ROAD
CITY: CAMPBELLVILLE, ON

DRAWING TITLE:
ELEVATIONS

DRAWN: LJH

DATE: 01.29.26

JOB NUMBER:

SCALE: AS NOTED
SHEET NUMBER:

A4.2



The Corporation of the Town of Milton

Report To:	Committee of Adjustment and Consent
From:	Taylor Wellings, MSc (PI), MCIP, RPP
Date:	May 28, 2026
File No:	A-26-021M
Subject:	540 Commercial Street

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 Hossack Architecture and stamped by Town Zoning on April 23, 2026.
2. That a Building Permit be obtained within two (2) years from the date of the decision; and
3. That the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

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:

1. To allow for the maximum permitted lot area to be 3.53 hectares (an increase of 0.53 hectares);
2. To allow for the rear yard setback to be 9.8 metres (a decrease of - 0.70 metres);
3. To allow for zero loading spaces (a decrease of - 2 loading spaces);
4. To allow for the waste storage area (enclosed structure) to be located in the front yard and;
5. To allow for two contiguous parcels of land to be in the same ownership that have not legally merged as one to be developed as a single lot for the purposes of administering the Zoning By-law.

The subject property is municipally known as 540 Commercial Street and operates as Our Lady of Victory Catholic Elementary School. The subject property contains the existing school, and surrounding uses are primarily residential and commercial.

The applicant (Halton Catholic District School Board) is proposing an addition onto the school as well as a childcare addition which are being reviewed under Site Plan file (SP-03/26) and as part

General Description of Application

of this review it was identified that the above-noted variances would be required to facilitate the proposed development. In addition, as part of the school addition the Halton Catholic District School Board is acquiring a portion of the property that was owned by another agency which has triggered the need for a few of the above-noted variance requests.

Town staff have confirmed that the Site Plan is in a satisfactory stage for the related minor variance application to proceed and be reviewed by the Committee of Adjustment for a decision.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A of the Urban Land Use Plan of the Town of Milton Official Plan.

Section 8.2.6.1h) of the Town's Official Plan states that minor institutional uses which are compatible with residential uses are permitted in accordance with other policies of this Plan.

Section 3.5.1.22 of the Town's Official Plan states that it is the policy of the Town to encourage site size, site layout and built form of schools to be compatible with the existing or planned form of development in the area.

Planning staff are satisfied that the proposed development is in conformity with the above-noted criteria. It is Staff's opinion that the proposal is in conformity with Town policy.

Zoning

The subject lands are zoned Minor Institutional (I-A) Zone under the Town of Milton Zoning By-law 016-2014, as amended. The I-A zone permits a variety of institutional uses, such as elementary schools and day care centres.

Variance One: Maximum Permitted Lot Area

Section 9.2 Table 9B of the Town's Zoning By-law states that the maximum permitted lot area is 3.0 hectares for a Day Care Centre. The applicant is requesting permission to allow for a lot area of 3.53 hectares, an increase of + 0.53 hectares, to facilitate the proposed development.

Variance Two: Rear Yard Setback

Section 9.2 Table 9B Footnote (*1) of the Town's Zoning By-law states that the minimum required rear yard setback should be 7.5 metres, further, where an I-A zone abuts a residential zone then an additional 3.0 metres is required with a total of 10.5 metres. The applicant is requesting permission to allow for the rear yard setback to be 9.8 metres, a decrease of - 0.70 metres, to facilitate the proposed development.

Variance Three: Loading Spaces

Section 5.11 i) Table 5J of the Town's Zoning By-law states that the minimum two (2) loading spaces are required for non-residential principal building located in Institutional zones with a gross

Zoning

floor area of 2326 square metres to 7440 square metres. The applicant is requesting permission to allow zero loading spaces, a decrease of two (2) loading spaces, to facilitate the proposed development.

Variance Four: Waste Storage Area

Section 4.14.2 Table 4G of the Town's Zoning By-law states that waste storage area in an enclosed structure is not permitted in the front yard. The applicant is requesting permission to allow for the waste storage enclosure to be located in the front yard, to facilitate the proposed development.

Variance Five: Definition of Lot

Section 3 Housekeeping Amendment 107-2025 states that the Town's Zoning By-law defines "Lot" as means: a parcel of land, or contiguous parcels of land in one ownership that have legally merged as one, which is capable of being legally conveyed in accordance with the Planning Act. The applicant is requesting permission to permit two contiguous parcels of land in the same ownership that have not legally merged as one to be developed as a single 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 May 15, 2026. As of the writing of this report on May 20, 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 facilitate the proposed addition onto the school which includes a Day Care Centre and a gymnasium expansion. This proposed development is being reviewed under Site Plan (SP-03/26) and the Site Planner has confirmed that the application is at a satisfactory stage for review and decision by the Committee of Adjustment.

