



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

Thursday, July 30, 2026, 6:00 p.m.
Council Chambers - In Person

Applicants and interested parties can participate in person at Town Hall, Council Chambers, 150 Mary Street.

	Pages
1. AGENDA ANNOUNCEMENTS / AMENDMENTS	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. MINUTES	
3.1 Minutes of Committee of Adjustment Hearing held on Thursday, June 25, 2026	3
4. HOUSEKEEPING	
5. ITEMS FOR CONSIDERATION	
5.1 A26-029/M 387 Campbell Avenue East The application seeks to construct a detached dwelling with two garages (one inset and one attached via a breezeway), on a lot that is currently vacant. Variances are required to facilitate a second garage, increased garage door height, and increased driveway width.	9
5.2 A26-032M 1401 Argall Court The application seeks to construct an Additional Residential Unit (ARU) within the existing basement of a single-detached dwelling with a two-car garage on the subject property.	26
5.3 A26-034/M 7211 Fifth Line The application seeks to change how parking is calculated for the Subject Property. Currently, the Zoning By-law calculates minimum parking rates for each individual unit in an industrial or warehouse building. The application seeks to calculate parking per building instead of per unit, allowing the existing building to be divided into multiple units without requiring additional parking spaces.	31

5.4 A26-035/M 0 James Snow Parkway North 38

The application has come forward to assist with the existing industrial operations on site and allow for accessible third party access near the rear of the building. The applicant has proposed two accessory structures to accommodate waste storage, and those structures will exceed size and height limitations.

5.5 A26-036/M 1151 25 Side Road 44

The application seeks to permit a pool in a front yard, whereas the Zoning By-law only permits a pool within the rear or interior side yard.

6. NEXT MEETING

Thursday, August 27, 2026 commencing at 6:00 p.m.

7. ADJOURNMENT



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

June 25, 2026, 6:00 p.m.

The Committee of Adjustment for the Corporation of the Town of Milton met in regular session in person. Mark Kluge was absent.

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **REQUESTS FOR DEFERRAL**

3.1 A26-029/M 387 Campbell Avenue East

4. **MINUTES**

4.1 Minutes of Committee of Adjustment Hearing held on May 28, 2026

5. **HOUSEKEEPING**

6. **ITEMS FOR CONSIDERATION**

6.1 A25-049/M 8600 Escarpment Way

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-049/M) for 8600 Escarpment Way in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The variance only applies as long as 8600 and 0 Escarpment Way are in common ownership.

Carried

6.2 A25-050/M 0 Escarpment Way

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-050/M) for 0 Escarpment Way in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The variance only applies as long as 8600 and 0 Escarpment Way are in common ownership;
2. An Entrance Permit be obtained for the site and any non-approved work within the Town boulevard be restored; and,
3. The parking area, landscaping, and site design be constructed/established in accordance with site plan drawing Strybos King, dated May 13, 2026.

Carried

6.3 A26-025/M 1190 Bronte Street South

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-025/M) for 1190 Bronte Street South in the Town of Milton **BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That Site Plan Approval be obtained within two years from the date of decision.

Carried

6.4 A26-027/M 11340 Taylor Court

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-027/M) for 11340 Taylor Court 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 Ontario Outbuilding and dated and stamped by Town Zoning on June 16, 2026.
2. THAT a Building Permit be obtained within two (2) years from the date of the decision.

3. THAT tree protection fencing shall be installed prior to construction, and maintained for the duration of construction, in accordance with the Arborist Report prepared by Arborwood Tree Service Inc. and dated April 15, 2026.
4. THAT silt fencing shall be installed prior to construction, and maintained for the duration of construction, in accordance with the approved site plan.
5. THAT all mitigation measures recommended in Appendix 7 of the Environmental Impact Assessment prepared by Terrastory Environmental Consulting Inc. and dated June 10, 2026, shall be implemented.
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

6.5 A26-030/M 387 Pine Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-030/M) for 387 Pine 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 prepared by Matthews Design & Drafting Services Inc. and dated and stamped by Town Zoning on May 21, 2026.
2. THAT tree protection fencing, as shown in the approved site plan, shall be installed prior to construction and maintained for the duration of construction.
3. THAT a detailed grading plan shall be prepared to the satisfaction of Development Engineering staff, and submitted prior to issuance of a Building Permit.

4. THAT a stormwater management plan shall be prepared to the satisfaction of Development Engineering staff, and submitted prior to issuance of a Building Permit.
5. THAT a Building Permit be obtained within two (2) years from the date of the decision.
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

6.6 A26-031/M 171 Bronte Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-031/M) for 171 Bronte 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 prepared by Jansen Consulting and date stamped by Town Zoning on June 2, 2026.
2. THAT a road occupancy permit be obtained prior to issuance of a Building Permit.
3. THAT a Curb Cut and Entrance permit be obtained prior to issuance of a Building Permit.
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 the 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 A26-026/M 280 Sydney Street

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-026M) for 280 Sydney Street 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 BLDG Workshop and stamped by Town Zoning on May 15, 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

6.8 A26-028/M 10725 Louis St.Laurent

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-028/M) for 10725 Louis St.Laurent 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 Glenn Piotrowski Architect and dated and stamped by Town Zoning on May 22, 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, July 30, 2026, commencing at 6:00 p.m.

8. **ADJOURNMENT**

There being no further business to discuss the Chair adjourned the meeting at 6:59 p.m.

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 30, 2026

File No: A26-029M

Subject: 387 Campbell Avenue 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 prepared by Huis Design Studio and dated and stamped by Town Zoning on July 9, 2026, and the elevations prepared by Huis Design Studio and dated and stamped by Town Zoning on May 22, 2026.;
2. THAT a Building Permit be obtained within two (2) years from the date of the decision;
3. THAT prior to issuance of a Building Permit, an Entrance Permit shall be obtained for the new driveway;
4. THAT prior to issuance of a Building Permit, the applicant shall obtain a Building and Land Use Permit from the Ministry of Transportation of Ontario;
5. THAT the applicant shall obtain all necessary clearance from Conservation Halton, and shall submit the most current application materials to Conservation Halton to ensure the previously issued Development Clearance Letter remains consistent;
6. THAT prior to issuance of a Building Permit, the applicant shall provide confirmation of proposed cut and fill volumes and locations to assess whether a Site Alteration Permit is required for the proposed scope of work;
7. THAT the owner shall plant and maintain trees as shown on the approved site plan; and
8. 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:

- Permit a second garage, whereas the Zoning By-law permits a maximum of one garage per lot, representing an increase of 1 garage

General Description of Application

- Permit a maximum garage door height of 2.74 metres, whereas the Zoning By-law permits a maximum height of 2.4 metres, representing an increase of 0.34 metres
- Permit a residential driveway having a width of 22.42 metres to exceed the width of the proposed 3-car garage, whereas the Zoning By-law states that a residential driveway leading to a 3-car garage shall not exceed the width of the garage face

The Subject Property, known municipally as 387 Campbell Avenue East, is situated on the eastern edge of the Hamlet of Campbellville. Specifically, the Subject Property is located south of Highway 401, west of Canyon Road, and north of the CPKC rail corridor. Surrounding land uses include a contractor's yard to the west, an industrial site to the southwest, rural residential uses, and Natural Heritage System features to the southeast. The Subject Property is currently vacant, with a patch of vegetation along the southern edge, and there is a significant change in grade from Campbell Avenue East to the Subject Property. The application seeks to facilitate construction of a single detached dwelling, a large driveway, and a second garage. To address agency comments, the applicant has completed a number of revisions to the initial proposal, including the addition of tree plantings and modifications to the driveway materials and configuration. Planning staff have no concerns with the application.

Official Plan Designation (including any applicable Secondary Plan designations)

Niagara Escarpment Plan (NEP)

The Subject Property is designated Escarpment Protection Area, but does not fall within the Niagara Escarpment Commission's Development Control Area. Further, the Subject Property is located in the Campbellville minor urban centre, as identified in policy 1.6.2.

Policy 1.4.3.4 permits single dwellings within the Escarpment Protection Area. Policy 1.4.1.1 states that one objective of the Escarpment Protection Area is to maintain and enhance the scenic resources and open landscape character of the escarpment.

With respect to minor urban centres, policy 1.6.1.1 establishes that one objective is to recognize, maintain and enhance existing rural settlements or provide concentration points for development and growth in rural areas. Policy 1.6.8.1 states that development and growth, including the creation of new lots, shall not extend into the Escarpment Natural Areas.

Policy 1.6.8.4 directs that development and growth should be limited to minimize land use conflicts (e.g., with agriculture) and all development should be of a design compatible with the scenic resources of the Escarpment. Where appropriate, provision for adequate setbacks, and maximum heights for buildings, structures and screening shall be required to minimize the visual impact of development, consistent with any applicable provincial guidance.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Hamlet. Policy 103 establishes that hamlets are compact rural communities designated to accommodate future residential growth in the rural area and small scale industrial, commercial and institutional uses serving the farming and rural communities.

Town of Milton Official Plan

The Subject Property is designated Hamlet by Schedule 5 - Rural Structure, and is similarly designated Hamlet Residential by the Hamlet of Campbellville Secondary Plan.

Policy 9.3.3.3 directs that permitted uses in the Hamlet Residential area designation include single detached dwellings. Within Hamlets, policy 2.4.5.2 encourages appropriate infill and intensification to use land and infrastructure efficiently.

Within the Campbellville Secondary Plan, policy C.3.1.10 states that development in Campbellville, where applicable, shall meet the objectives and development and growth objectives of the Niagara Escarpment Plan Minor Urban Centre designation and, where applicable, the Escarpment Natural Area policies.

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 Village Residential (RV) by Zoning By-law 144-2003. A limited range of uses, including only detached dwellings, cottage industries, a home occupation or home daycare, are permitted within the Village Residential zone.

Variance One: Section 4.1.1.2(i) permits a garage or carport on a lot, provided that an attached or detached garage or carport is not already located on the lot. The applicant is seeking to permit two garages on the Subject Property, representing an increase of one garage.

Variance Two: Section 4.1.1.2(vi) states that a garage door may have a maximum height of 2.4 metres. The applicant is seeking to permit a maximum garage door height of 2.74 metres, representing an increase of 0.34 metres.

Variance Three: Section 5.5.2(iii)(e)(F) states that a residential driveway leading to a 3 (or more) car garage shall not exceed the width of the garage face. The applicant is seeking to permit a maximum driveway width of 22.42 metres, exceeding the width of the proposed garage.



Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on July 14, 2026. As of the writing of this report on July 21, 2026, staff have not received any comments on the application from members of the public.

Agency Consultation

The application has gone through several revisions to address concerns from various Town staff and external agencies. Firstly, comments from the Fire Department outlined requirements for the driveway and curb cut to ensure a Fire Truck would be able to access the dwelling and perform the requisite egress maneuvers; these comments were addressed through the revised site plan. Fire Department and Transportation Planning staff have no further concerns.

A number of comments were provided by Niagara Escarpment Commission staff. To address concerns related to the minor variances sought, the site plan has been revised to incorporate tree plantings, using native species, to mitigate visual impacts from the enlarged driveway and second garage. Further, portions of the driveway not required for Fire Truck access have been converted to permeable pavers.

Conservation Halton noted that a Development Clearance Letter was previously issued for the application in April 2026. However, as the site plan has evolved to respond to agency comments, Conservation Halton requested that the applicant re-submit the finalized materials to ensure the Development Clearance Letter remains applicable. This has been included in the recommended conditions.

Conditions recommended herein also require the applicant to obtain permits from Conservation Halton and the Ministry of Transportation prior to construction, as portions of the Subject Property are regulated by these agencies.

Lastly, the application was circulated to Bell and Hydro One, who both have easements over a portion of the Subject property. No works are proposed within the easements, and no comments were received from either agency.

Development Services Comments

The application seeks to construct a detached dwelling with two garages (one inset and one attached via a breezeway), on a lot that is currently vacant. Variances are required to facilitate a second garage, increased garage door height, and increased driveway width. Planning staff have no concerns with the application.

Variance One: Second Garage

Consultation

The intent of the Zoning By-law's limitation of garages is to avoid overdevelopment of rural properties, and to mitigate possible visual and streetscape impacts. Due to the ample size of the Subject Property, and considering that building height and setback provisions are respected, the additional garage does not represent overdevelopment of the Subject Property. With respect to visual impacts, the proposed second garage will be screened by tree plantings to the north and east; by retained vegetation to the south; and by the principal dwelling to the west. Further, planning staff note that the second garage will be attached via a breezeway, allowing for a cohesive design with the principal dwelling and a break in the total massing. Given these considerations, planning staff are satisfied that the proposed variance is minor and maintains the general intent of the Zoning By-law.

Variance Two: Garage Door Height

The intent of this zoning provision is to ensure garage doors remain appropriate for a residential context, and to avoid negative visual impacts. The proposed variance represents a minor increase to the permitted garage door height and does not pose a concern related to the use of the garage. In addition, the screening features noted above (including tree plantings and existing vegetation) will visually shield the garage doors from view of the public realm. Planning staff are of the opinion that the proposed increase in garage door height is minor and maintains the general intent of the Zoning By-law.

Variance Three: Driveway Width

The intent of this zoning provision is to avoid negative visual impacts from excessive driveway widths. The proposed variance represents the widest portion of the driveway, while the majority of the driveway maintains a 6 metre width that would be permitted as-of-right. Given the large size of the Subject Property and the visual screening elements in place, the proposed driveway remains reasonable. Planning staff note that in response to comments from multiple departments and agencies, the proposed driveway configuration has been revised several times. Following initial comments from planning staff, the width of the driveway was reduced in the rear yard and in the circular portion. Further, in response to comments from the Niagara Escarpment Commission, the driveway material has been switched to permeable pavers outside portions that may be required for fire truck access.

Due to the large size of the Subject Property and the distance from the proposed dwelling to Campbell Avenue East, Fire Department Staff requested that the driveway be designed to accommodate a Fire Truck, including the provision of a turnaround point. The driveway mouth, width, and configuration have all been revised to satisfy the Fire Department's comments. In light of the many revisions to the proposed driveway and the considerations noted herein, planning staff are satisfied that the proposed variance is minor and maintains the general intent of the Zoning By-law.



The Corporation of the Town of Milton

File #:
A26-029M
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Consultation

From a policy perspective, the proposed variances will collectively facilitate the use of the Subject Property for its intended residential purpose, as the Official Plan and NEP both direct that Hamlets shall accommodate residential growth in rural areas. The proposed development does not extend into any Escarpment Natural Areas as designated by the NEP, and the proposed dwelling and garage respect the height and setback provisions established in the Zoning By-law. Proposed plantings will provide additional screening, responding to the direction of NEP policy 1.8.6.4. Overall, the application is desirable for the appropriate use of the Subject Property, and maintains the general intent of the Official Plan.

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.