Variance One: Maximum Permitted Lot Area

The applicant is requesting permission to allow for a lot area of 3.53 hectares, an increase of + 0.53 hectares, to facilitate the proposed development. This variance request has been triggered due to the applicant acquiring a portion of the property that is owned by another agency which will be merged as one lot with this site. Town staff do not have any concerns with the overall size of the property.



Consultation

Variance Two: Rear Yard Setback

The applicant is requesting permission to allow for the rear yard setback to be 9.8 metres, a decrease of - 0.70 metres, to facilitate the proposed development. The intent of the rear yard setback and additional requirement of 3.0 metres where an I-A zone abuts a residential zone is to ensure compatibility and an appropriate setback is maintained. Planning staff are of the opinion that the expansion still provides sufficient spacing between the residential rear yards.

Variance Three: Loading Spaces

The applicant is requesting permission to allow zero loading spaces, a decrease of two (2) loading spaces, to facilitate the proposed development. It has been recognized through the related Site Plan file that the addition will not require any additional trip generation and there is no need to create additional loading spaces. Town staff are of the opinion that the main entrance which currently provides loading space access is sufficient and there has been no traffic issues or concerns generated with allowing for this existing condition to be maintained. No issues were identified by Transportation Staff through the review of the related Site Plan file (SP-03/26).

Variance Four: Waste Storage Area

The applicant is requesting permission to allow for the waste storage enclosure to be located in the front yard, to facilitate the proposed development. The waste storage area is located near the school and located currently in the exterior side yard, however, when the lots are merged it will become what is considered the front yard. Town staff do not have any issues with the location of waste storage as it appropriately located and will not impact surrounding properties.

Variance Five: Definition of Lot

The applicant is requesting permission to permit two contiguous parcels of land in the same ownership that have not legally merged as one to be developed as a single lot for the purposes of administering the Zoning By-law. Halton Catholic District School Board is acquiring a portion of the property that is owned by another agency and as a precaution, are requesting this variance in the event that the legal process is not finalized ahead of the site plan approval.

Planning staff have reviewed the requested variances and offer no objection to the 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