Respectfully submitted,

Olivia Hayes
Planner, Development Review

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

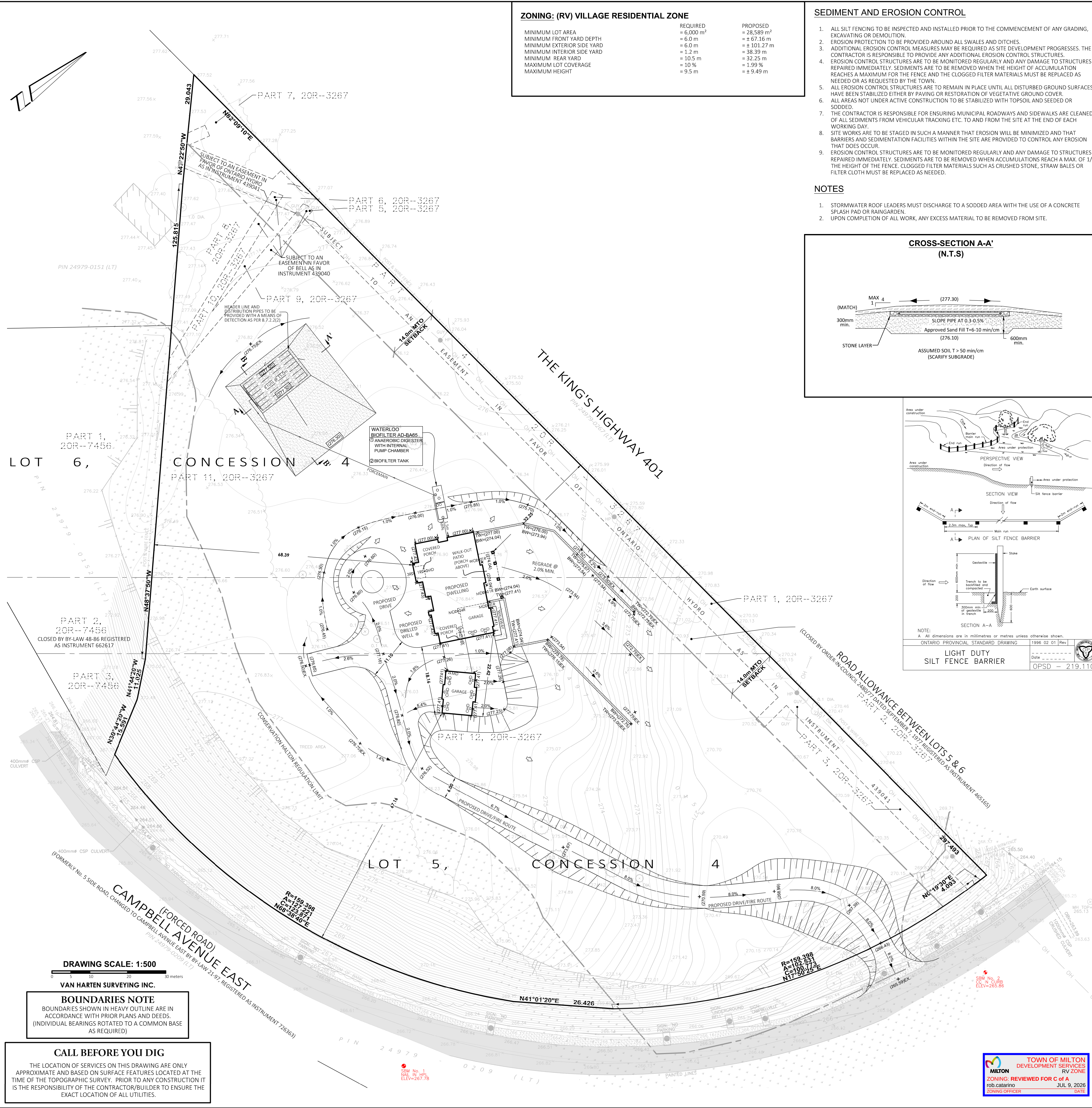
Phone: Ext. 2454

Attachments

Figure 1 - Site Plan

Figure 2 - Grading Plan

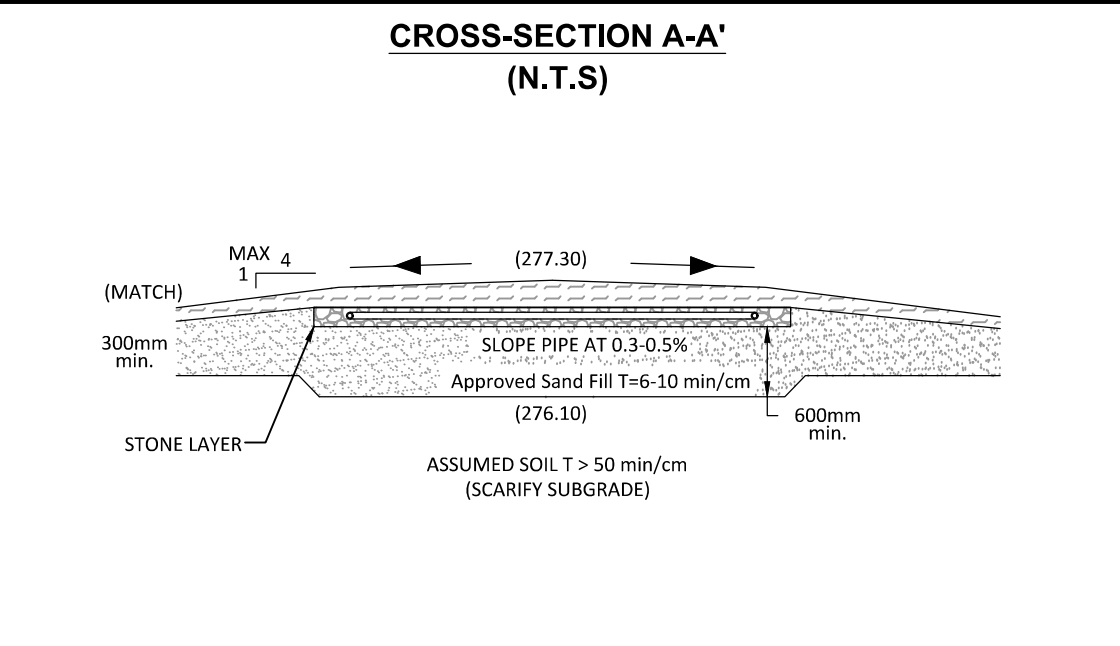
Figure 3 - Floor Plans and Elevations



ZONING: (RV) VILLAGE RESIDENTIAL ZONE			
	REQUIRED	PROPOSED	
MINIMUM LOT AREA	= 6,000 m ²	= 28,589 m ²	
MINIMUM FRONT YARD DEPTH	= 6.0 m	= ± 67.36 m	
MINIMUM EXTERIOR SIDE YARD	= 6.0 m	= ± 101.27 m	
MINIMUM INTERIOR SIDE YARD	= 1.2 m	= 38.39 m	
MINIMUM REAR YARD	= 10.5 m	= 32.25 m	
MAXIMUM LOT COVERAGE	= 10 %	= 1.99 %	
MAXIMUM HEIGHT	= 9.5 m	= ± 9.49 m	

- SEDIMENT AND EROSION CONTROL**
1. ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATING OR DEMOLITION.
 2. EROSION PROTECTION TO BE PROVIDED AROUND ALL SWALES AND DITCHES.
 3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
 4. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN THE HEIGHT OF ACCUMULATION REACHES A MAXIMUM FOR THE FENCE AND THE CLOGGED FILTER MATERIALS MUST BE REPLACED AS NEEDED OR AS REQUESTED BY THE TOWN.
 5. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 6. ALL AREAS NOT UNDER ACTIVE CONSTRUCTION TO BE STABILIZED WITH TOPSOIL AND SEEDED OR SODDED.
 7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING MUNICIPAL ROADWAYS AND SIDEWALKS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORKING DAY.
 8. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
 9. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAX. OF 1/2 THE HEIGHT OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS NEEDED.

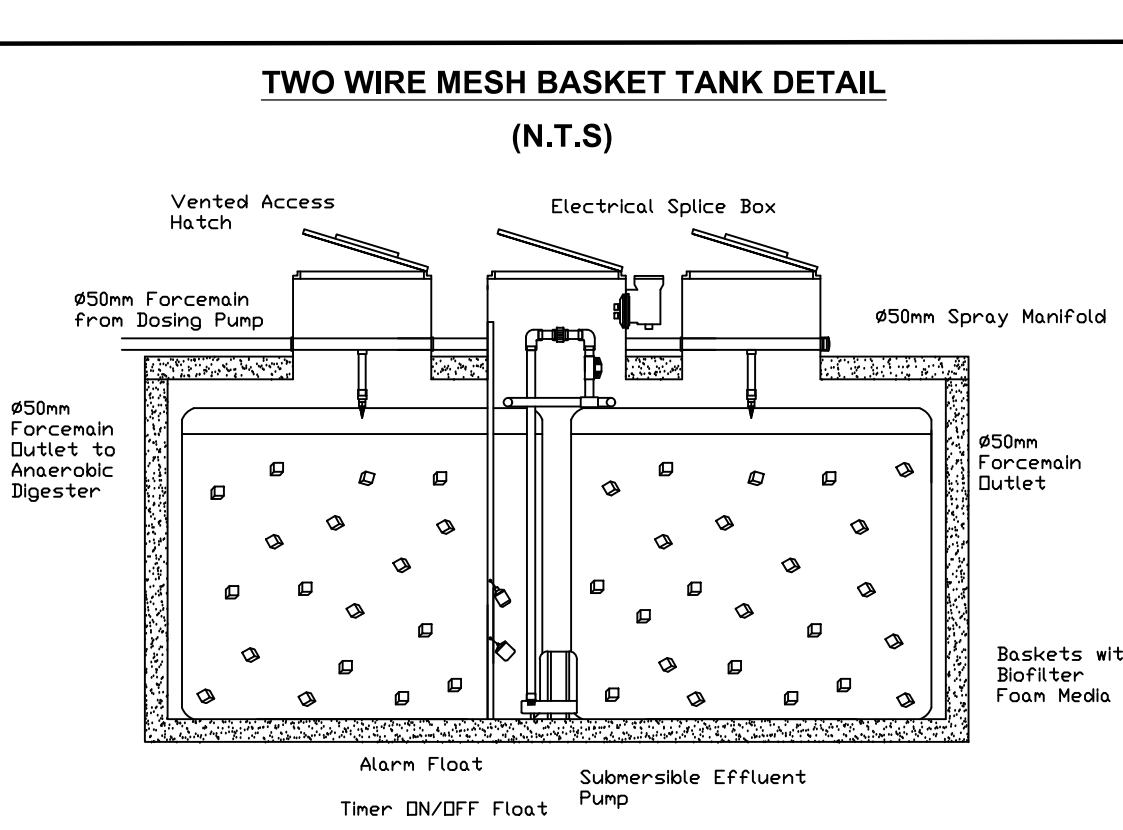
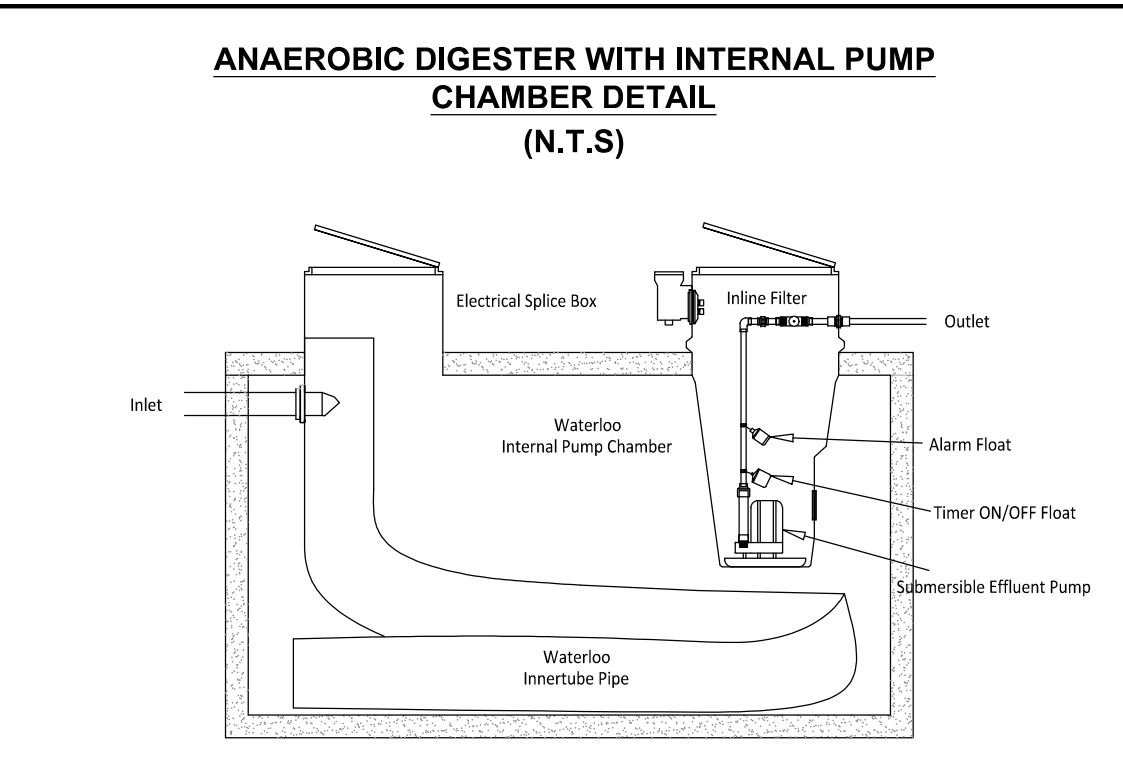
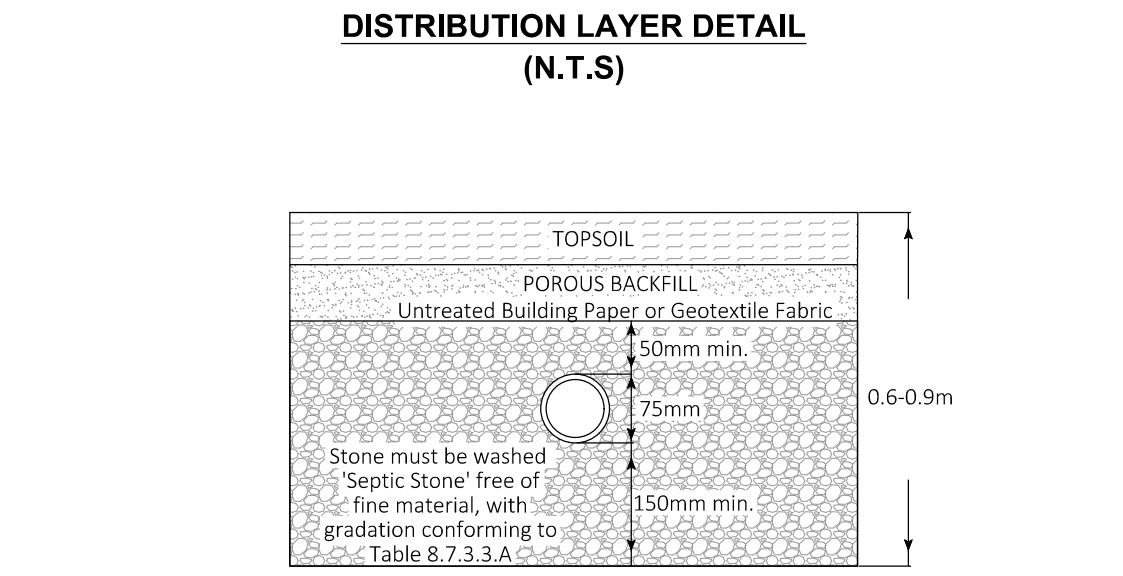
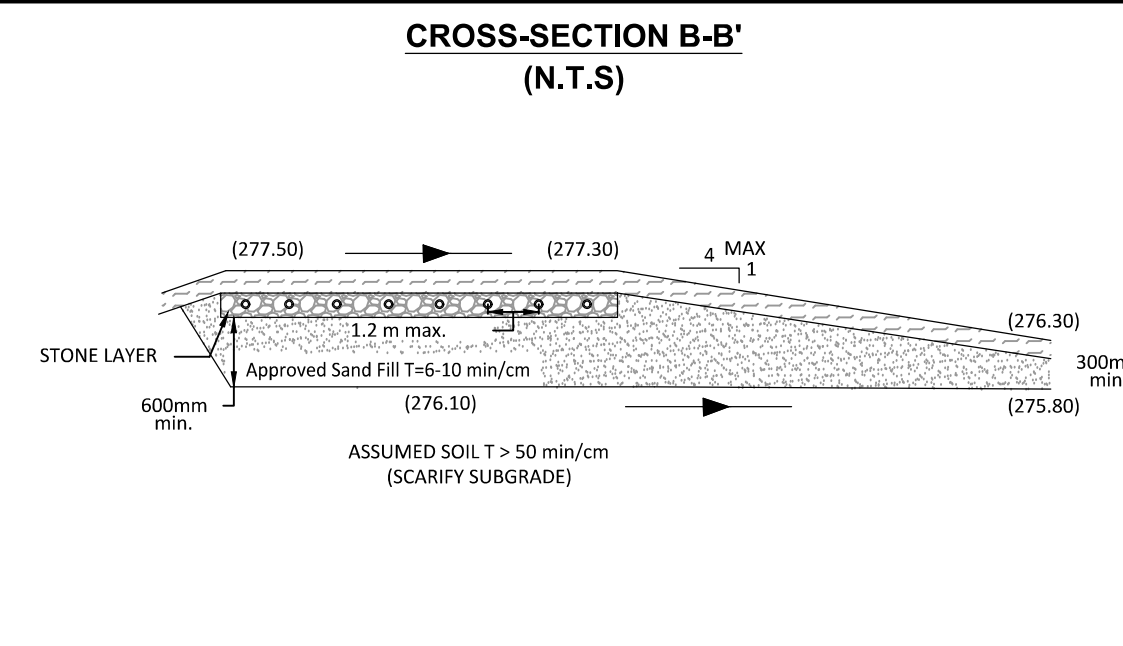
- NOTES**
1. STORMWATER ROOF LEADERS MUST DISCHARGE TO A SODDED AREA WITH THE USE OF A CONCRETE SPLASH PAD OR RAINGARDEN.
 2. UPON COMPLETION OF ALL WORK, ANY EXCESS MATERIAL TO BE REMOVED FROM SITE.



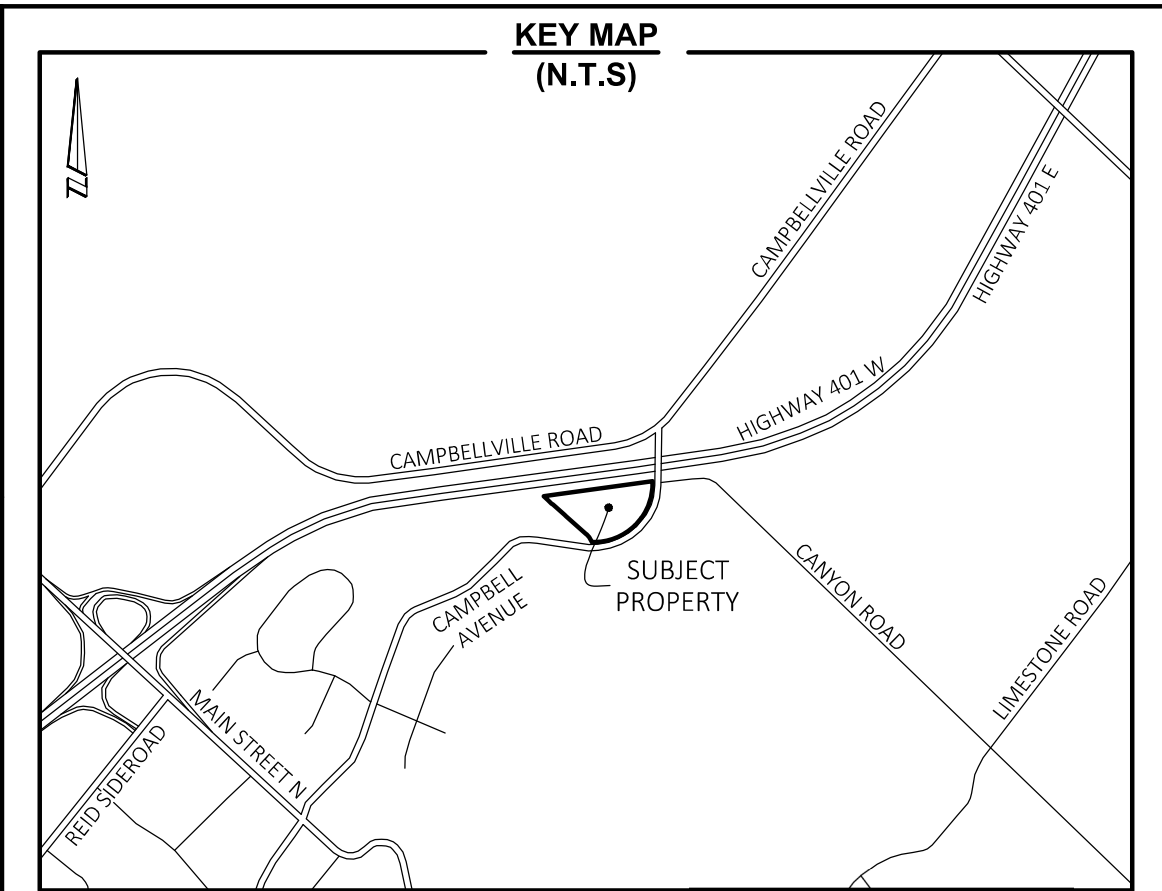
- PROPOSED DWELLING:**
- | | |
|----------------------------|------------|
| TOP OF FOUNDATION | = (277.88) |
| UNDERSIDE OF FOOTING | = (273.89) |
| LOWER UNDERSIDE OF FOOTING | = (272.26) |
| BASEMENT FLOOR | = (274.19) |
| LOWER BASEMENT FLOOR | = (272.56) |
| FINISHED FLOOR | = (278.18) |
| GARAGE SLAB | = (277.41) |
| GARAGE CUT | = (0.47) |
- NOTES:**
1. BUILDER SHALL ENSURE A MINIMUM 0.15m SEPARATION FROM FINISHED GRADE TO TOP OF FOUNDATION.
 2. ELEVATIONS DERIVED FROM ARCHITECTURAL DRAWINGS.
 3. FROST FOOTINGS REQUIRED AT A MINIMUM ELEVATION (272.82).
 4. CONSTRUCTION DRAWINGS NOT AVAILABLE AT THIS TIME.