The Corporation of the Town of Milton

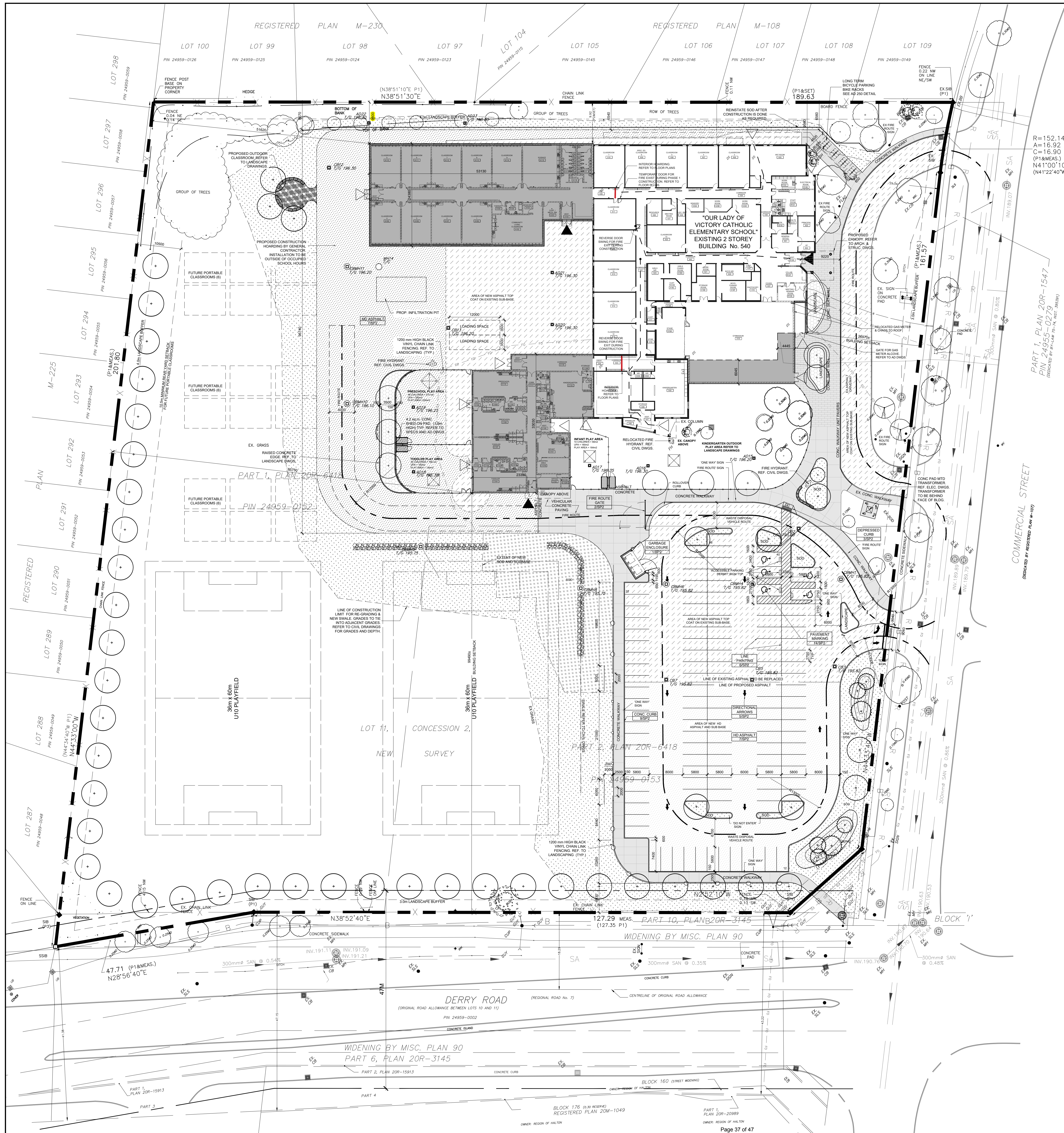
File #:
A-26-021M
Page 5 of 5

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

For questions, please contact:

Phone: Ext. 2311

Attachments
Figure 1 - Site Plan



STATISTICS

Site Plan and Building Statistics

LEGAL DESCRIPTION: Lot 11, Concession 2, City of Milton, Registered Plan: 208-6418

PROPOSED OCCUPANCY: Elementary School, Kindergarten - Grade 8 + 5 Childcare

LOT AREA (35,380 sq ft) 3.53 HECTARES

LOT COVERAGE & ZONING

Building Coverage	5,151 sq ft (14.5 %)
Building Footprint	7.5 m
Minimum Yard	3.0 m where the lot line abuts a Residential Zone lot line

AREAS

EX. GROUND FL.	2,933 sq m (31,538 sq ft)
CL. GROUND FL.	1,220 sq m (13,130 sq ft)
CL. GROUND FL. ADDITION	170 sq m (1,830 sq ft)
SUB. GROUND FL. ADDITION	728 sq m (7,860 sq ft)
TOTAL GFA	5,121 sq m (55,121 sq ft)

SCHOOL RENOVATIONS: 567 sq m (6,100 sq ft)

LANDSCAPE AREA: 18,051 sq ft (51.0 %)

PAVED SURFACE AREA: 12,176 sq ft (34.4 %)

PARKING: 1800 SPACES BY LAW No. 016-2014

SCHOOL: ELEMENTARY SCHOOLS - 2 FOR EACH CLASSROOM

EXISTING SCHOOLS - 16 CLASSROOMS

- 15 X 2 = 32 (24 SPACES REQUIRED)
- 1 X 2 = 22 (24 SPACES REQUIRED)

PROPOSED ADDITION - 11 CLASSROOMS

- 5 X 1.5 = 7.5 (24 SPACES REQ.)
- 60 X 30 = 20.33 (21 SPACES REQ.)

CHILD CARE - 3 CLASSROOMS

- 5 X 1.5 = 7.5 (24 SPACES REQ.)
- 60 X 30 = 20.33 (21 SPACES REQ.)

BARBER FREE PARKING: 1800 SPACES REQUIRED

1 ACCESSIBLE SPACE + 3%

(5) SPACE REQUIRED

EXISTING SCHOOL	RECY	PROVIDED
EXISTING SCHOOL	32	35
PROPOSED ADDITION	22	22
CHILD CARE	29	29
PORTABLE CLASSROOMS	36	36
TOTAL	119	122
BARBER FREE	5	5
LOADING SPACES	0	(INCL. ABOVE)

SITE STATISTICS (Institutional 1-A Zone)

Category	As-Is	Proposed
Lot Area (sq. m)	14,076	3,533
Lot Frontage (m)	50m	169m
Building Coverage (max.)	20%	14.5%
Gross Floor Area (max.)	n/a	5,151 sq. m.
Building Height (max.)	12.5m	7.9m
Number of Parking Spaces	0	119 spaces
Number of Loading Spaces	0	122 spaces
Landscaped Area (mm)	20%	51%
Setbacks (mm)		
Front Yard	3.0m	27m
Interior Side Yard	9.0m	8.8m
Exterior Side Yard	3.0m	69.4m
Rear Yard	10.5m	51.6m