- PROPOSED GARAGE**
- | | |
|-------------------|------------|
| TOP OF FOUNDATION | = (277.56) |
| FINISHED SLAB | = (277.41) |
- NOTES:**
1. BUILDER SHALL ENSURE A MINIMUM 0.15m SEPARATION FROM FINISHED GRADE TO TOP OF FOUNDATION.
 2. FROST FOOTINGS REQUIRED AT A MINIMUM ELEVATION (276.19).
 3. CONSTRUCTION DRAWINGS NOT AVAILABLE AT THIS TIME.

- NOTES**
1. BUILDER SHALL ENSURE A MINIMUM 0.15m SEPARATION FROM FINISHED GRADE TO TOP OF FOUNDATION.
 2. FROST FOOTINGS REQUIRED AT A MINIMUM ELEVATION (276.19).
 3. CONSTRUCTION DRAWINGS NOT AVAILABLE AT THIS TIME.



- SEWAGE SYSTEM DESIGN NOTES:**
- (Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)
- Q = 6,350 L/Day
T > 50 min/cm (assumed)
Waterloo Biofilter Model AD-BA65
- Anaerobic Digester Size = 12,272 L MIN.
- Internal Pump Chamber Size = 3,250 L MIN.
- Foam Volume = 9.1 m³ MIN.
- Stone Area = (9.6 m by 16.2 m) = 156 m²
Sand Area = (27.0 m by 30.0 m) = 810 m²
Distribution Pipe Length = (8 runs of 15.0 m) = 120 m



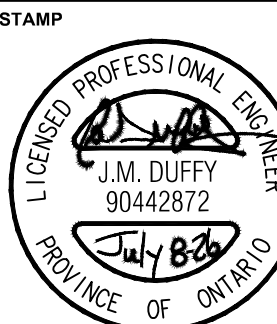
- LEGEND**
- | | | | |
|--------------------|----------|--|------------|
| EXISTING ELEVATION | × 206.55 | DECIDUOUS TREE | ASPHALT |
| UTILITY POLE | ○ HP | CONIFEROUS TREE | GRAVEL |
| HYDRO POLE | ○ HP | BELL PEDESTAL | BELL |
| HP WITH LIGHT | ○ HP | TV PEDESTAL | CATV |
| GUY WIRE | — GUY | MANHOLE | ○ MH |
| FIRE HYDRANT | ○ FH | CATCHBASIN | CB |
| WATER VALVE | ○ WV | 3:1 MAXIMUM SLOPE | 3:1 |
| GATE | — GATE | DIRECTION OF FLOW | → |
| SIGN | — SIGN | TEST PIT | TP |
| DITCH/SWALE | — OH | PROPOSED PERFORATED PIPE | --- |
| OVERHEAD HYDRO | — OH | PROPOSED GRADE | × (331.14) |
| CENTRELINE OF ROAD | — X | PROPOSED RETAINING WALL (DESIGN BY OTHERS) | --- |
| FENCELINE | — X | OVERLAND FLOW | → |
| TOP OF BANK | — X | DOWN SPOUT | ○ |
| AREA OF SAND | — | SUMP DISCHARGE | ● |
| AREA OF STONE | — | | |

- BENCHMARK**
- ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
- SITE BENCH MARK 1: NAIL IN HYDRO POLE WITH LIGHT STANDARD, 267.78m.
- SITE BENCH MARK 2: CUT CROSS ON CURB, 265.86m.

METRIC:			
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.			
4	REVISED PER TOWN COMMENTS	JJM	JULY 8-26
3	REVISED PER TOWN COMMENTS	JMD	MAY 22-26
2	REVISED SITE PLAN	JJM	MAY 20-26
1	VILLAGE RESIDENTIAL ZONING ADDED	JJM	APR 24-26
NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE			
			
LAND SURVEYORS - ENGINEERS			
Kitchener/Waterloo Ph: 519-742-8371		Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110

www.vanharten.com		info@vanharten.com	
DRAWN BY: TJH		DESIGN BY: JJM	
		CHECKED BY: JMD	

STAMP		CAUTION:
		THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION THE BUILDER MUST ENSURE A MINIMUM OF 1.2m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION THIS SKETCH IS PROTECTED BY COPYRIGHT

CLIENT: 10405400 CANADA INC.

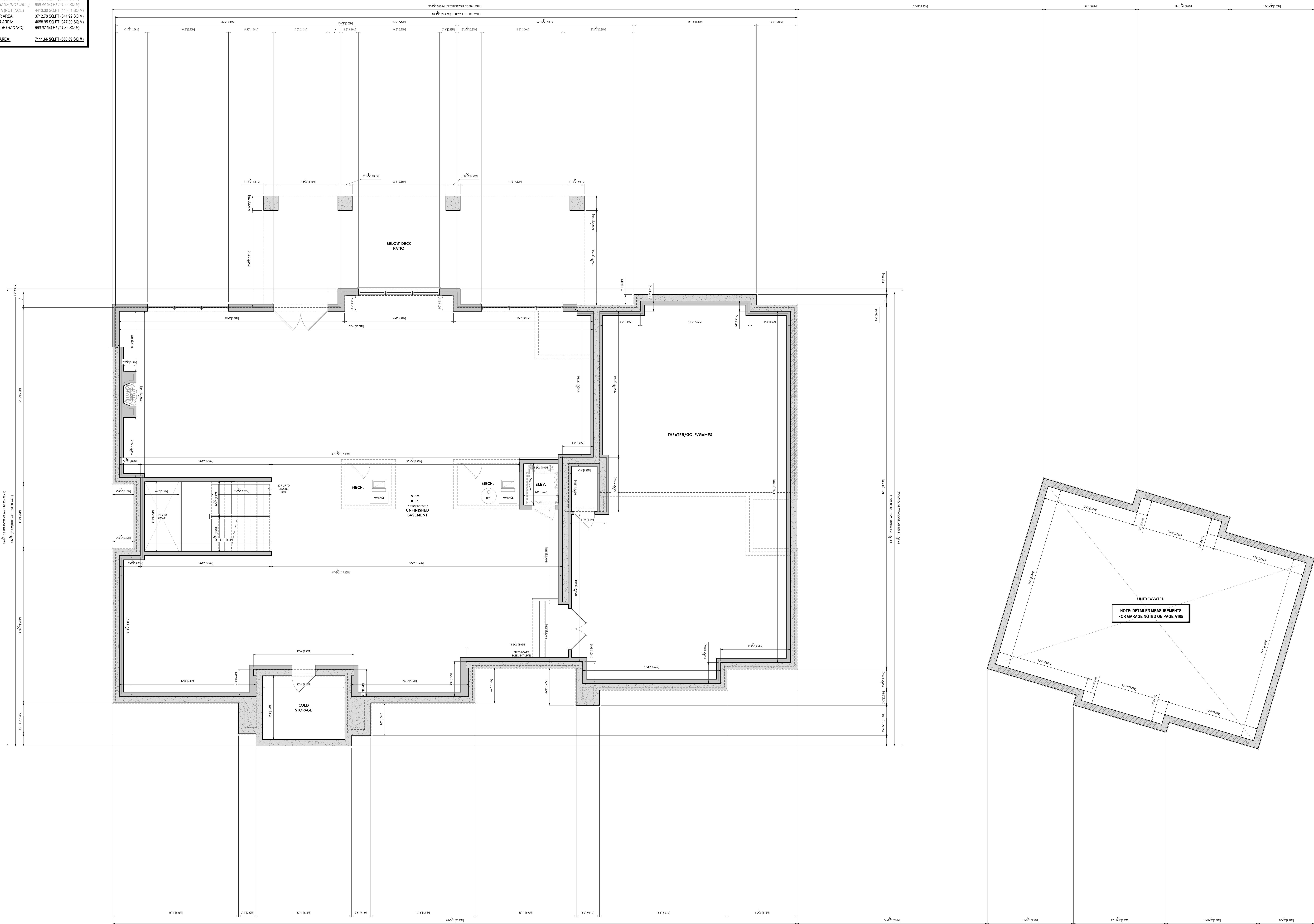
PROJECT No: 34652-25

PROJECT: 387 CAMPBELL AVENUE EAST
PART OF LOTS 5 & 6, CONCESSION 4
AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF NASSAGAWAYA)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR PROPOSED DWELLING

SHEET No:	1 OF 1	DRAWING No:	C01	REVISION:	4
DRAWING SCALE:	1:500				

<u>FLOOR AREA CALCULATIONS:</u>	
GARAGE AREA (NOT INCL.):	723.02 SQ.FT (67.17 SQ.M)
DETACHED GARAGE (NOT INCL.)	989.44 SQ.FT (91.92 SQ.M)
BASEMENT AREA (NOT INCL.)	4413.30 SQ.FT (410.01 SQ.M)
GROUND FLOOR AREA:	3712.78 SQ.FT (344.92 SQ.M)
SECOND FLOOR AREA:	4058.95 SQ.FT (377.09 SQ.M)
OPEN AREAS (SUBTRACTED):	660.07 SQ.FT (61.32 SQ.M)
TOTAL FLOOR AREA:	7111.66 SQ.FT (660.69 SQ.M)



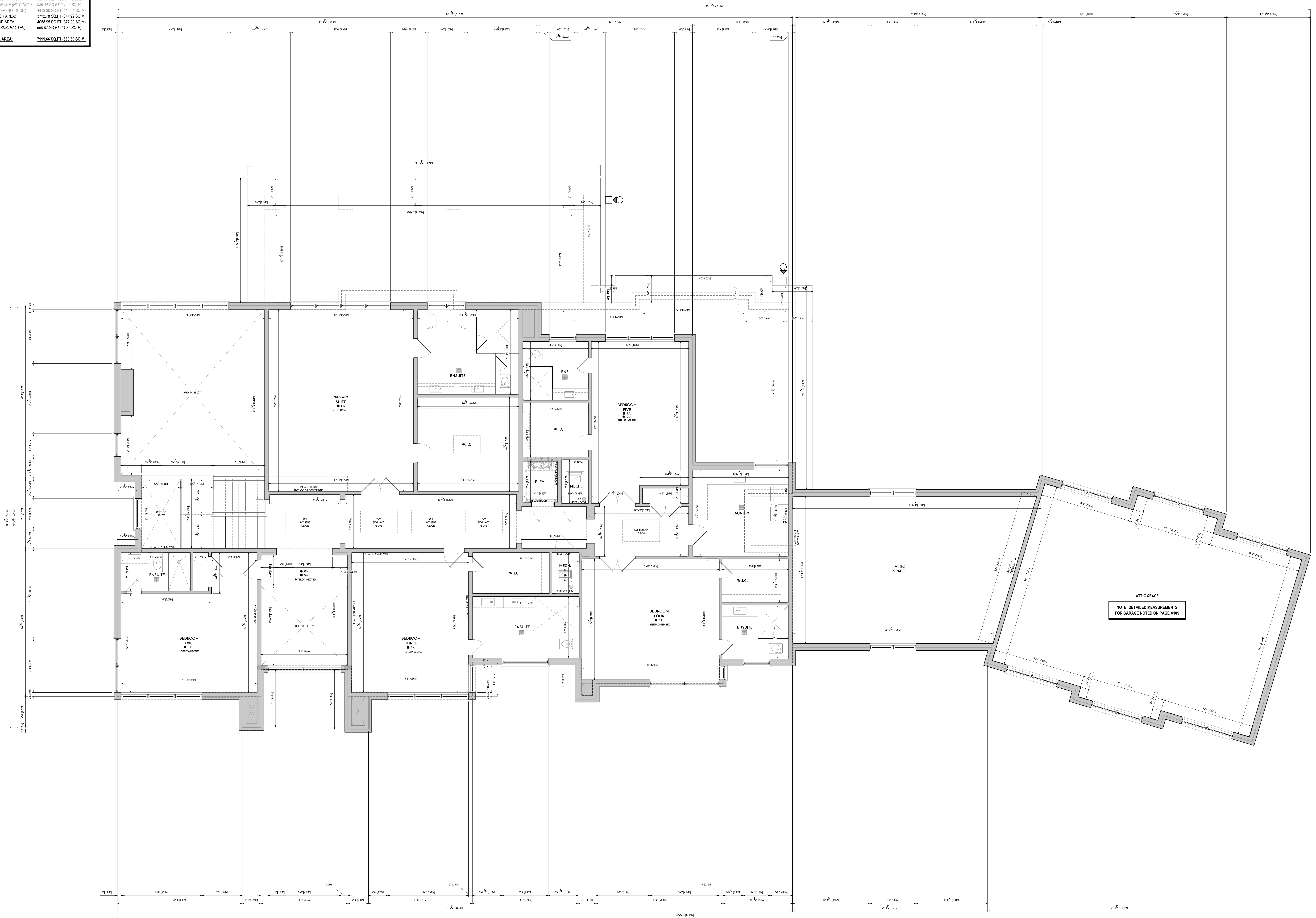
BASEMENT FLOOR PLAN

[illegible]

GROUND FLOOR PLAN

Page 18 of 52

<u>FLOOR AREA CALCULATIONS:</u>	
GARAGE AREA (NOT INCL.):	723.02 SQ.FT (67.17 SQ.M)
DETACHED GARAGE (NOT INCL.)	989.44 SQ.FT (91.92 SQ.M)
BASEMENT AREA (NOT INCL.)	4413.30 SQ.FT (410.01 SQ.M)
GROUND FLOOR AREA:	3712.78 SQ.FT (344.92 SQ.M)
SECOND FLOOR AREA:	4058.96 SQ.FT (377.09 SQ.M)
OPEN AREAS (SUBTRACTED):	660.07 SQ.FT (61.32 SQ.M)
<u>TOTAL FLOOR AREA:</u>	7111.66 SQ.FT (660.69 SQ.M)



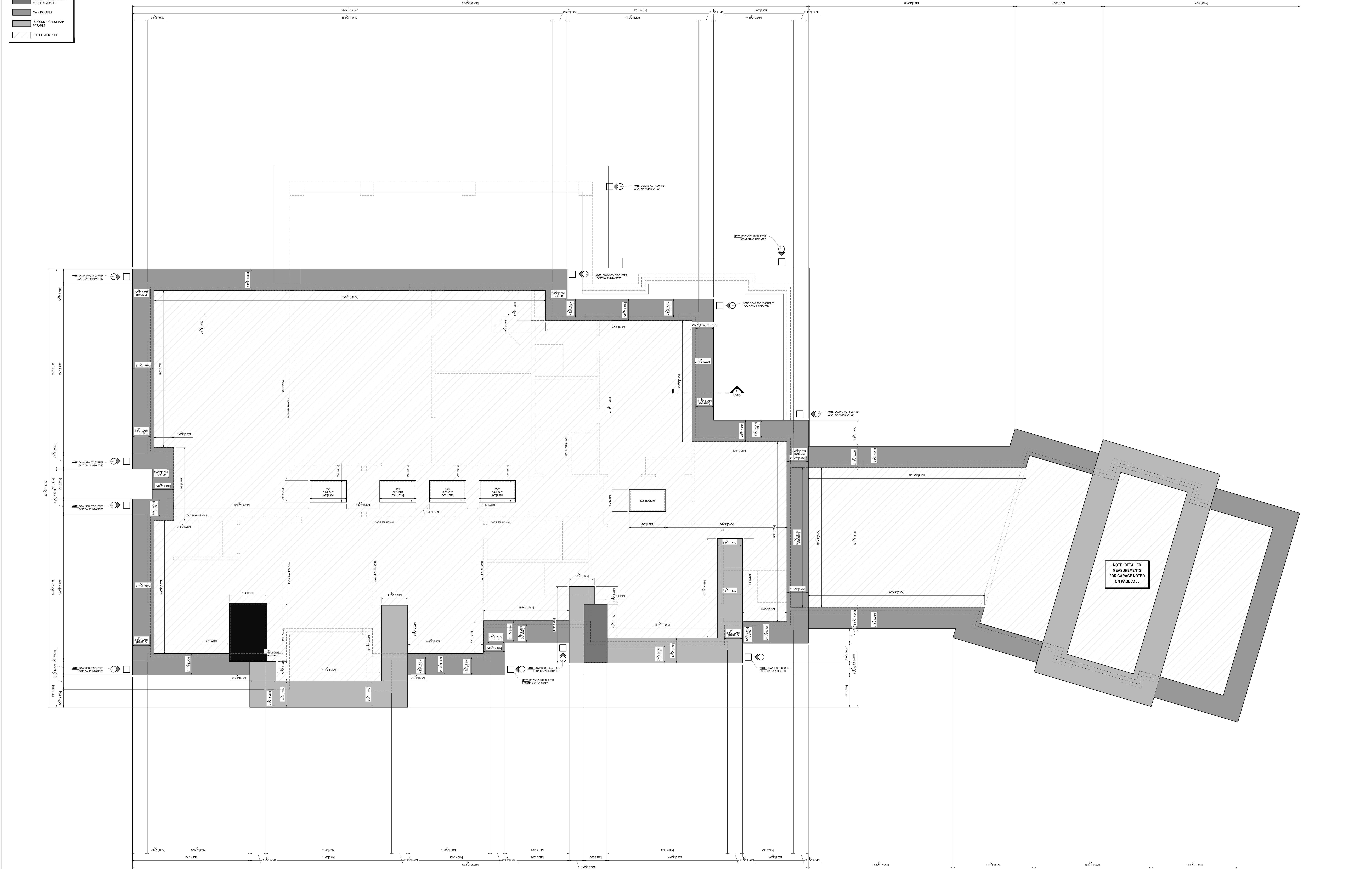
SECOND FLOOR PLAN


TOWN OF MILTON
 DEVELOPMENT SERVICES
 RV ZONE
ZONING: REVIEWED FOR C of A
 rola.catarino MAY 22, 2026
 ZONING OFFICER DATE

[illegible]

PARAPET HEIGHT LEGEND

- HIGHEST STONE VENEER PARAPET
- SECOND HIGHEST STONE VENEER PARAPET
- MAIN PARAPET
- SECOND HIGHEST MAIN PARAPET
- TOP OF MAIN ROOF



ROOF PLAN

TOWN OF MILTON
DEVELOPMENT SERVICES
ZONING REVIEWED FOR C OF A
MAY 22, 2025

huis design studio
CUSTOM HOME DESIGN

GENERAL NOTES
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND NOT BE USED IN ISOLATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

QUALIFICATION INFORMATION
THESE DRAWINGS WERE PREPARED BY THE DESIGNER AND THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

REVISION LIST
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2. ISSUED FOR C.O.A.
3. ISSUED FOR C.O.A.
4. ISSUED FOR C.O.A.
5. ISSUED FOR C.O.A.

PROJECT NORTH
TRUE NORTH

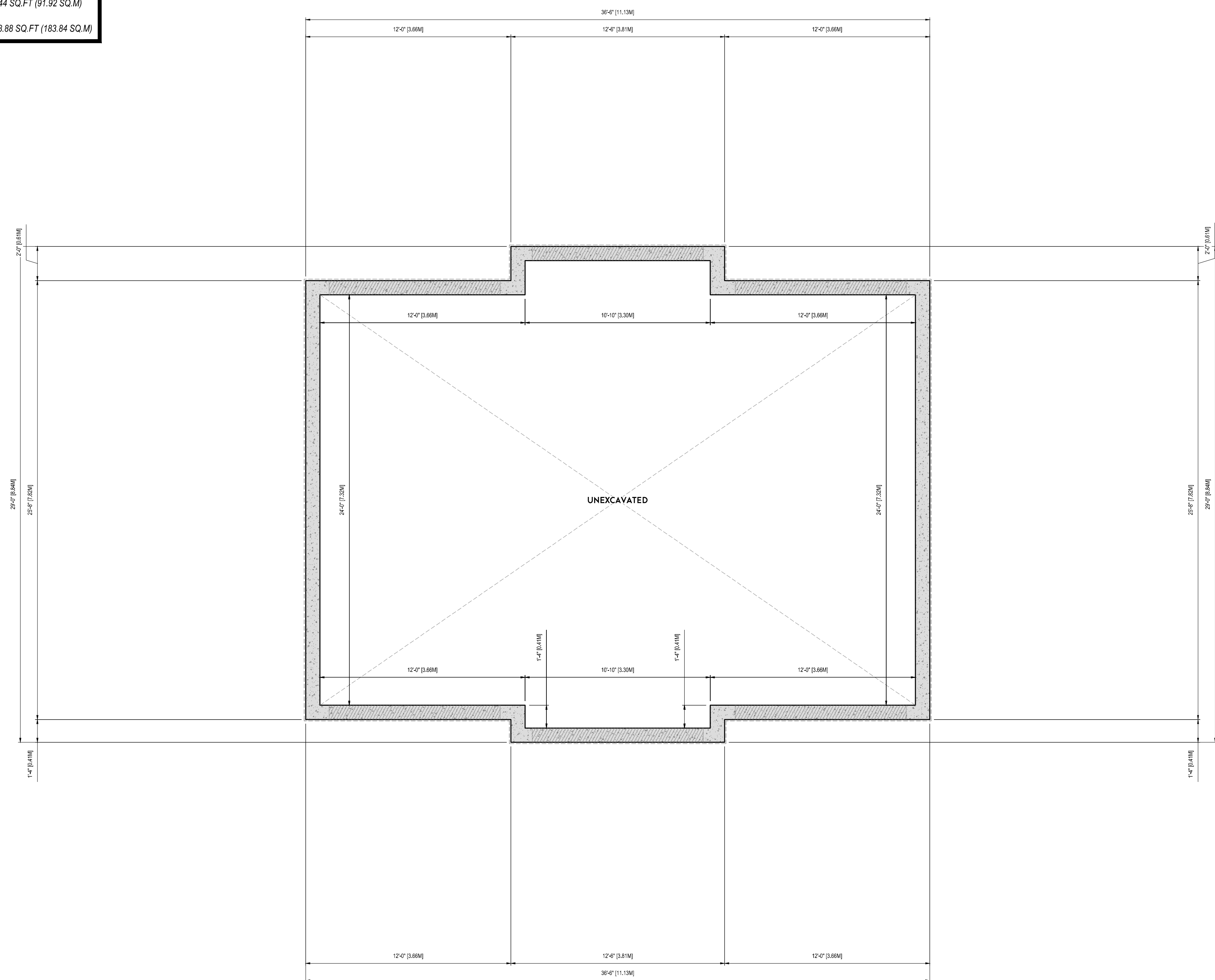
DRAWING TITLE
ROOF PLAN

CHECKED BY
PROJECT ADDRESS
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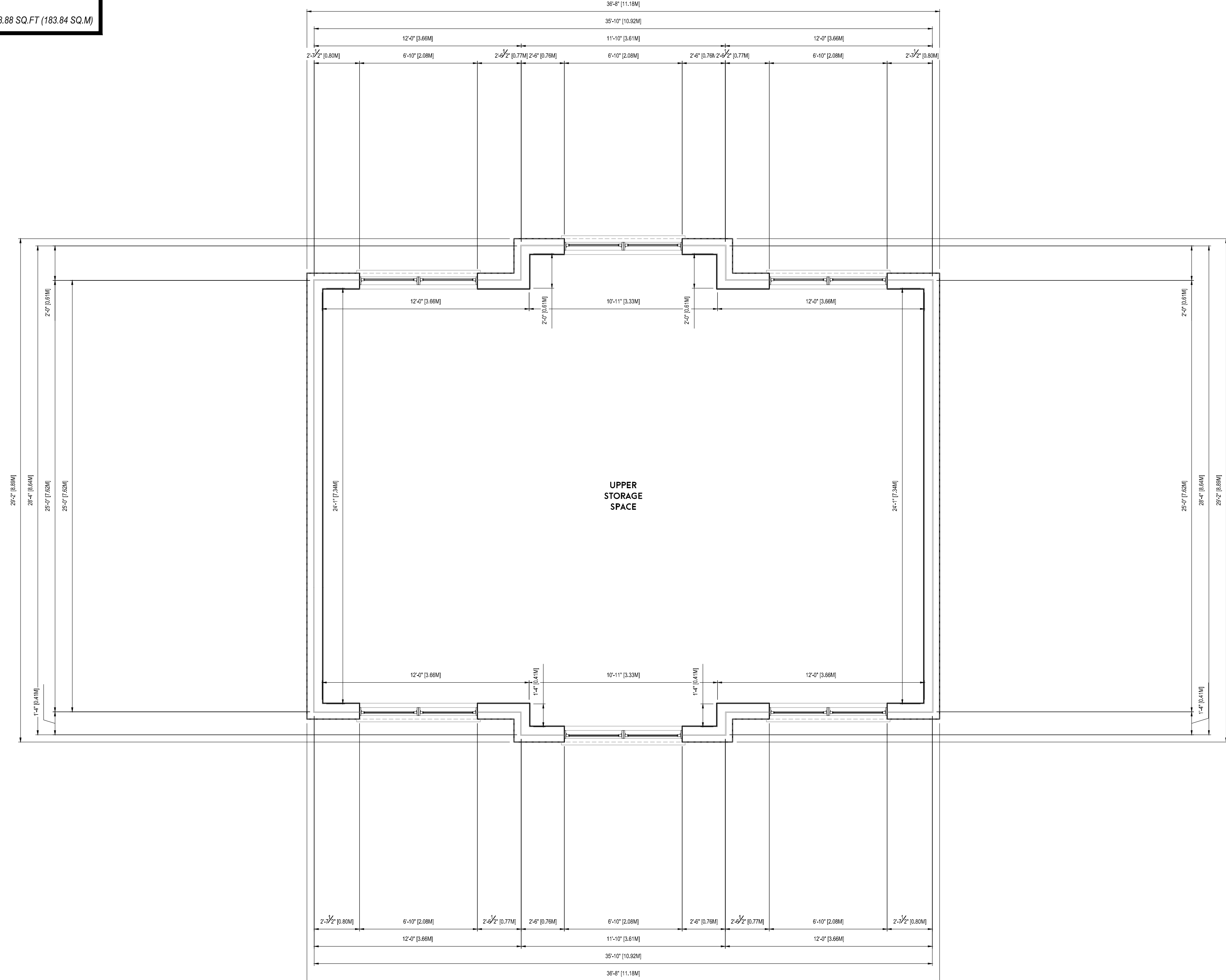
FLOOR AREA CALCULATIONS:	
DETACHED GARAGE AREA:	969.44 SQ.FT (91.92 SQ.M)
DETACHED GARAGE STORAGE:	969.44 SQ.FT (91.92 SQ.M)
TOTAL G.F.A.:	1,978.88 SQ.FT (183.84 SQ.M)



DETACHED GARAGE FOUNDATION PLAN

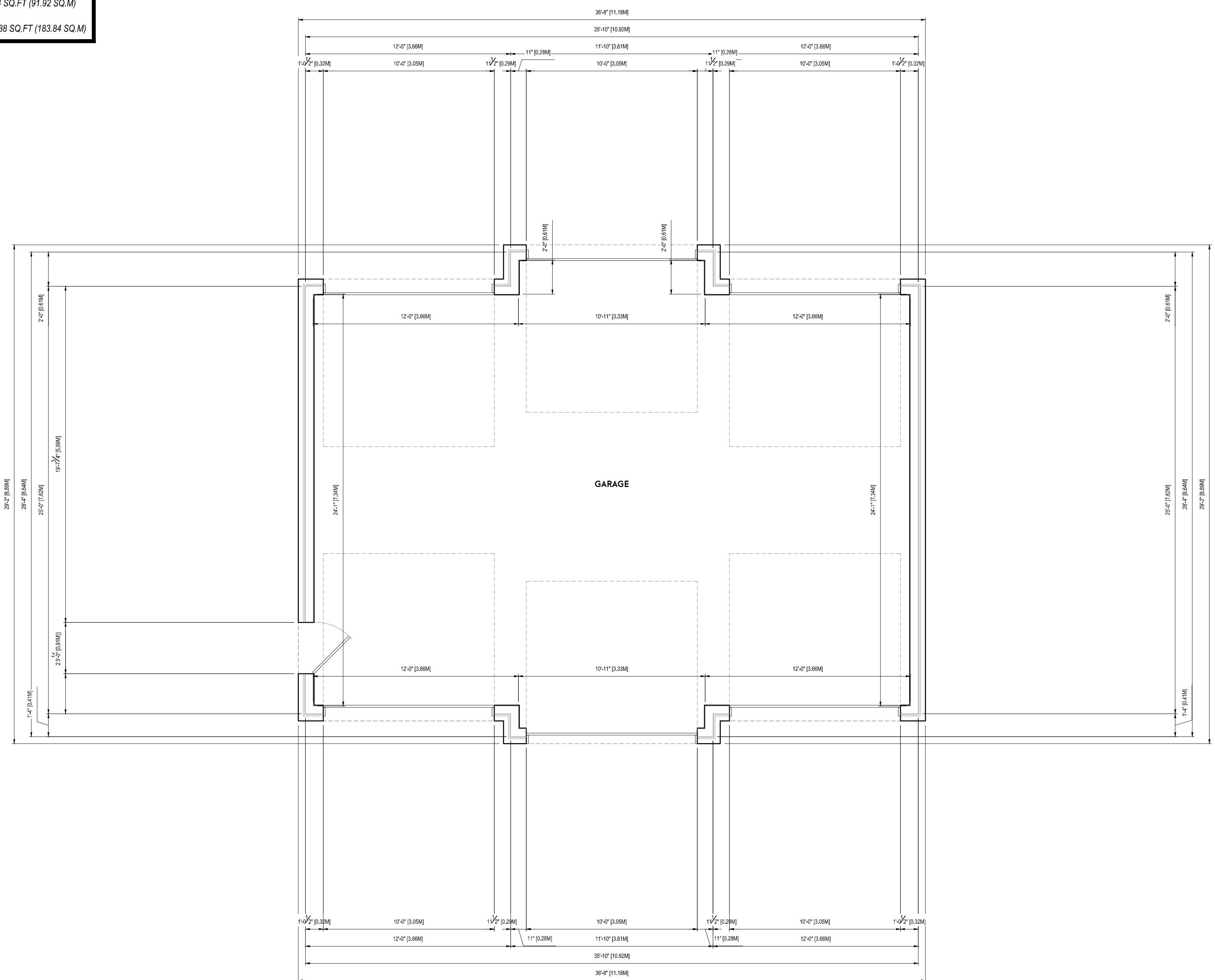
FLOOR AREA CALCULATIONS:

DETACHED GARAGE AREA:	989.44 SQ.FT (91.92 SQ.M)
DETACHED GARAGE STORAGE:	989.44 SQ.FT (91.92 SQ.M)
TOTAL G.F.A.:	1,978.88 SQ.FT (183.84 SQ.M)



DETACHED GARAGE SECOND FLOOR PLAN

FLOOR AREA CALCULATIONS:	
DETACHED GARAGE AREA:	969.44 SQ.FT (91.92 SQ.M)
DETACHED GARAGE STORAGE:	969.44 SQ.FT (91.92 SQ.M)
TOTAL G.F.A.:	1,978.88 SQ.FT (183.84 SQ.M)

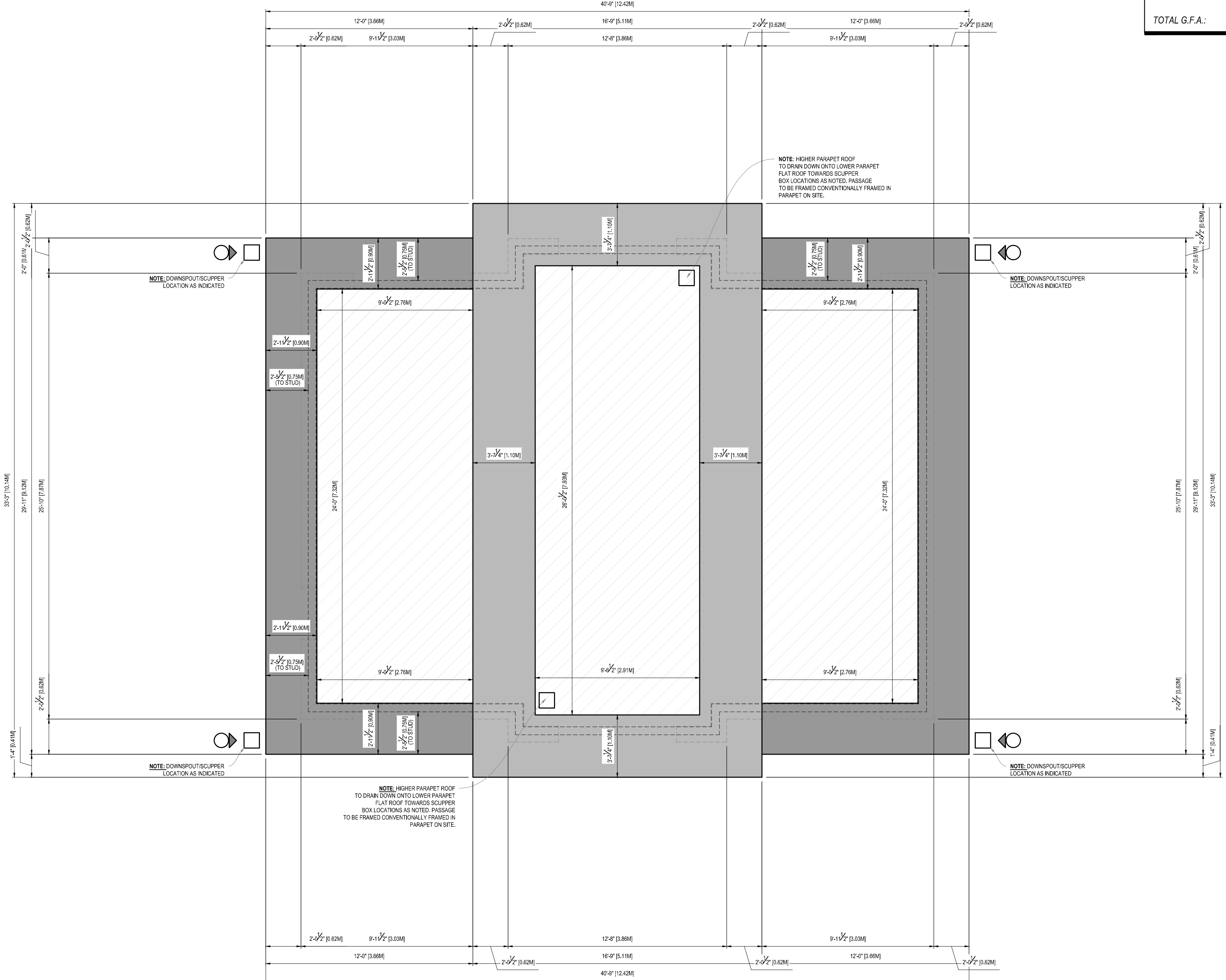


DETACHED GARAGE GROUND FLOOR PLAN

PARAPET HEIGHT LEGEND

	HIGHEST STONE VENEER PARAPET
	SECOND HIGHEST STONE VENEER PARAPET
	MAIN PARAPET
	SECOND HIGHEST MAIN PARAPET
	TOP OF MAIN ROOF

<u>FLOOR AREA CALCULATIONS:</u>	
DETACHED GARAGE AREA:	989.44 SQ.FT (91.92 SQ.M)
DETACHED GARAGE STORAGE:	989.44 SQ.FT (91.92 SQ.M)
TOTAL G.F.A.:	1,978.88 SQ.FT (183.84 SQ.M)



DETACHED GARAGE ROOF PLAN



FRONT ELEVATION

1. REINFORCED CONCRETE SLAB #1 - GARAGE PORCH
8" x 10" MPa (AT 28 DAYS) R.C. SLAB W/ 5-8% AIR ENT.
8" x 10" @ 8" O.C. EACH WAY (UPPER TOP & LOWER BOTTOM LAYER)
10M @ 8" O.C. (LOWER TOP & UPPER BOTTOM LAYER)
4 LAYERS TOTAL
2" COVER AT TOP BARS, 1 1/2" COVER AT BOTTOM BARS
CONC. SLAB DESIGN AS PER CSA 5413 "PARKING STRUCTURES" ALL EXPOSED CONCRETE TO BE MIN. 35 MPa @ 280 5-8% AIR ENT. CONCRETE TO BE IN ACCORDANCE WITH C.S.A 5413



RIGHT ELEVATION



GENERAL NOTES		QUALIFICATION INFORMATION		REVISION LIST		ISSUE LIST		DRAWING TITLE	
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE TOWN OF MILTON DEVELOPMENT SERVICES STANDARD SPECIFICATIONS FOR CONSTRUCTION.		THESE DRAWINGS ARE THE PROPERTY OF HUIS DESIGN STUDIO AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HUIS DESIGN STUDIO.		1. REVISED FOR PERMIT		1. REVISED FOR PERMIT		ARCHITECTURAL ELEVATIONS	
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The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: July 30, 2026

File No: A26-032M

Subject: 1401 Argall Court

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 Space Craft Building Permit Inc. and stamped by Town Zoning on June 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 to permit:

- one bay of a double-car garage to have a minimum unobstructed length of 4.93 metres, - 1.07 metres difference in one parking bay

The subject property is known municipally as 1401 Argall Court and south of Whitlock Avenue and on the west side of Argall Court. The subject property contains a single-detached dwelling with an attached two-car garage. Surrounding uses are residential and primarily single-detached dwellings.