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- TOP OF CURB
- BC BOTTOM OF CURB
- COT CURB CUT
- BB BELL BOX
- CB CATCH BASIN
- CUP CONCRETE UTILITY POLE
- DS DOORSILL
- GUY GUY WIRE ANCHOR
- INV. INVERT
- SLS STREET LIGHT STANDARD
- UB UTILITY BOX
- WY WATER VALVE
- P1 PLAN 208-6418
- P2 PLAN 208-6418
- P3 REGISTERED PLAN M-229
- P4 PLAN 208-6418
- EX. EXISTING SIGNAGE
- FM FIRE HYDRANT
- M MANHOLE
- CB CATCH BASIN
- DC DEPRESSURE CURB
- MAIN SCHOOL ENTRANCE
- SECONDARY SCHOOL ENTRANCE
- PROPOSED LIGHT STANDARD (REFER TO ELECTRICAL DRAWINGS)
- EX. EX. EXISTING STREET LIGHT STANDARD
- PROPOSED WALL PACK (REFER TO ELECTRICAL DRAWINGS)
- EX. EX. EXISTING WALL PACK (REFER TO ELECTRICAL DRAWINGS)
- EXISTING FENCE TO BE REMOVED
- NEW BLACK VINYL CHAINLINK FENCE (HEIGHT AS INDICATED)
- WEAVING TILE (NOT SHOWN, SEE NOTE #9)
- GAS LINE
- UNDERGROUND HYDRO
- STORM SEWER
- SANITARY SEWER
- FENCELINE
- EDGE OF BUSH
- TOP OF BANK (TB)
- BOTTOM OF BANK (BB)
- FENCELINE
- UNDERGROUND FIBRE OPTIC SERVICE
- UNDERGROUND ROGERS SERVICE
- UNDERGROUND BELL SERVICE
- BOLLARD 533822
- BOREHOLE
- DIRECTIONAL ARROW
- DIRECTIONAL ARROW
- UTILITY POLE
- GUY WIRE POLE
- 0.2000' DECIDUOUS TREE WITH TRUNK DIAMETER
- 0.2000' CONIFEROUS TREE WITH TRUNK DIAMETER
- TREE CANOPIES ARE DRAWN TO SCALE

TOWN OF MILTON
DEVELOPMENT SERVICES
I-A ZONE
ZONING: REVIEWED FOR C of A
Marian.Gerges
ZONING OFFICER
APR 23, 2026
DATE

PROJECT NORTH
TRUE NORTH

LEGEND

CERTIFICATE OF PRACTICE #2022

OUR LADY OF VICTORY
ADDITION &
RENOVATION

540 COMMERCIAL ST.
MILTON, ON

LEGAL DESCRIPTION

HALTON CATHOLIC DISTRICT SCHOOL BOARD

PROPOSED SITE PLAN

HOSSACK ARCHITECTURE

155 - 1555 HOSKINS WAY
MILTON, ON L9T 4K1
905-888-8888

SCALE: 1:300
DATE: April 2026
DRAWN: TCJK
CHECKED: JL
PRINT DATE: April 2026
CAD FILE: T100202610002

PROJECT: 25106
DRAWING: SP1



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: May 28, 2026

File No: A26-022M

Subject: 12072 Sixth Line Nassagaweya

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 The Hive Design Co. and stamped by Town Zoning on April 22, 2026.
2. That the Owner provides Development Engineering with an updated Site Plan for their review and satisfaction.
3. The Owner must obtain a Conservation Halton Permit and/or clearance letter.
4. That the accessory building be used for storage of personal vehicles and items only and will not be used for human habitation.
5. That a Building Permit be obtained within two (2) years from the date of the decision; and
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.

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 an increase in the Gross Floor Area to 278 square metres, an increase of +185 square metres; and
- To allow for an increase in the height for an accessory structure to be 7 metres, an increase of 1.5 metres.

The subject property is known municipally as 12072 Sixth Line Nassagaweya and located north of the corner of Sixth Line Nassagaweya and 20 Side Road. Surrounding uses are rural residential and primarily agricultural.

General Description of Application

The subject property contains a single-detached dwelling as well as an existing shed which will be removed. The applicant is proposing to construct a detached garage with a two-storey balcony as well as an associated driveway extension.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Rural Area on Schedule 3 (Municipal Structure) of the Town's Official Plan and further, identified as Prime Agricultural Area on Schedule 5 (Rural Structure). Section 9.2.2.1k) and l) of the Town's Official Plan states that accessory buildings and structures as well as incidental uses are among the permitted uses within the Prime Agricultural Area.

The lands are designated as Greenbelt Protected Countryside and Greenbelt Natural Heritage System in the Greenbelt Plan. These policies permit accessory buildings and/or structures provided that they do not expand into key natural heritage features or key hydrologic features, except if there is no other alternative. The proposed detached garage and associated driveway extension are located at the front of the property setback sufficiently from environmental features contained on site.

Planning staff are satisfied that the proposed development is in conformity with Town policy as well as Greenbelt Plan policy.