The applicant is proposing to establish an Additional Residential Unit (ARU) in the basement of the existing single-detached dwelling. The ARU will utilize an existing above-grade side entrance in the interior side yard to access the unit and as part establishing this entrance a fire-rated corridor is required in the garage as per the standards of the Ontario Building Code (OBC).

General Description of Application

Due to the location and encroachment of the fire-rated corridor, the minimum internal dimension requirements for a parking space in one-bay of the garage are not met, which has triggered the need for a minor variance.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential Area on Schedule B of the Urban Land Use Plan of the Town of Milton Official Plan. The Residential Area designation permits a variety of residential uses, including single detached dwellings and accessory buildings and structures.

Both the Town's Official Plan as well as the Boyne Survey Secondary Plan provide permissions for Additional Residential Units (ARUs) within the Residential Area designation. Section 2.7.3.17 of the Town's Official Plan provides permissions for Additional Residential Units (ARUs), subject to the following criteria:

- a) An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- b) An ARU will be compatible with neighbouring properties and the surrounding neighbourhood by taking into consideration scale and built form;
- c) An ARU must be connected to adequate municipal water and sewage services;
- d) An ARU must have no adverse effect on stormwater management systems;
- e) An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- f) Safe access to an ARU must be ensured by meeting fire and emergency service requirements;
- g) Severance of an ARU from the lot shall not be permitted; and,
- h) An ARU shall be registered with the Town in accordance with the provisions of the Municipal Act.

Planning staff are satisfied that the proposed development is in conformity with the above-noted criteria. Further, Section 3.1.1.11 of the Town's Official Plan states that it is the policy of the Town to increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, and increase opportunities for affordable housing by permitting additional residential units (ARUs) in accordance with the policies of this Plan.

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

Zoning

The subject lands are zoned Site Specific Residential Medium Density 1 (RMD1*220) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1 zone permits a variety of residential uses, including ARUs.

Section 4.2.2.1 v) of the Town's Zoning By-law requires a minimum internal dimension of a double-car garage or larger with two or more separate doors to be 5.5 metres wide by 6.0 metres long by 2.1 metres in height, of which 5.5 metres wide by 5.3 metres long by 2.1 metres in height shall be unobstructed area with the exception of one stair.

The applicant is requesting permission to allow one-bay of a double-car garage to have a minimum unobstructed length of 4.93 metres, a difference of - 1.07 metres in one parking bay, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 13, 2026. As of the writing of this report on July 17, 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 construction of an Additional Residential Unit (ARU) within the existing basement of a single-detached dwelling with a two-car garage on the subject property. is required for this component of the proposal.

The ARU will utilize an existing above-grade side entrance in the interior side yard to access the unit and as part establishing this entrance a fire-rated corridor is required in the garage as per the standards of the Ontario Building Code (OBC). Due to the location and encroachment of the fire-rated corridor, the minimum internal dimension requirements for a parking space in one-bay of the garage are not met, which has triggered the need for a minor variance.

The Town's Zoning By-law specifics what the minimum internal dimensions must be for a double-car garage with two separate doors which includes a fire rated corridor (an Ontario Building Code requirement). The applicant demonstrated that the one-bay of the garage



The Corporation of the Town of Milton

File #:
A26-032M
Page 4 of 4

Consultation

can operate as intended and a vehicle is able to fit properly. Planning staff do not have concerns with the proposed variance. Further, there is no impact to the surrounding properties or to the front façade of the dwelling to establish the ARU.

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

Respectfully submitted,

Taylor Wellings

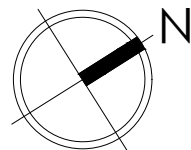
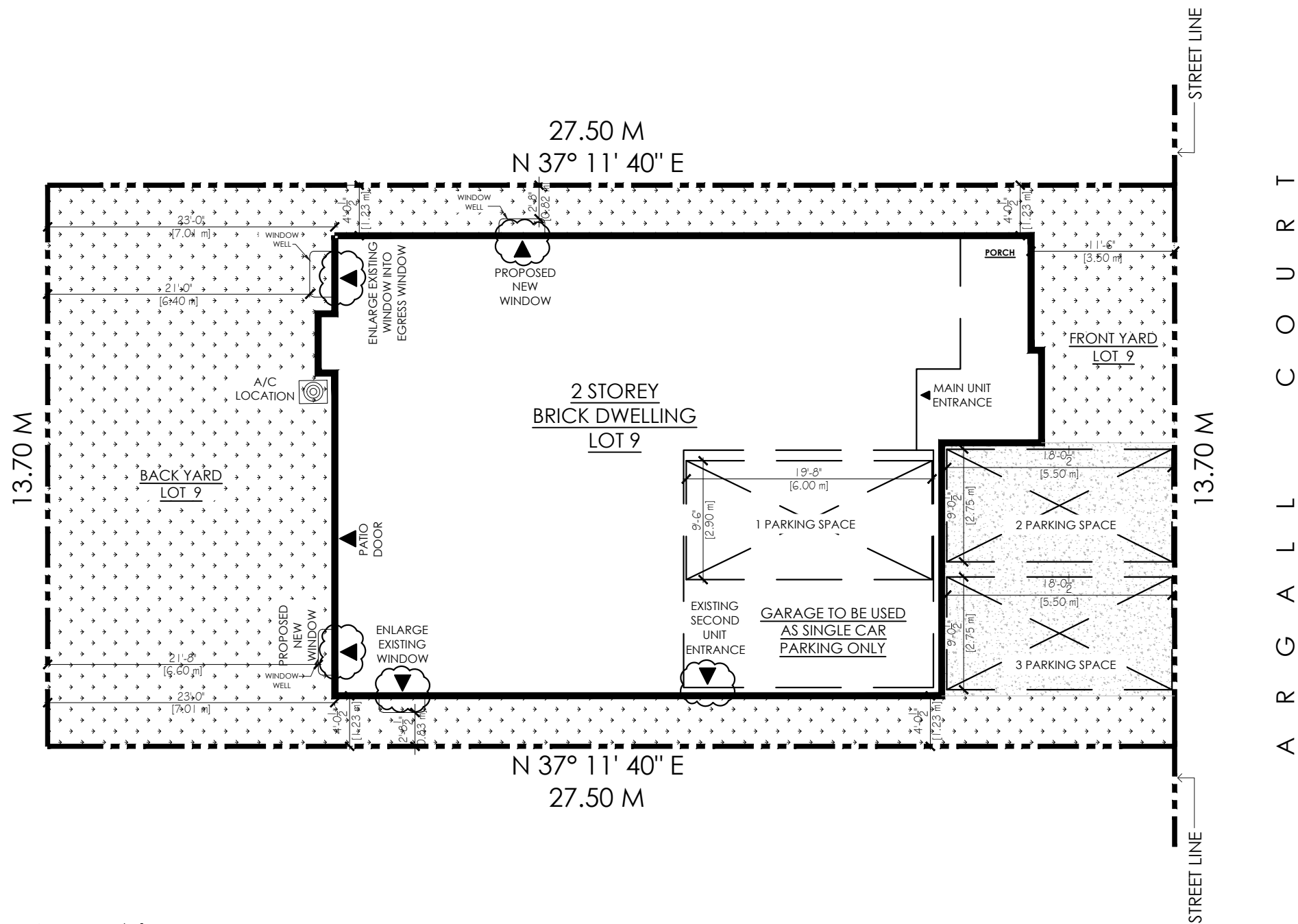
Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan



SET BACK PLAN

SITE STATISTICS

LOT NO.: 9
PLAN NO: 20M-1202
LOT FRONTAGE: 13.70m
LOT DEPTH: 27.50m
NO. OF STORIES: 2 STOREY
AREA OF PRIMARY UNIT (GROUND FLOOR+SECOND FLOOR+BASEMENT FLOOR): 324.75 m²
AREA OF SECOND UNIT (BASEMENT): 92.48 m² (22.16%)

SETBACKS

PROPERTY SETBACKS
FRONT YARD: 3.50 m
INTERIOR SIDE YARD: 1.23 m
INTERIOR SIDE YARD: 1.23 m
REAR YARD: 7.01 m



General Notes

RELEASED FOR BUILDING PERMIT

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

- AIR REGISTER
- EXHAUST FAN
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- ABOVE FINISHED FLOOR
- THREE WAY SWITCH
- DUPLEX OUTLET
- SINGLE POLE SWITCH
- LIGHT FIXTURE (WALL MOUNTED)
- EMERGENCY LIGHT FIXTURE
- SPRINKLER
- DUCT SMOKE DETECTOR
- RETURN AIR GRILL

NO. REVISION/ISSUE DATE

SPACE CRAFT BUILDING PERMIT INC.
20 Singhampton Rd, Vaughan, ON L4H 5J6
Ph.No.: 416-827-4704
spacecraft.citypermit@gmail.com
www.spacecraftpermit.ca

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

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5.1 (division O) of Ontario Building Code.

Maulik Doshi
Name Signature 118846 BCIN

PROJECT NAME AND ADDRESS:

**1401 ARGALL CT
MILTON, ON
L9E 1L7**

PROJECT ID:

SHEET TITLE:

SET BACK PLAN

CLIENT EMAIL:

CHECKED CONTACT:

SCALE: 1:125

DATE: 05-08-2026

DRAWN BY: US

CHECKED BY: MD

SHEET NO.:

A 100



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 30, 2026

File No: A26-034M

Subject: 7211 Fifth Line (Menkes)

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

1. THAT the minor variance shall apply to the 23,724 square metre building shown on the site plan prepared by Turner Fleischer and dated and stamped by Town Zoning on June 23, 2026.

General Description of Application

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

- Permit parking to be calculated per industrial or warehouse distribution building, whereas the Zoning By-law requires parking to be calculated per each individual unit within a building

The Subject Property, known municipally as 7211 Fifth Line, is located south of Yukon Court and east of Fifth Line. Surrounding land uses are comprised of industrial warehouses and vacant lands. Currently, the Subject Property is occupied by a single warehouse building having a gross floor area of 23,724 square metres, as well as 175 surface parking spaces. The Subject Property is within a larger industrial subdivision (24T-015003M), and the existing warehouse received Site Plan Approval in 2020 (SP-25/19). The application seeks to modify how parking is calculated for the Subject Property, allowing minimum parking rates to be calculated per building rather than per unit. Effectively, the proposed variance would permit the existing building to be divided into multiple units without triggering future minor variances for parking, thus allowing for flexibility in tenancy and operations. Note that no changes are proposed to the existing parking area. 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 designated Urban Area. Lands within the Urban Area designation are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan (February 2026 Consolidation)

The Subject Property is designated Industrial Area by Schedule A - Urban Area Land Use Plan, and is within an Employment Area as identified in Schedule 4 - Employment Areas. Further, the Subject Property falls within the Derry Green Secondary Plan, and is designated Industrial Area by Schedule C-9-B.

Policy 8.7.1.1 clarifies that Employment Areas are intended to provide industrial, business and economic activities, which will be the major source of employment opportunities within the Town.

With respect to Industrial Areas, policy 8.7.5.1 states that the Industrial Area designation is an employment designation, applicable to areas where the full range of light industrial and general industrial uses will be permitted.

Policy 8.7.2.1 states that it is the objective of this Plan to:

- c) ensure that new industrial development occurs in an orderly manner; and
- d) encourage and promote compact development that accommodates a mix of employment uses and supporting uses to facilitate the efficient use of urban land and infrastructure

Policy 6.1.4.1 directs that the Town shall require as a condition of development or redevelopment that adequate off-street parking and loading facilities be provided. In addition, ingress/egress points to such parking areas shall be limited in number and the sharing of access points with adjacent similar uses shall be encouraged.

Policy 3.6.1.4 states that it is the policy of the Town to provide flexible land use permission to accommodate evolving business needs.

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

Zoning

The Subject Property is zoned General Industrial, Zoning Exception 241 (M2*241) by Zoning By-law 016-2014. Although the General Industrial zone typically permits a range of industrial uses, the applicable Zoning Exception prohibits a number of these uses on the Subject Property. As such, permitted uses are limited to:

- Cannabis production and processing facility
- Commercial storage
- Dry cleaning establishment
- Industrial use
- Office use (only permitted as an accessory use)
- Outdoor storage
- Private transit depot
- Research & technology use
- Warehouse/distribution centre
- Wholesale operation

Variance One: Section 5.8.2(ii), Table 5G states that parking is calculated for each individual cannabis production and processing facility, industrial and warehouse/distribution premises, including accessory office space, as follows:

For the first 1000 m² , 1 parking space per 30m² of gross floor area shall be provided.

Any additional gross floor area shall be calculated in addition to the above provision and provided in accordance with the following rates:

For gross floor areas between 1001m² to 5000m² shall provide 1 parking space per 100m² of gross floor area.

Gross floor areas greater than 5000m² shall provide 1 parking space per 200m² of gross floor area.

The application seeks to allow parking to be calculated per industrial or warehouse distribution building, rather than for each individual unit within a building. The subsequent decrease in required parking spaces varies depending on the number of units proposed within the existing building.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on July 14, 2026. As of the writing of this report on July 22, 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. Transportation Planning staff reviewed the materials provided; following further discussion with the applicant's team, and the inclusion of additional data in the Parking Justification Letter, Transportation Planning staff have no concerns with the application.

Development Services Comments

The application seeks to change how parking is calculated for the Subject Property. Currently, the Zoning By-law calculates minimum parking rates for each individual unit in an industrial or warehouse building. The application seeks to calculate parking per building instead of per unit, allowing the existing building to be divided into multiple units without requiring additional parking spaces. Planning staff have no concerns with the application, and do not anticipate adverse impacts.

The intent of this zoning provision is to ensure adequate off-street parking is provided should a building be divided into multiple units, potentially with various uses. As part of the application package, a Parking Justification Letter was submitted to demonstrate the suitability of the existing parking supply should the existing building be divided into multiple units. Transportation Planning staff reviewed the Letter and had no objections to the proposed variance. It should be noted that the site-specific Zoning Exception prohibits a number of uses typically permitted within the General Industrial Zone, and uses permitted on the Subject Property are not anticipated to generate a high demand for parking. Considering these factors, planning staff are satisfied that the proposed variance is minor and maintains the intent of the Zoning By-law.

The Subject Property is located within the Derry Green Secondary Plan, a major Area of Employment in Milton. Originally, Derry Green was intended to accommodate a significant proportion of office space (likely generating higher parking demand); however, following changes in Provincial legislation, office uses are now only permitted as accessory uses in Areas of Employment. Together with the site-specific Zoning Exception, permitted uses



The Corporation of the Town of Milton

File #:
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Consultation

on the Subject Property are generally limited to those which are not parking intensive, such as warehousing and commercial storage.

Policies of the Official Plan call for efficient use of land, while ensuring orderly development and sufficient off-street parking to support new development. Equally, the Official Plan encourages development to facilitate a mix of Employment uses, while directing the Town to provide flexible land use permission to accommodate evolving business needs. The applicant has provided a technical justification to demonstrate that the Subject Property will continue to provide sufficient on-site parking. As such, planning staff are satisfied the proposed variance maintains the intent of the Official Plan and Secondary Plans. Further, the proposed variance is desirable, as it allows for flexible and efficient use of Employment Area lands, without compromising site functionality.

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
Planner, Development Review

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

Phone: Ext. 2454

Attachments

Figure 1 - Site Plan



The Corporation of the Town of Milton

File #:
A26-034M
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- LEGEND**
- PROPOSED ENTRANCE ARROW
 - PROPOSED EXIT ARROW
 - PROPOSED FIRE HYDRANT
 - PROPOSED SAMESIDE CONNECTION
 - PROPOSED SIGN
 - PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
 - PROPOSED CONCRETE SIDE WALK

TRAFFIC SIGNS

SYMBOL	COLOURS
STOP	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
YIELD	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO LEFT TURN	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO RIGHT TURN	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO U-TURN	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO PARKING	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO STOPPING	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS OVER 10T	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS OVER 10T & 10'6"	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS OVER 10T & 10'6" & 10'0"	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS OVER 10T & 10'6" & 10'0" & 10'0"	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND
NO TRUCKS OVER 10T & 10'6" & 10'0" & 10'0" & 10'0"	RED REFLECTIVE LENS & BORDER, WHITE REFLECTIVE BACKGROUND

GENERAL NOTE

PRIVATE GARAGE COLLECTION WILL BE STORED INTERNALLY.

PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE PAVEMENT MARKINGS AND SIGNAGE PLAN BY LEA CONSULTING LTD.

REQUIRED PARKING CALCULATIONS ARE BASED ON A SINGLE TENANT BUILDING. FURTHER PLANNING ACT APPEALS MAY BE REQUIRED IF A MULTI-TENANT BUILDING IS PROPOSED (MINOR VARIANCE AND SITE PLAN REVISION).

ANY RELOCATION OF UTILITIES OR INFRASTRUCTURE REQUIRED AT THE PROPOSED LOT FIFTH LINE ENTRANCE WILL BE AT THE OWNER'S SOLE EXPENSE.