Zoning

The subject lands are zoned Agricultural (A1) Zone and Greenlands 'A' Zone under the Town's Zoning By-law 144-2003, as amended. The proposed detached garage and driveway extension is located within the area zoned as A1 which allows for a residential use such as accessory buildings and structures and incidental uses.

Variance One: Increase in Gross Floor Area

Section 4.1.2.2. ii) of the Town's Zoning By-law states that accessory buildings and structures including detached garages shall not exceed a maximum gross floor area (GFA) of 93 square metres. The applicant is requesting permission to allow for an increase in the gross floor area to +278 square metres, to facilitate the proposed development.

Variance Two: Increase in Height

Section 4.1.2.2 ii) of the Town's Zoning By-law states that accessory buildings and structures including detached garages shall not exceed a height of 5.5 metres. The applicant is requesting permission to allow for an increase in height to 7 metres, an increase of + 1.5 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on May 15, 2026. As of the writing of this report on May 20, 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 Engineering requires additional information and studies to be provided at the time of Building Permit review and approval. Conditions of development approval have been included to ensure that the following are provided:

- An updated Site Plan drawing to include the following information:
 - The minimum required grading information, such as proposed grades at the corners of the proposed structure and flow directional arrows to illustrate general direction of the surface runoff within the site. The proposed grades can be shown as a plus/minus value in the change in elevation shown in meters from existing conditions.
 - The proposed grades and arrows with the slope percentage at the driveway extension.
 - The location of the downspouts for the proposed structure. Note must be added: "Stormwater roof leaders must discharge to a sodded area via concrete splash pad or raingarden".

The subject property is partially regulated by Conservation Halton and a Permit will be required. This has been included as a condition of development approval.

Development Services Comments

The applicant has requested a minor variance application to seek relief from two sections of the Town's Zoning By-law (144-2003) to facilitate the proposed development of a detached garage on the subject property. An existing shed will be removed and as part of this proposed development, the driveway will be extended to be associated with the proposed detached garage.

The applicant is requesting permission to allow for an increase in the gross floor area to +278 square metres. Further, the applicant is requesting permission to allow for an increase in height to 7 metres, an increase of + 1.5 metres.

Planning staff do not have any concerns regarding the requested variances to facilitate the construction of a detached garage as it is appropriate for the subject property and maintains the required setbacks to ensure that the neighbouring properties will not be impacted. It is proposed to be a sufficient distance from the rear area which is regulated by Conservation Halton and zoned GA. Further, the Owner is aware that the detached garage can only be used for personal usage, and a condition has been included which speaks to acknowledging this component of the project.



The Corporation of the Town of Milton

File #:
A26-022M
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Consultation

Planning staff have reviewed the requested variances and offer no objection to their 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

For questions, please contact:

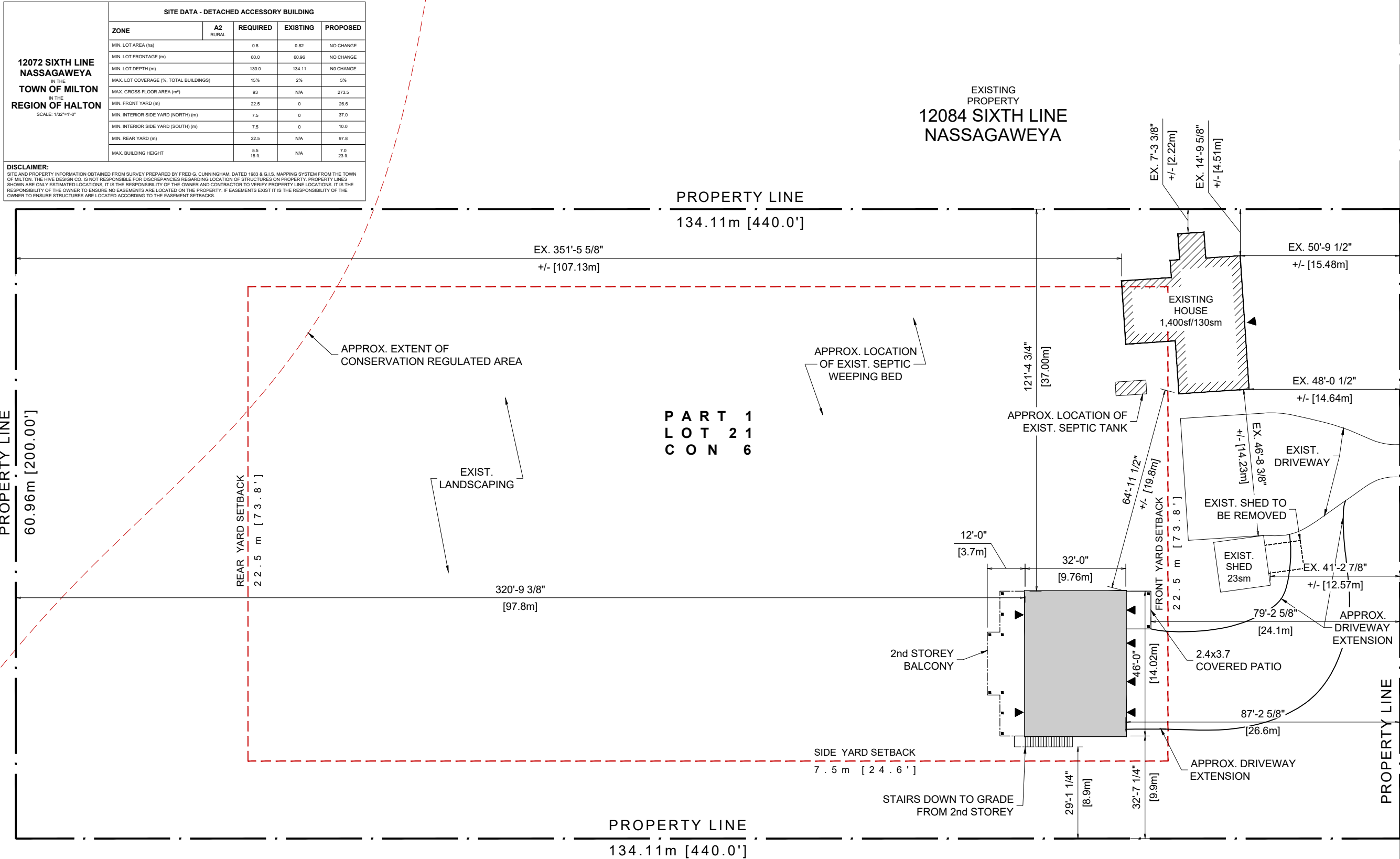
Phone: Ext. 2311

Attachments

Figure 1 - Site Plan

SITE DATA - DETACHED ACCESSORY BUILDING				
ZONE	A2 RURAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (ha)		0.8	0.82	NO CHANGE
MIN. LOT FRONTAGE (m)		60.0	60.96	NO CHANGE
MIN. LOT DEPTH (m)		130.0	134.11	NO CHANGE
MAX. LOT COVERAGE (% TOTAL BUILDINGS)		15%	2%	5%
MAX. GROSS FLOOR AREA (m²)		93	N/A	273.5
MIN. FRONT YARD (m)		22.5	0	26.6
MIN. INTERIOR SIDE YARD (NORTH) (m)		7.5	0	37.0
MIN. INTERIOR SIDE YARD (SOUTH) (m)		7.5	0	10.0
MIN. REAR YARD (m)		22.5	N/A	97.8
MAX. BUILDING HEIGHT		5.5 18 ft.	N/A	7.0 23 ft.

DISCLAIMER:
SITE AND PROPERTY INFORMATION OBTAINED FROM SURVEY PREPARED BY FRED G. CUNNINGHAM, DATED 1983 & G.I.S. MAPPING SYSTEM FROM THE TOWN OF MILTON. THE HIVE DESIGN CO. IS NOT RESPONSIBLE FOR DISCREPANCIES REGARDING LOCATION OF STRUCTURES ON PROPERTY. PROPERTY LINES SHOWN ARE ONLY ESTIMATED LOCATIONS. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY PROPERTY LINE LOCATIONS. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE NO EASEMENTS ARE LOCATED ON THE PROPERTY. IF EASEMENTS EXIST IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE STRUCTURES ARE LOCATED ACCORDING TO THE EASEMENT SETBACKS.



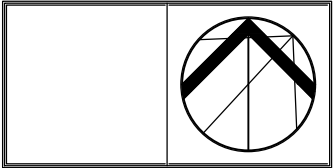
GENERAL NOTES:		
1.	Seal & Signature are by the person that has reviewed and taken responsibility for design activities.	
2.	Do not scale the drawings.	
3.	Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architectural designer prior to issuance to contract.	
4.	All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.	
00	ISSUED FOR PRE-SUBMISSION	APR 7/26
NO.	REVISIONS	DATE

I, Justine Nigro, have reviewed and take responsibility for the design activities. I am qualified, and registered in the appropriate classes/categories.

BCIN: 43552 The Hive Design Co. BCIN: 108877
SIGNED ON APRIL 7, 2026

THE HIVE DESIGN CO.