NOTES

- REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
- ALL PARKING LOT LINE STRIPS TO BE PAINTED WITH PINK PAINT 3" WIDE YELLOW OR EQUAL.
- ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AGENCY HAVING JURISDICTION.

menkes

MINNESOTA MENCKES INC.
4312 HONDE STREET, SUITE 1-100
TORONTO, ON M2H 2H4

WAREHOUSE DEVELOPMENT
BLOCK 3, DRAFT PLAN OF
SUBDIVISION 24T-15003M
7211 5TH LINE, MILTON, ON
(SP-25-19)

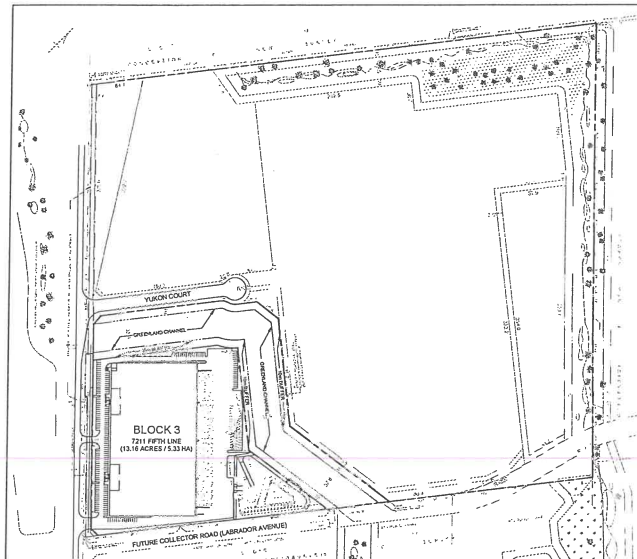
SITE PLAN

PROJECT NO: 18-148
PROJECT DATE: 2018-03-13
DRAWN BY: JMK
CHECKED BY: JMK
SCALE: AS SHOWN
As indicated

menkes

PROJECT NO: 18-148
PROJECT DATE: 2018-03-13
DRAWN BY: JMK
CHECKED BY: JMK
SCALE: AS SHOWN
As indicated

A100



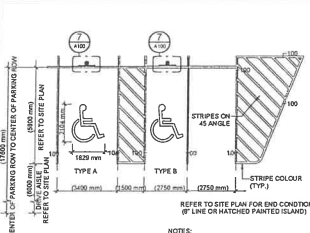
2 OVERALL SITE PLAN
A100 1:3000

ZONING BY LAW (GENERAL INDUSTRIAL ZONE)

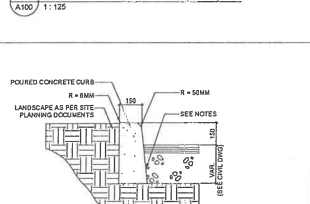
PROVISIONS	REQUIRED	PROVIDED
LOT COVERAGE	MIN. 40%	44.55%
FRONT YARD SETBACK (5 ft. LINE)	MIN. 12 m	24.3 m
INTERIOR SIDE YARD SETBACK	MIN. 3 m	8.5 m
EXTERIOR SIDE YARD SETBACK	MIN. 9 m	9.8 m
REAR YARD SETBACK	MIN. 12 m	46.2 m
HEIGHT	15 m	13.6 m
LANDSCAPE OPEN SPACE (ABUTTING STREET)	5%	18.28%
LANDSCAPE BUFFER	MIN. 4.5 m	4.5 m
PARKING SPACE	150 CARS	175 CARS
ACCESSIBLE PARKING	8 SPACES (TYPE A+3 TYPE B)	175 CARS
BICYCLE PARKING	5 SPACES	20 SPACES

SITE STATISTICS

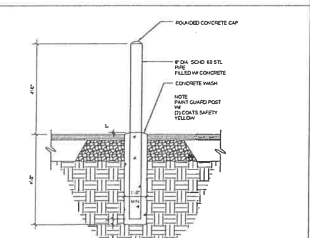
	13.16 ACRES	5.33 HA
TOTAL SITE AREA	13.16 ACRES	5.33 HA
SITE AREA	11.55 ACRES	4.67 HA
SWIM POND AREA	1.81 ACRES	0.68 HA
ROAD WIDENING AREA	0.49 ACRES	0.20 HA
BUILDING C AREA	255,380 S.F.	23,724 S.M.
WAREHOUSE AREA	245,351 S.F.	22,785 S.M.
ACCESSORY OFFICE AREA	9,344 S.F.	868 S.M.
M + E ROOM AREA	165 S.F.	15 S.M.
TOTAL LEASABLE AREA	254,595 S.F.	23,653 S.M.
GROSS FLOOR AREA	255,380 S.F.	23,724 S.M.
PARKING REQUIRED	156 CARS	
PARKING PROVIDED	175 CARS	
COVERAGE	44.55%	



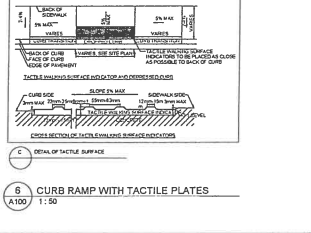
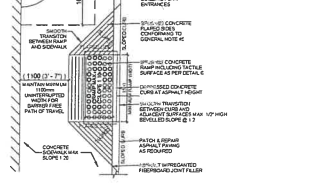
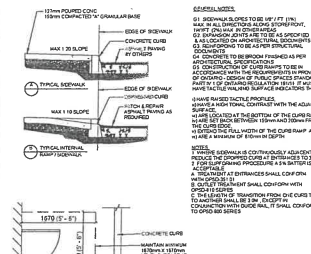
3 STANDARD PARKING DETAIL (A/QDA)
A100 1:15



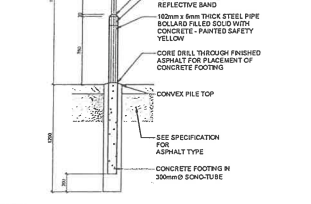
4 CONCRETE CURB SECTION
A100 1:15



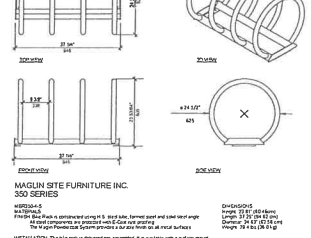
5 BOLLARD DETAIL 2
A100 1:30



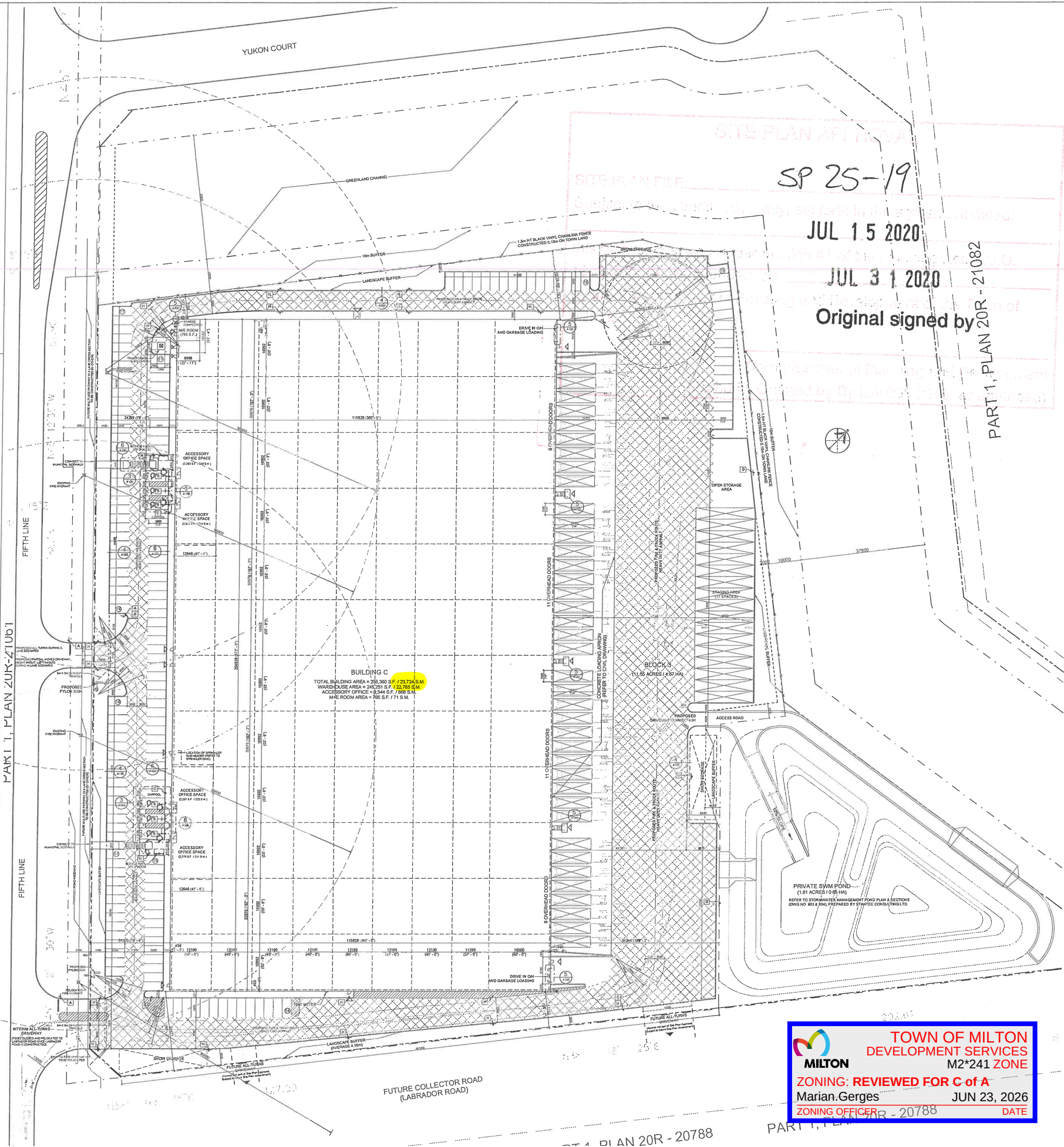
6 CURB RAMP WITH TACTILE PLATES
A100 1:50



7 ACCESSIBLE SIGN W/ BOLLARD DETAIL
A100 1:25



8 BICYCLE RACK DETAIL - 5 SPACES
A100 1:20



1 SITE PLAN
A100 1:400



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: July 30, 2026

File No: A26-035M

Subject: 0 James Snow Parkway North

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 Powers Brown Architecture and dated and stamped by Town Zoning on June 22, 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 front yard to be the location of an accessory building/structure;
2. To allow a proposed waste storage (compactors) to be located outside the principal building and not contained within an accessory building/structure;
3. To allow the width of a two-way driveway to be 25.2 metres; and
4. To allow the setback of a parking area from a lot line to be 1.2 metres.

The subject property is known as 0 James Snow Parkway North which forms part of the James Snow Business Park. The subject application applies to one of the buildings located on the Broccolini development lands (Block 1 of Plan 20M-1306).

General Description of Application

The subject application is related to a concurrent Site Plan file (SP-04/26) and the Site Planner has confirmed that the timing is appropriate for the minor variance application to be heard at Committee.

The proposed development on the subject property is for an industrial food processing warehouse which also requires a related wastewater management building and a guardhouse. The subject application is to obtain relief from related site specific components to the proposed development. The application has come forward due to the specific nature of the food processing component proposed for the industrial building.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Business Park Area in the Town of Milton's Official Plan and the Derry Green Corporate Business Park Secondary Plan. In the Town's Official Plan and Secondary Plan, the Business Park Area designation is an employment designation which permits the full range of light industrial and office uses, subject to other policies.

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

Zoning

The subject lands are zoned Site Specific Business Park Zone (M1*293) which permits the industrial warehousing/distribution use that is proposed for the subject property.

Variance One: Accessory Building/Structure Location

Section 4.2.3 i) Table 4B of the Town's Zoning By-law states that the permitted location of an accessory building/structure is an interior side yard or a rear yard. The applicant is proposing to allow for the accessory building/structure (smoke shelter) to be in the front yard.

Variance Two: Waste Storage Location

Section 4.14.2 i) of the Town's Zoning By-law states that waste storage shall be contained within a principal building or within a detached accessory building/structure. The applicant is proposing to allow for the waste storage (compactors) to be located outside the principal building and not within an accessory building/structure.

Variance Three: Maximum Width of Driveway

Zoning

Section 5.6.1 ii) Table 5A of the Town's Zoning By-law states that the maximum permitted width of a two-way driveway is 15.0 metres. The applicant is proposing to allow for the maximum permitted width of a two-way driveway to be 25.2 metres, a difference of + 10.2 metres.

Variance Four: Minimum Parking Area Setback

Section 5.12 Table 5L of the Town's Zoning By-law states that in an Employment Zone, the minimum setback of a parking area from a lot line is to be 1.5 metres. The applicant is proposing a minimum setback of 1.2 metres from the parking area to the lot line, a difference of – 0.3 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 13, 2026. As of the writing of this report on July 17, 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 in order to facilitate the proposed development of an industrial/distribution building (Building C) on the subject property. The application has come forward to assist with the existing industrial operations on site and allow for accessible third party access near the rear of the building. The applicant has proposed two accessory structures to accommodate waste storage, and those structures will exceed size and height limitations.

Variance One: Accessory Building/Structure Location

The applicant is proposing to allow for the accessory building/structure (smoke shelter) to be in the front yard. As part of the concurrent Site Plan process (SP-04/26), Planning staff identified that the smoke shelter (accessory building/structure) is most appropriately located closer to the building and shielded away from James Snow Parkway. Planning staff are of the opinion that the location is appropriate and will ensure that the neighbouring right-of-way and area will not be impacted.

Consultation

Variance Two: Waste Storage Location

The applicant is proposing to allow for the waste storage (compactors) to be located outside the principal building and not within an accessory building/structure. The proposed location for the waste storage (compactors) is specific to the industrial food processing use that is proposed to operate on site. There is specific need to allow waste storage to be near the warehouse and it will provide screening from surrounding properties. Planning staff have no concerns.

Variance Three: Maximum Width of Driveway

The applicant is proposing to allow for the maximum permitted width of a two-way driveway to be 25.2 metres, a difference of + 10.2 metres. As part of the Site Plan file (SP-04/26), a Swept Path Analysis was provided and reviewed by Transportation Staff in support of the variance to allow for a decrease in the maximum width of a two-way driveway. Transportation Staff have confirmed that they have no concerns with the proposed change and are of the opinion it will not impact surrounding industrial sites. Planning staff have no concerns.

Variance Four: Minimum Parking Area Setback

The applicant is proposing a minimum setback of 1.2 metres from the parking area to the lot line, a difference of – 0.3 metres, to facilitate the proposed development. As noted above, Transportation Staff have been involved in the review of the related Site Plan process and have no concerns with the request for a decrease in the minimum setback from a parking area. Planning staff also acknowledge that the land adjacent will be a retaining wall and will not be negatively impacted. The applicant also acknowledged that there are specific requirements to minimize wildlife presence near the food production facility which was also a component to requiring a minimal setback here.

Planning staff are of the opinion that the requested variances are appropriate and will not negatively impact the surrounding industrial sites and operations. Planning staff also acknowledge that a number of the requested variances are specific to the industrial food processing component of the proposed development and feel they are appropriate to the site and area.

Respectfully submitted,

Taylor Wellings



The Corporation of the Town of Milton

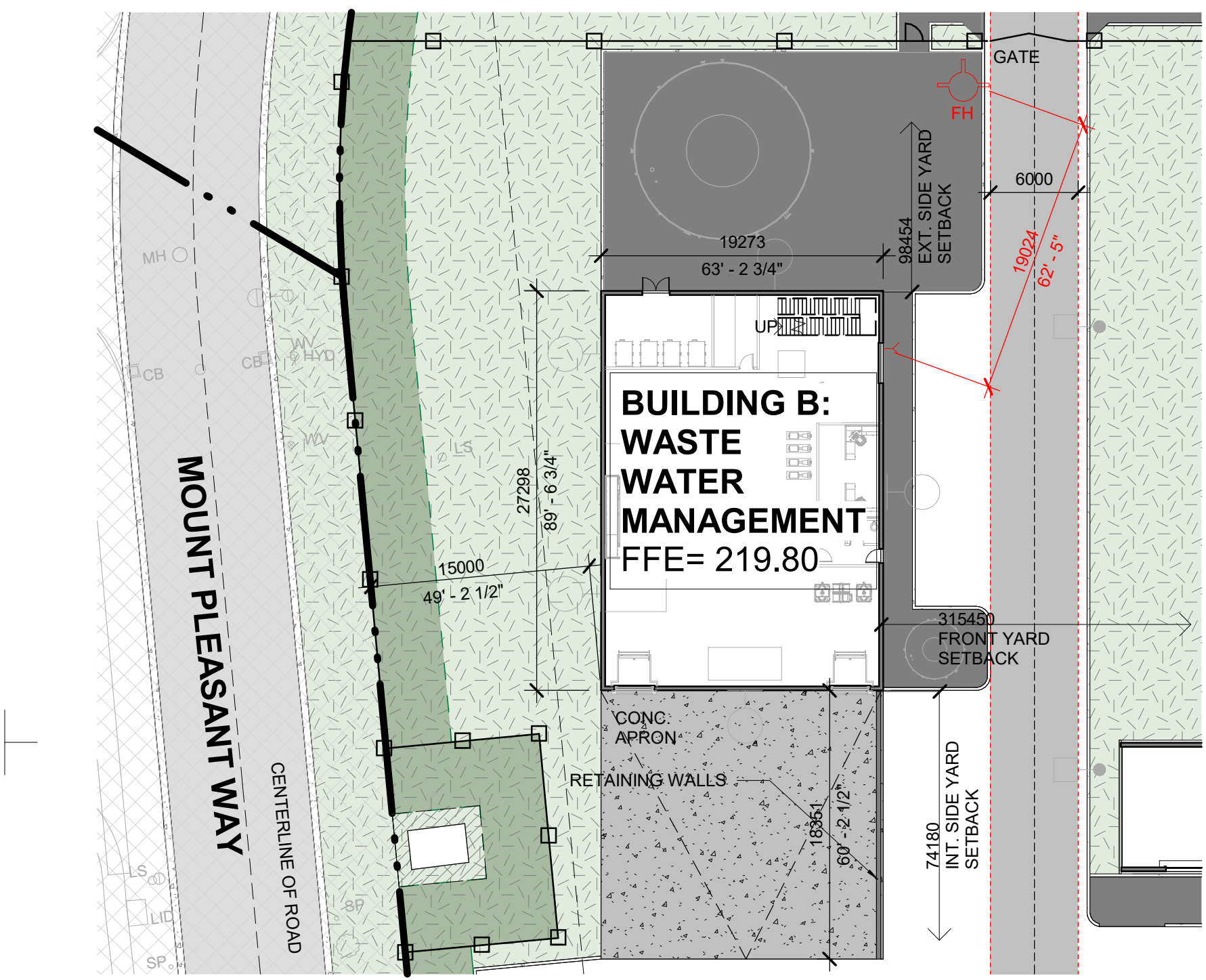
File #:
A26-035M
Page 5 of 5

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

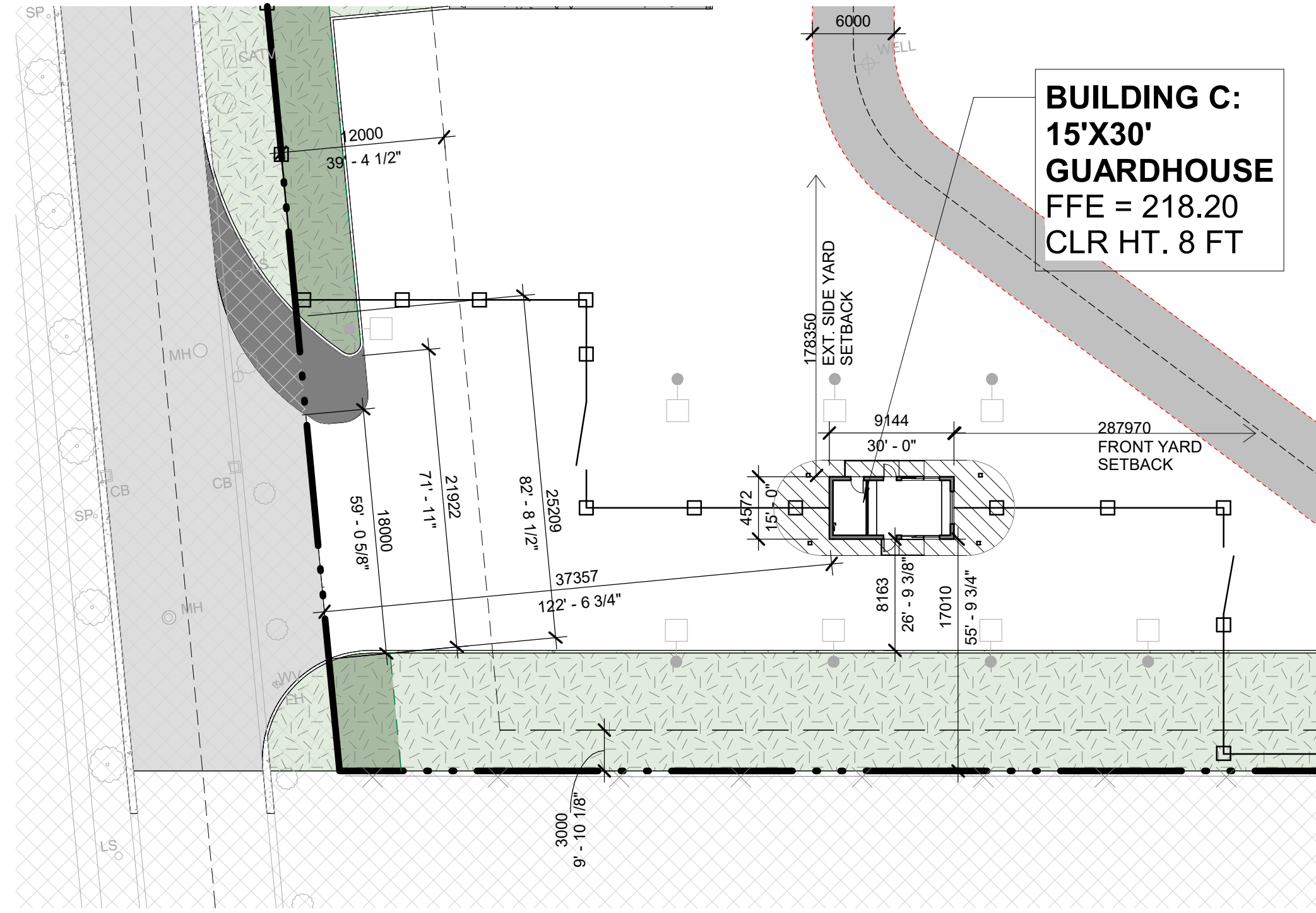
For questions, please contact:

Phone: Ext.2311

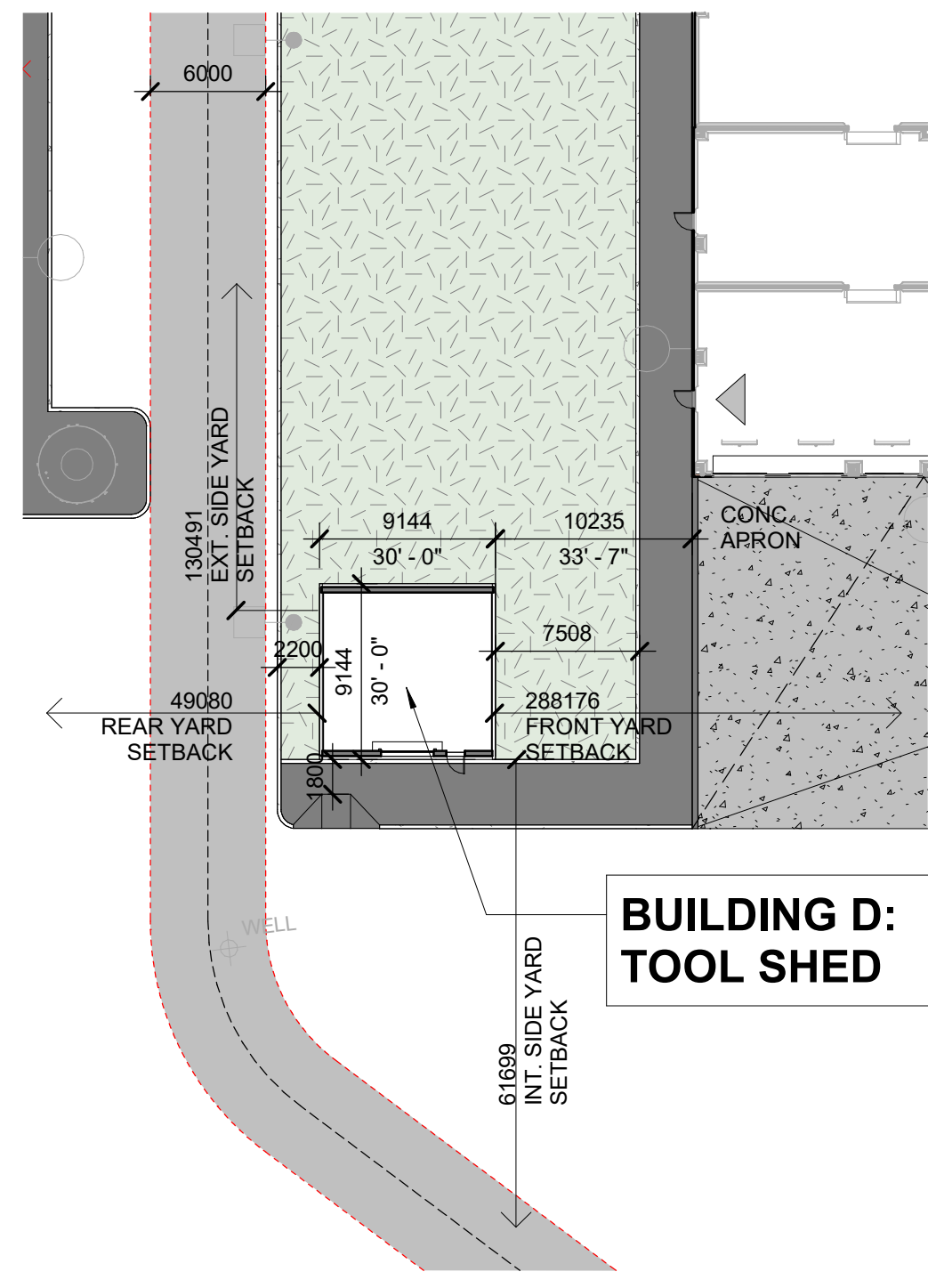
Attachments
Figure 1 - Site Plan



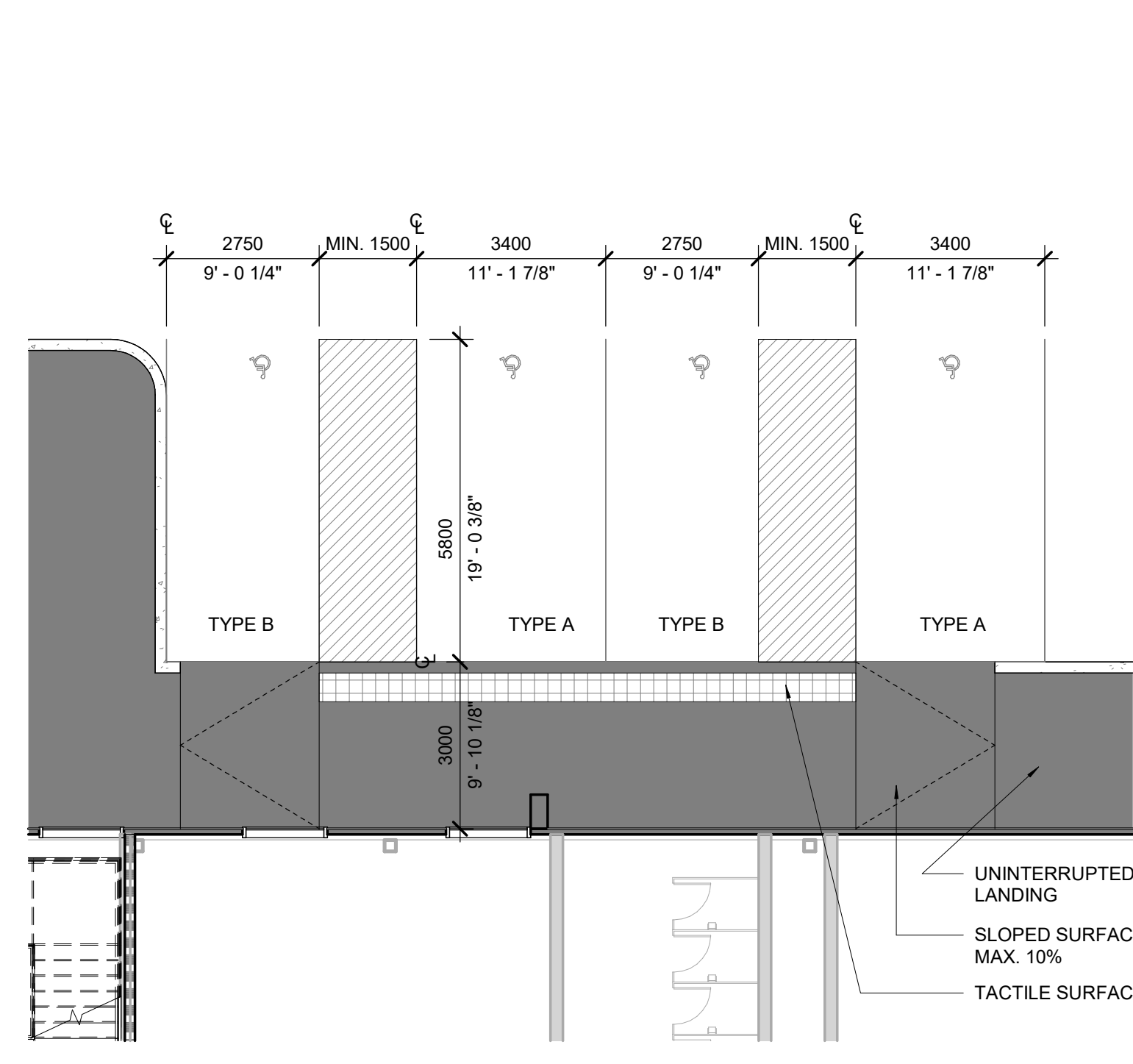
D5 ENLARGED SITE PLAN - PHASE 1 - BUILDING B
SCALE: 1:350



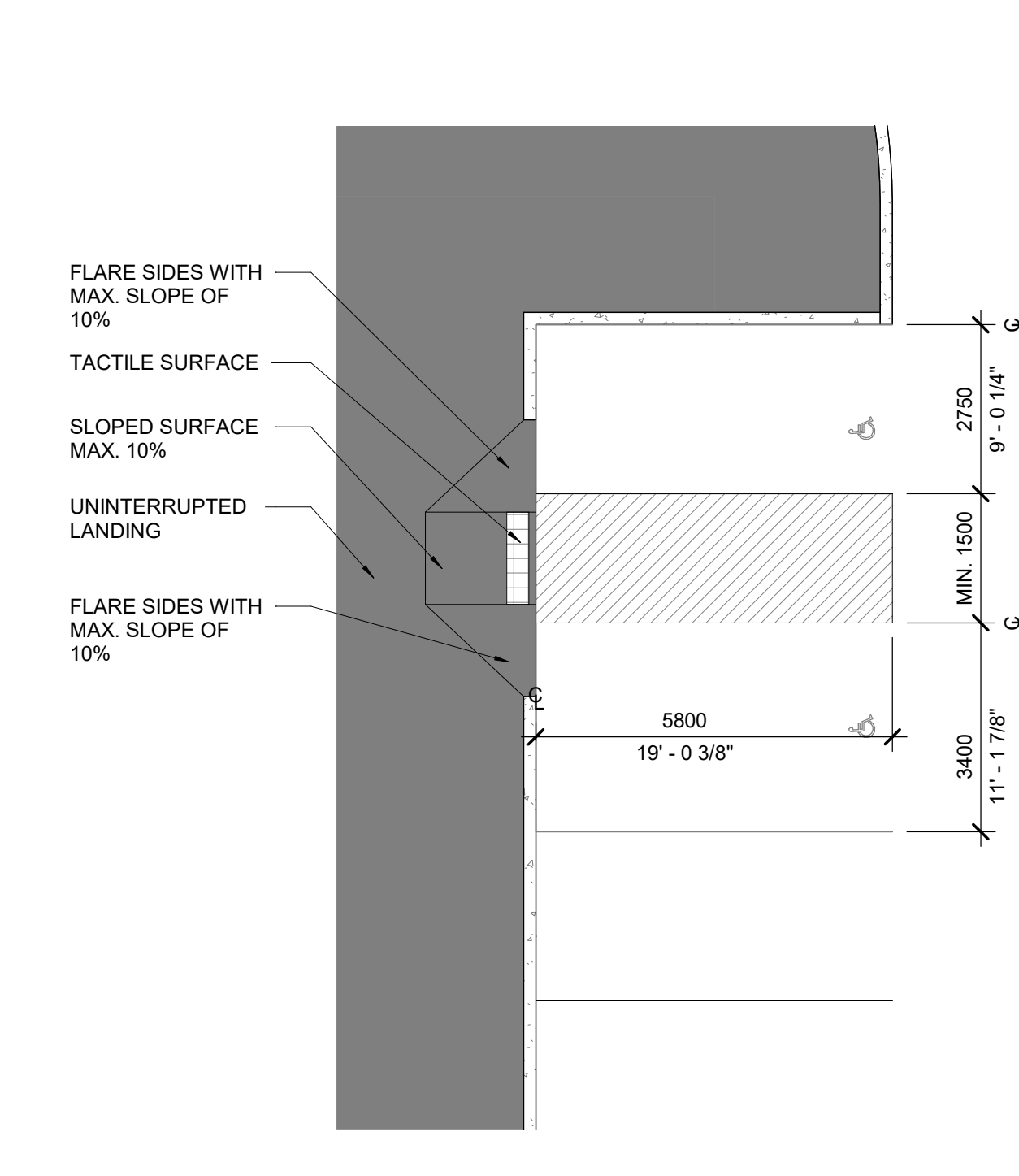
D4 ENLARGED SITE PLAN - PHASE 1 - BUILDING C
SCALE: 1:350



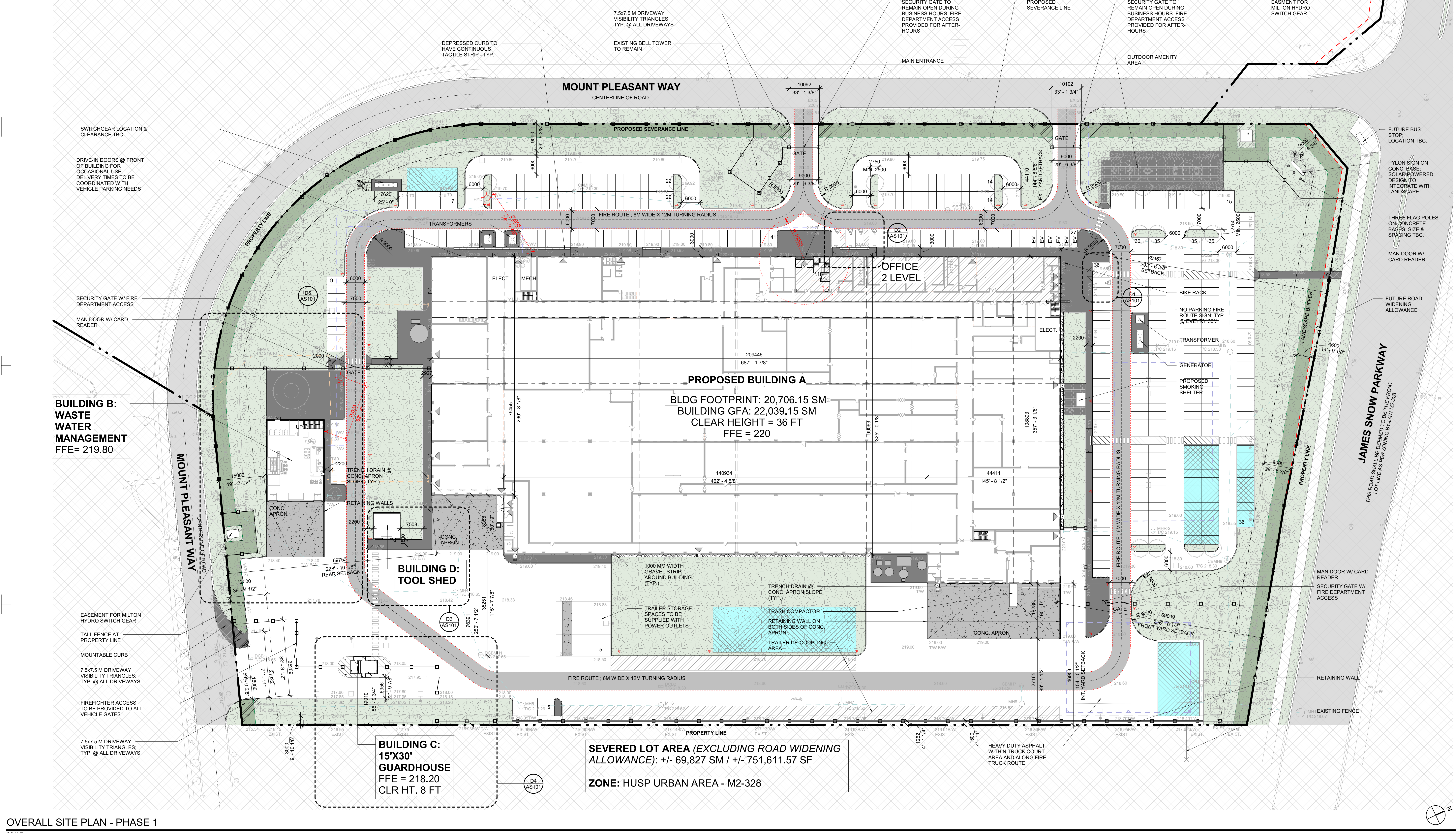
D3 ENLARGED SITE PLAN - PHASE 1 - BUILDING D
SCALE: 1:350