234 NELSON STREET
STRATFORD ON
N5A2K3 · 519.859.4200
JUSTINE@THEHIVEDSIGNCO.COM



PROJECT
DETACHED GARAGE

12072 SIXTH LINE
NASSAGAWEYA

MILTON, ON LOP 1H0

TITLE
SITE PLAN

DRAWN BY JN	SP-1
DATE AUGUST 12, 2025	
SCALE 1/32" = 1'-0"	
PROJECT NO. 25-595	



TOWN OF MILTON
DEVELOPMENT SERVICES
A2, GA ZONE

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

APR 22, 2026
DATE

EXISTING
PROPERTY
5329
20 SIDE ROAD



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: May 28, 2026

File No: A26-024M

Subject: 1120 Main Street East

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

1. THAT the development shall be constructed generally in accordance with the site plan and elevations prepared by Strategy 4 and dated and stamped by Town Zoning on April 27, 2026
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.
3. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- Permit an accessory building or structure in the exterior side yard, whereas the Zoning By-law does not permit an accessory building or structure in this yard.

The Subject Property, known municipally as 1120 Main Street East, is located east of Thompson Road and on the southern side of Main Street. Currently, the Subject Property is occupied by Bishop P. F. Reding Secondary School. The application seeks to permit the placement of an accessory building in the exterior side yard (being the yard fronting Harris Boulevard). This accessory building would be used as supplementary teaching space for a forensics science class.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Official Plan Designation (including any applicable Secondary Plan designations)

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. 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 Institutional Area by Schedule A - Urban Area Land Use Plan. The Subject Property also falls within the Bristol Survey Secondary Plan, and is similarly designated Institutional Area by Schedule C-6-D.

In accordance with policy C.6.5.4.1, the Institutional Area designation is intended primarily for major public and quasi-public uses which serve the Bristol Survey Planning District, although uses which serve a Town-wide function may also be permitted. Within this land use designation, a range of institutional uses, including secondary schools, are permitted per policy 8.8.2.

Policy 3.5.1.22 directs that it is the policy of the Town to encourage site size, site layout and built form of schools to be compatible with the existing or planned form of development in the area.

Policy C.6.5.4.3 establishes that Development by the in the Institutional Area designation shall be reviewed Town in accordance with the urban design guidelines which form part of the Bristol Survey Planning District Implementation Strategy. In particular, development shall be designed to:

- a. maximize multiple use of lands and facilities;
- b. eliminate barriers between facilities, particularly between parks and schools; ensure that buildings are oriented to public streets;
- c. maximize public service and safety; and,
- d. design parking, loading and access areas in a manner which will minimize conflicts between pedestrian and vehicular traffic.

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 Major Institutional (I-B) by Zoning By-law 016-2014. Within this zone, a wide range of institutional uses are permitted, including a secondary school, elementary school, community centre, library, and hospital. Accessory structures are also permitted.

Variance One: Section 4.2.3, Table 4B permits an accessory structure to be located within the interior side yard or rear yard. The application seeks to allow an accessory structure to be situated in the exterior side yard.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on May 15, 2026. As of the writing of this report on May 20, 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 permit an accessory structure within the exterior side yard (fronting Harris Boulevard), whereas the Zoning By-law does not permit an accessory structure within this yard. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the land, building or structure.

Despite its location in the exterior side yard, the proposed accessory structure would be set back 69.91 metres from Harris Boulevard, and 101.98 metres from Main Street East. The accessory structure would be generally screened from view by portables located within the exterior side yard. Further, the proposed accessory structure respects all other provisions of the Zoning By-law, and does not exceed permissions for height or gross floor area. As such, any visual impacts from the proposed variance should be negligible. Given these factors, planning staff are satisfied that the proposed variance is minor in nature and maintains the general intent and purpose of the Zoning By-law.

Policies of the Bristol Survey Secondary Plan call for development within Institutional Areas to meet the design criteria of policy C.6.5.4.3. The application maintains these policies as the proposed accessory building is oriented towards a public road, and will help maximize the usage of the Subject Property. With regard to schools in particular, the Official Plan encourages site layout and built form to be compatible with the existing or planned form of development in the area. Given the modest scale and ample setbacks of the accessory structure, the application maintains the general intent of these policies.

Lastly, the proposed accessory structure will be used as a teaching space for a new forensic science course, thus supporting the planned institutional use of the Subject Property. As such, the application is desirable for the appropriate use of the land, building or structure.



The Corporation of the Town of Milton

File #:
A26-024M
Page 4 of 4

Respectfully submitted,

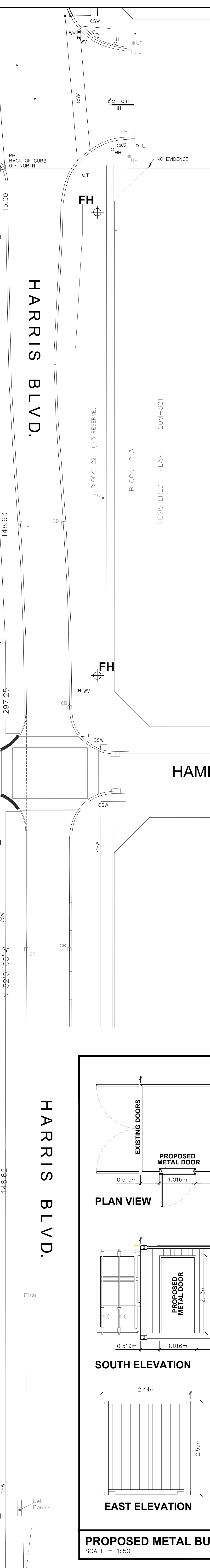
Olivia Hayes, B.E.S.
Planner, Development Review