D2 OVERALL SITE PLAN - PHASE 1 - Callout 1
SCALE: 1:100



D1 OVERALL SITE PLAN - PHASE 1 - Callout 2
SCALE: 1:100



OVERALL SITE PLAN - PHASE 1
SCALE: 1:500

SITE PLAN AND BUILDING STATISTICS

CURRENT ZONING: M2

BY-LAW: TOWN OF MILTON (016-2014) - HUSP URBAN AREA

SITE STATISTICS

ORIGINAL LOT AREA +/- 69,992.36 M²

LOT AREA AFTER ROAD WIDENING +/- 69,827 M²

BUILDING A GFA 237,227.47 FT² / 22,039.15 M²

BUILDING B GFA 6,513.57 FT² / 605.13 M²

BUILDING C GFA 449,272 FT² / 41,781 M²

BUILDING D GFA 900 FT² / 83.81 M²

LOT FRONTAGE: (MIN. 40 M)

BUILDING HEIGHT (MAX. 18M: 13.1.1.328)

BUILDING A 14.93 M

BUILDING B 14.46 M

BUILDING C 3.2 M

BUILDING D 5.49 M

LOT COVERAGE (NO MAX. W/ SERVICING: TABLE 8B) +/- 32.6%

LANDSCAPE LANDSCAPE AREA 5% (TABLE 8B) REQUIRED PROPOSED

PLANTING STRIP WIDTH (ABUTTING JAMES SNOW PARKWAY) 4.5 M YES

BUILDING HEIGHT & SETBACKS (TABLE 8B) REQUIRED PROPOSED

FRONT YARD

BUILDING A SETBACK: 9 M 69.05 M

BUILDING B SETBACK: 9 M 319.45 M

BUILDING C SETBACK: 9 M 287.97 M

BUILDING D SETBACK: 9 M 288.18 M

SIDE YARD

EXT. BUILDING A SETBACK: 9 M 44.11 M

EXT. BUILDING B SETBACK: 9 M 96.45 M

EXT. BUILDING C SETBACK: 9 M 178.35 M

EXT. BUILDING D SETBACK: 9 M 130.49 M

INT. BUILDING A SETBACK: 3 M 46.95 M

INT. BUILDING B SETBACK: 3 M 74.16 M

INT. BUILDING C SETBACK: 3 M 17.01 M

INT. BUILDING D SETBACK: 3 M 61.7 M

REAR YARD

BUILDING A SETBACK: 12 M 69.75 M

BUILDING B SETBACK: 12 M 15 M

BUILDING C SETBACK: 12 M 37.38 M

BUILDING D SETBACK: 12 M 49.08 M

PARKING REQUIREMENTS REQUIRED PROPOSED

PARKING SPACE SIZES STANDARD SIZE (SECTION 5) 2.75 X 5.8 M YES

ASILE WIDTH (TABLE 50) 8.0 M YES

FIRE TRUCK ENTRANCE WIDTH 9.0 M 12 M

PARKING REQUIREMENTS WAREHOUSE: FOR THE FIRST 1000 SM: 1 PER 30 SM. FOR > 500 SM AREA: + 1 PER 200 SM (TABLE 5G)

OFFICE: 1 PER 30 SM (TABLE 5G)

TOTAL 89 SPACES 383 SPACES

BARRIER FREE PARKING ADDA STANDARDS: FOR 201 TO 100 SPACES: 2+ 2% OF PARKING

LOADING REQUIREMENTS (TABLE 5J) > 7441 M²: 3+1 FOR EACH ADDITIONAL 5000 M²

TRAILER PARKING 5 SPACES 10 SPACES

powers brown architecture

411 Richmond St. E, Suite 206, Toronto, ON M5A 3B5
(416) 591-9787 www.powersbrown.com

PROJECT ROCKY ROOSTER

MOUNT PLEASANT WAY & JAMES SNOW PARKWAY
MILTON, ON

A PROJECT FOR

BROCCOLINI REAL ESTATE GROUP

PLAN KEYNOTES

- LANDSCAPED AREA
- PROPOSED CONCRETE APRON
- DESIGNATED FIRE ACCESS LANE - MINIMUM 6M
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SNOW STORAGE
- PROPOSED INTERIOR OFFICE SPACE
- 5M x 5M DAYLIGHT TRIANGLES
- FIRE ROUTE SIGN
- SIAMSE CONNECTION
- PROPOSED FENCE
- PROPERTY LINE
- ROAD WIDENING EASEMENT
- LANDSCAPE SETBACK
- INFILTRATION GALLERY
- NOT IN SCOPE
- PROPOSED SIDEWALK

ACCESSIBLE

TYPE A (VAN)

TYPE B

BARRIER FREE PARKING

STANDARD PARKING

DATE	REVISION
2026-03-23	Issued for SPA
2026-06-03	Re-issued for SPA

SHEET NAME

OVERALL SITE PLAN

PROJECT NO: 255034

DRAWN BY: NM

CHECKED BY: AS

SEAL

TOWN OF MILTON DEVELOPMENT SERVICES M2-328, M2 ZONE ZONING REVIEWED FOR C & A 168-2024-0000 2025-03-22, 2025-03-22

SHEET NUMBER

AS101

Autodesk Docs //255034 Broccolini Project Rocky Rooster Maple Lodge Milton/255034_Broccolini Project Rocky Rooster Maple Lodge Milton_C&S_R20.rvt

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The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 30, 2026

File No: A26-036M

Subject: 1151 No. 25 Side Road

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

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Van Harten and dated and stamped by Town Zoning on June 23, 2026.
2. THAT a pool permit be obtained within two (2) years from the date of the decision.
3. THAT prior to issuance of a pool permit, the applicant shall provide Development Engineering a letter confirming if the scope of work includes importing or removing fill (soil, gravel, rocks) and/or leveling areas.
4. THAT prior to issuance of a pool permit, the site plan shall be updated to include:
 - a. Flow directional arrows with proposed slopes illustrating the general direction of surface runoff within the site.
 - b. Location of the proposed and existing swales;
 - c. Driveway slope;
 - d. Sump pump location and discharge point;
 - e. A note stating: "Silt controls are to be in place prior to the start of site works and be maintained for the duration of construction."
 - f. A note stating: "The Contractor is fully responsible to ensure that all erosion and sedimentation resulting from the proposed works is controlled and contained within the work site"
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 pool permit is not secured.

General Description of Application

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

- Permit a pool to be located in the front yard, whereas a pool is only permitted within an interior side yard or rear yard

General Description of Application

The Subject Property, known municipally as 1151 25 Side Road, is a 34-hectare lot situated west of First Line Nassagaweya and north of 25 Side Road. Surrounding lands are occupied by agricultural and rural residential uses, as well as natural heritage features. The majority of the Subject Property is heavily forested, with a stream bisecting the lot and wetlands mapped over a significant area. A two-storey detached dwelling is under construction on the Subject Property, with construction expected to be completed this summer. Due to the irregular shape and frontages of the Subject Property, a minor variance is required to permit an in-ground pool to be situated in the front yard. 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 Area, and is fully within the Greenbelt Natural Heritage System.

Policy 3.2.2.3(d) states that new development or site alteration in the Natural Heritage System shall demonstrate that:

- i. The disturbed area, including any buildings and structures, of the total developable area will not exceed 25 per cent (40 per cent for golf courses); and
- ii. The impervious surface of the total developable area will not exceed 10 per cent; and

Policy 4.5.4(b) states that within the Protected Countryside, expansions to existing buildings and structures and accessory structures are permitted, provided the use does not expand into Key Natural Heritage Features or Key Hydrologic Features or their associated vegetation protection zones, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Agricultural Area, with a Greenbelt Natural Heritage System overlay. The intent of the Agricultural Area designation is to maintain a secure and viable agricultural industry, and to preserve the open-space character and landscape of Halton's non-urbanized areas.

Town of Milton Official Plan (February 2026 Consolidation)

The Subject Property is designated Rural Lands by Schedule 5 - Rural Structure, and is designated Greenbelt Protected Countryside Area with a Greenbelt Natural Heritage System overlay per Map 1 - Provincial Land Use Plans. The majority of the Subject Property is mapped as Key Features of the Natural Heritage System per Schedule 6 - Green System. Further, the

Official Plan Designation (including any applicable Secondary Plan designations)

Subject Property falls within Wellhead Protection Areas B and C, per Schedule 8a - Source Water Protection.

Policy 9.2.2.1(k) directs that accessory buildings or structures may be permitted within the Rural Lands designation, subject to other relevant policies. Similarly, policy 5.2.2.1 states that subject to other applicable policies of this Plan, accessory buildings or structures may be permitted within the Local Natural Heritage System.

Policies 5.2.3.2(c) and 5.2.3.3(c) establish that any development within 120 metres of the Natural Heritage System may be required to complete an Environmental Impact Assessment (EIA), unless 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.

Policy 5.3.1.6(f) states that in accordance with the policies of the Greenbelt Plan and the Policies of this Plan, the Town shall permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within key features, subject to the following being demonstrated to the satisfaction of the Town and the Region:

- i) there is no alternative and the expansion, alteration or establishment is directed away from the key features to the maximum extent possible;
- ii) The impact of the expansion or alteration on the key feature and its functions is minimized to the maximum extent possible, including the pursuit of best management practices to protect and/or restore key natural heritage features and key hydrologic features and functions

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 Greenlands A and Rural (A2) by Zoning By-law 144-2003. The proposed pool would be located fully within the Rural zone. A range of uses are permitted in the Rural zone, including detached dwellings and pools.

Variance One: Section 4.1.1.4(i) requires that an accessory swimming pool shall only be located in an interior side or rear yard. The applicant is requesting permission to allow a swimming pool to be located in the front yard.

Consultation

Public Consultation

Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 14, 2026. As of the writing of this report on July 22, 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. Comments from Grand River Conservation Authority confirmed that a permit is not required for the proposed works. In addition, Development Engineering will require certain information prior to issuance of a permit, which has been implemented through the recommended conditions.

Development Services Comments

The application seeks to permit a pool in a front yard, whereas the Zoning By-law only permits a pool within the rear or interior side yard. Planning staff have no concerns with the proposed minor variance, and do not foresee any adverse impacts resulting from the application.

The intent of this provision of the Zoning By-law is to ensure a pool is not visible from the public realm, avoiding adverse visual impacts. The Subject Property has an irregular shape, with frontage on both 25 Side Road and First Line Nassagaweya. Due to the unusual lot configuration, the proposed pool would technically be located in the front yard (refer to Figure 2 for an illustration of yard limits on the Subject Property). However, the pool would be completely shielded from public view by dense woodlands abutting all lot lines. As the pool can be completely shielded from view, and should have no negative impacts on surrounding lands, the application maintains the intent of the Zoning By-law.

The proposed variance is minor and desirable, as it will allow the pool to be located in an existing clearing on the Subject Property. Situating a pool in the rear yard would necessitate an encroachment into Key Features of the Natural Heritage System, whereas the proposed location in the front yard requires no tree removal. Further, the septic system is located immediately east of the dwelling, and it is desirable to situate the pool on the opposite side of the dwelling.

Lastly, the application maintains the general intent of the Official Plan, and conforms to the Greenbelt Plan. Relevant policies allow for an EIA to be waived where the proposal is minor, where an accessory structure projects away from Key Features, and where impacts on Key Features and their functions are minimized. Planning staff are of the opinion that the application is minor, and note that the proposed location of the pool is located centrally in the existing clearing to maximize its setback from surrounding woodlands. Further, given the extent of Key Features over the Subject Property, there is no alternative location where a pool could be setback farther from Key Features. As the location of the pool ensures no tree removal is



The Corporation of the Town of Milton

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Consultation

required, and maximizes the setback to Key Features, planning staff are satisfied that an EIA is not warranted.

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
Planner, Development Review

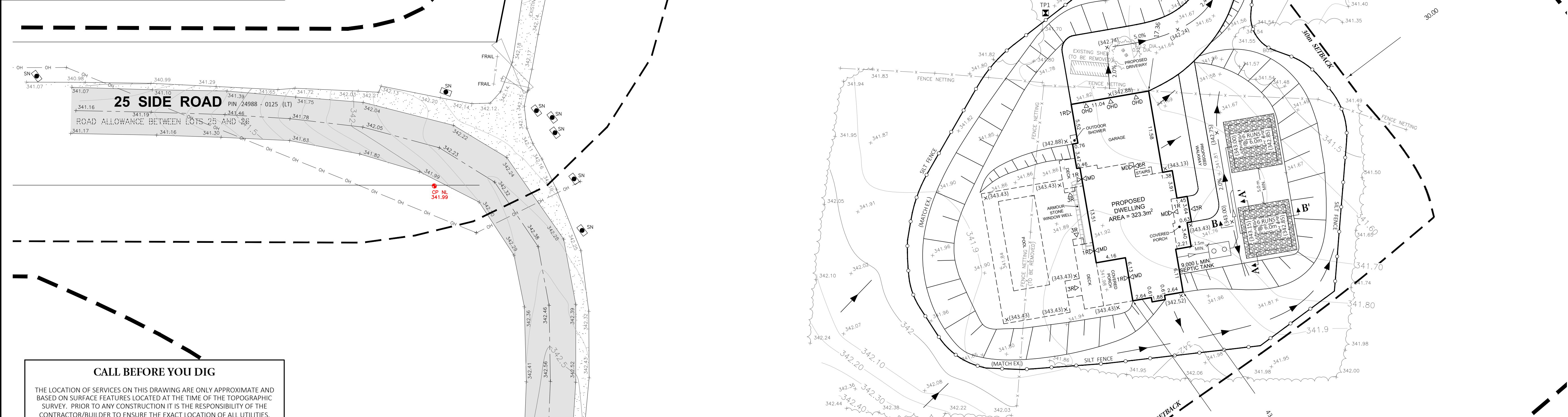
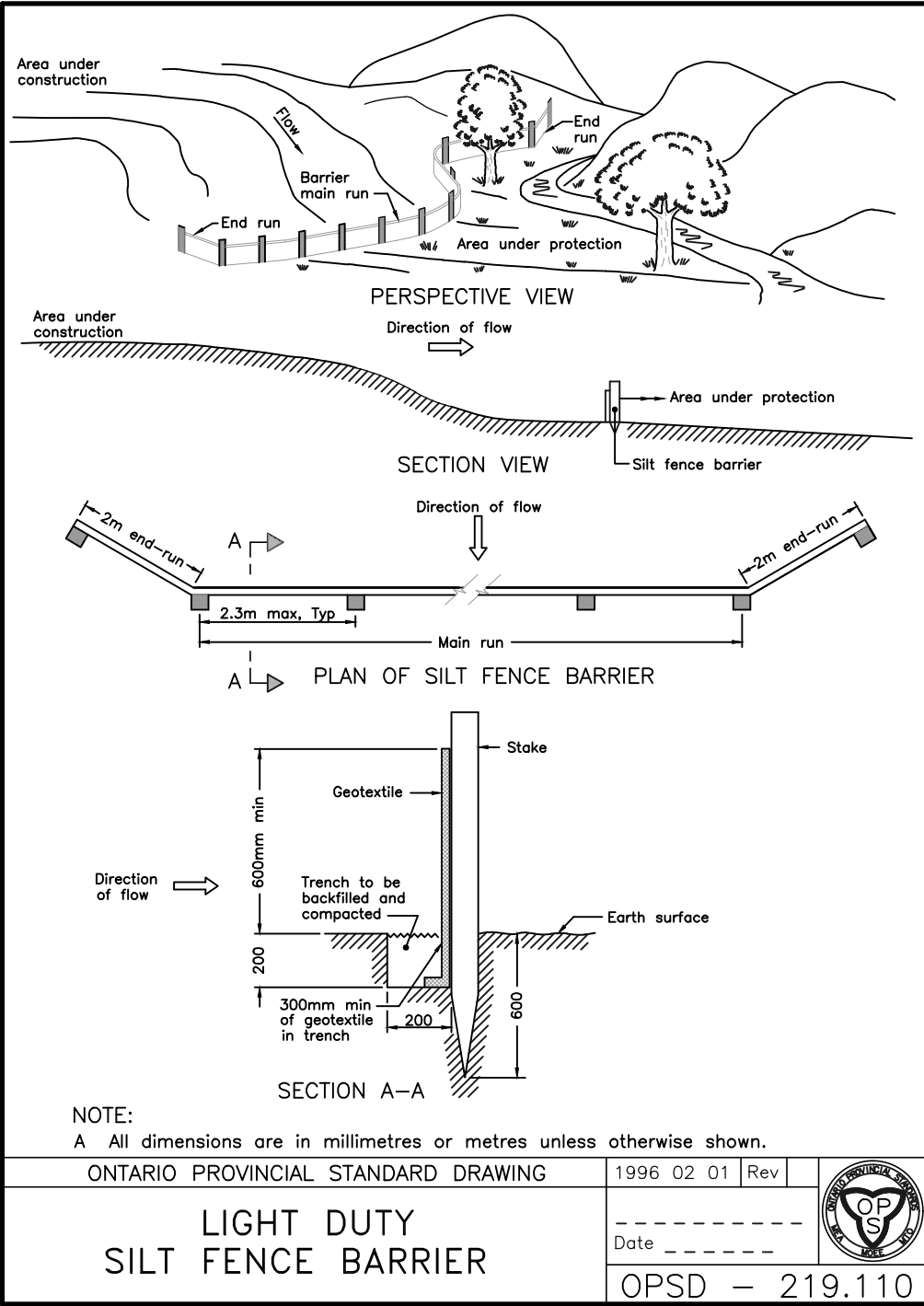
For questions, please contact: Olivia.Hayes@Milton.ca

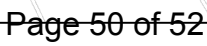
Phone: Ext. 2454

Attachments

Figure 1 - Site Plan

Figure 2 - Lot Lines and Yards





NOTES

The concept drawings presented here by MowGo SnowGo Landscape & Construction are provided solely for informational purposes. While diligent efforts have been made to ensure their accuracy, MowGo SnowGo Landscape & Construction does not warrant the final construction or dimensions accurately. The drawings are not intended to represent the final construction or dimensions accurately.

Please be advised that these drawings are subject to revision and modification without prior notice. They should not be utilized for construction purposes without thorough verification from MowGo SnowGo Landscape & Construction.

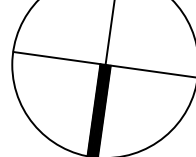
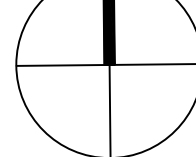
MowGo SnowGo Landscape & Construction shall not be held liable for any discrepancies or inaccuracies found within these drawings, nor for any consequences arising from their use without proper validation.

Users are encouraged to exercise caution and seek professional advice from MowGo SnowGo Landscape & Construction prior to relying on the information contained in these drawings for any construction-related activities.

CLIENT:

PRIVATE
RESIDENCE

POOL PERMIT PLAN

DRAWN BY: KB	SCALE: 1:128
APPROVED BY: JM	DATE: 2026-05-19
FILE No. 2026SIDEROAD25	DRAWING No. L1
TRUE NORTH 	JOB NORTH 

- house
- pool