For questions, please contact:

Olivia.Hayes@Milton.ca

Phone: Ext. 2454

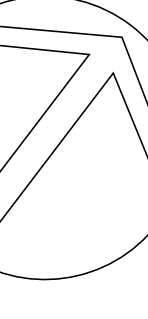
Attachments
Figure 1 - Site Plan



LEGAL DESCRIPTION:		REGULATION	PROVIDED
ZONING:		-	-
LOT FRONTAGE		150.0 m MIN.	254.6 m
LOT AREA		3.0 ha MIN. NO MAXIMUM	81,092 m ²
LOT COVERAGE		30% MAX	13,360m ² (16.3%)
FRONT YARD SETBACK		9.0m Minimum	23.52m
REAR YARD SETBACK		7.5m Minimum + 6.0m (Asylet Res)	144.02
INTERIOR SOUTH SIDE YARD SETBACK		6.0m Minimum + 6.0m (Asylet Res)	23.69m
EXTERIOR NORTH SIDE YARD SETBACK		9m Minimum	71.59m
BUILDING HEIGHT, ROOF (PER BY-LAW 039-2014)		36.0 m	TBC
BUILDING HEIGHT, MECHANICAL		5m, MAX ABOVE ACTUAL ROOF	TBC
BUILDING G.F.A.		NOT REGULATED	20,953.7 sq m
LANDSCAPED OPEN SPACE		20% MIN OF LOT	56.76%
LANDSCAPE BUFFER ABUTTING STREET LINE: ABUTTING RESIDENTIAL		4.5m 4.0m	4.50m 8.07m
PARKING SIDE OF SPACE: WIDTH OF AISLE		5.8m X 2.75m MIN. 6.0m MIN.	5.8m X2.75m 6.0m
	75 MAIN BLDG. CLASSROOMS X 3.0 EACh:		= 225
	32ps PORTABLE CLASSROOMS X 3.0 EACh:		= 96
	CHILDRAGE: 4 ROOMS X 1.5 EA 527m2 NET GFA X 1/30m2:		= 24
	TOTAL SITE REQUIREMENT:		= 345
TOTAL PARKING PROVIDED /PROPOSED:			= 412
DESIGNATED PARKING: TYPE A = 5.8m X 2.4m TYPE B = 5.8m X 2.75m		2+2% OF TOTAL REQ'D = 2, (345 x 0.02) = 8 REQUIRED	11 SPACES
LOADING SPACES:		FOR 20,953.7 SQ M 9 SPACES	5 SPACES
		12m X3.5m MIN.	12m X3.5m.
BICYCLE SPACES:		5% OF REQUIRED MOTOR VEHICLE SPACES=14% OF 345 =19 SPACES 1.8mX0.6m MIN	26 SPACES 1.8m X 0.6m



BASE INFORMATION TAKEN FROM DRAWING(S) BY OTHERS. SA DOES NOT ASSUME ANY RESPONSIBILITY FOR ERRORS, OMISSIONS OR ACCURACY OF THE INFORMATION. DRAWINGS SHALL ONLY BE USED FOR GUIDELINE PURPOSES ONLY.

MARCH 2026	ISSUED FOR TOWN OF MILTON MVA PRE-SUBMIT REVIEW	2 JK
MARCH 2026	ISSUED FOR HCSB REVIEW	1 JK
DATE DESCRIPTION CHECKED BY		
REVISIONS		
NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is immediately report any discrepancies to the landscape architect before proceeding with the work 		
HALTON CATHOLIC DISTRICT SCHOOL BOARD		
 Strategy 4 - Development Consulting - Urban Translators - Urban Design - Urban Engineering 2620 Bristol Circle, Suite 100 Oakville, ON L6M 5Z7 📞 (905) 829-2544		
Project Name:		
BISHOP REDING SECONDARY SCHOOL - MINOR VARIANCE		
1120 Main Street, MILTON, ONTARIO		
Street Description:		
SITE PLAN FOR PROPOSED METAL BUILDING		
Date:	Issued:	
MARCH 2026	MARCH 2026	
Job No.:	Drawn By:	
S4 1692	ML	
Scale:	Checked By:	
1:400	JK	
Sheet No.:	File No.:	
SP 1	1692SP-260317.DWG	