



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

Thursday, August 27, 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 July 30,2026	2
4. HOUSEKEEPING	
5. ITEMS FOR CONSIDERATION	
5.1 A26-033/M 1461 Leger Way	7
The application seeks to reduce the minimum required width of the unobstructed access route leading to an ARU, from 1.2 metres to a minimum width of 0.95 metres.	
5.2 A26-038M 725 Lingen Crescent	21
The application seeks to allow for an increase in gross floor area for a proposed accessory structure which will be in the rear yard of the subject property	
5.3 A26-039/M 101 Nipissing Road	28
The application seeks to legalize the deficient dimensions of sixteen parking spaces in a recently constructed condominium.	
5.4 A26-042/M 1038 Bradley Terrace	43
The application seeks to permit the deficient setbacks of an existing deck, along with the deficient setbacks and excess gross floor area of accessory structures in the rear yard. The applicant has constructed a partially enclosed amenity area, which has a storage shed nested within.	
6. NEXT MEETING	
Thursday, November 12, 2026 commencing at 6:00 p.m.	
7. ADJOURNMENT	



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

July 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. **MINUTES**

3.1 **Minutes of Committee of Adjustment Hearing held on Thursday, June 25, 2026**

BE IT RESOLVED THAT

1. The MINUTES of Milton Committee of Adjustment and Consent Meeting held on Thursday, June 25, 2026, **BE APPROVED.**

Carried

4. **HOUSEKEEPING**

5. **ITEMS FOR CONSIDERATION**

5.1 **A26-029/M 387 Campbell Avenue East**

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

Carried

5.2 A26-032M 1401 Argall Court

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-032/M) for 1401 Argall Court 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 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.

Carried

5.3 A26-034/M 7211 Fifth Line

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-034/M) for 7211 Fifth Line in the Town of Milton **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.

Carried

5.4 A26-035/M 0 James Snow Parkway North

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-035/M) for 0 James Snow Parkway North 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 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.

Carried

5.5 A26-036/M 1151 25 Side Road

BE IT RESOLVED THAT

THE APPLICATION FOR MINOR VARIANCE under Section 45(1)(2) of the *Planning Act* –File (A26-036/M) for 1151 25 Side Road 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 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.

Carried

6. NEXT MEETING

7. ADJOURNMENT

There being no further business to discuss the Chair adjourned the meeting at 6:32

Serena Graci, Secretary Treasurer



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 27, 2026

File No: A26-033M

Subject: 1461 Leger Way

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 Prism Design Space and dated and stamped by Town Zoning on June 19, 2026;
2. THAT a Building Permit be obtained within two (2) years from the date of the decision;
3. THAT 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;
4. THAT the full length of the northern interior side yard, having a width of 1.24 metres, shall remain and clear of any structures or obstructions for as long as the basement ARU remains in place;
5. FURTHER THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- Permit a 0.95 metre-wide access route to an additional residential unit (ARU), whereas a minimum unobstructed width of 1.2 metres is required (-0.25 metres)

The Subject Property, known municipally as 1461 Leger Way, is generally located east of Bronte Street South and north of Britannia Road. Surrounding uses are primarily low-rise detached residential dwellings, along with an elementary school and public park to the west. Currently, the Subject Property is occupied by a two-storey detached dwelling, and the applicant is seeking to construct a basement ARU. Primary access to the ARU would

General Description of Application

be through an existing door at the rear yard; the most direct route to this door is through the southern interior side yard, which has a width of 0.95 metres. To facilitate the proposed ARU, a minor variance is required to permit the primary access route to have a width below 1.2 metres. Planning staff have no concerns with the application.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

As 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

The Subject Property is designated Residential Area per Schedule A - Urban Area Land Use Plan, and is similarly designated Residential Area by Schedule C.10.C of the Boyne Survey Secondary Plan.

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

Policy 2.3.5.1 states that it is the policy of the Town to Accommodate a range of housing types, including affordable housing and additional residential units, for all life stages, incomes and abilities, with supporting uses to create vibrant complete neighbourhoods.

Policy 7.1.4.1 permits ARUs either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot, subject to conformity with certain policies including:

- a. An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

Official Plan Designation (including any applicable Secondary Plan designations)

In Planning staff's opinion, the proposal maintains the general intent of the Halton Region Official Plan and the Town of Milton Official Plan.

Zoning

The Subject Property is zoned Medium Density Residential 1, Zoning Exception 223 (RMD1*223) by Zoning By-law 016-2014. Within the RMD1 zone, permitted uses include a range of low-rise residential uses, including detached, duplex, and semi-detached dwellings. ARUs are permitted within these dwelling types, subject to provisions of the Zoning By-law. Note that Zoning Exception 233 does not establish provisions relevant to the application.

Variance One: Section 4.10(vii) of the Zoning By-law states that an unobstructed pedestrian access with a minimum width of 1.2 metres and minimum vertical clearance of 2.1 metres shall be provided and maintained from the street line to the exterior entrance to the building that provides the most direct access to an additional dwelling unit. The application seeks to permit a minimum unobstructed width of 0.95 metres for pedestrian access to the ARU, representing a decrease of 0.25 metres.

Consultation*Public Consultation*

Notice for the hearing was provided pursuant to the Planning Act on August 6, 2026. As of the writing of this report on August 19, 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. In accordance with comments provided by the Fire Department, conditions recommended herein would require the installation of a sprinkler system within the ARU.

Development Services Comments

The application seeks to reduce the minimum required width of the unobstructed access route leading to an ARU, from 1.2 metres to a minimum width of 0.95 metres. Staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

While the southern interior side yard, which provides the most direct route to the ARU entrance, has a width of 0.95 metres, Planning staff note that the northern interior side

Consultation

yard has a width of 1.24 metres. As such, the northern interior side yard could serve as a back-up access route if required. The applicant has agreed to ensure this interior side yard remains free and clear of any obstruction through the recommended conditions. Moreover, an easement in favour of the Town extends over the northern interior side yard, so the placement of any buildings, structures, air conditioning units, or decks would not be permitted in this area regardless.

The intent of this Zoning By-law provision is to ensure the access route leading to the entrance of an ARU is wide enough to remain safe and functional. In particular, the access route must be wide enough to ensure that emergency services personnel would be able to reach the ARU if needed. Planning staff are satisfied that the access route will remain safe and functional despite the proposed variance, maintaining the intent of the Zoning By-law. Additionally, the recommended conditions will require a sprinkler system to be installed within the ARU to mitigate any potential delays in Fire Department response time as a result of the variance.

Policy 7.1.4.1 of the Official Plan establishes certain performance criteria for an ARU, including the requirement for safe access to be provided for an ARU, meeting Fire and emergency service requirements. The application has been circulated to the Fire Department, who had no objection to the approval of the variance; as discussed above, Planning staff are satisfied that safe access will continue to be provided despite the proposed variance.

Lastly, the application will facilitate the use of an existing rear yard door and permit the addition of an ARU within Milton's Urban Area, contributing to the range of housing typologies and tenures within a neighbourhood predominantly occupied by single detached dwellings. As such, the proposed variance is desirable for the appropriate use of the Subject Property.

In sum, the application is minor, maintains the general 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

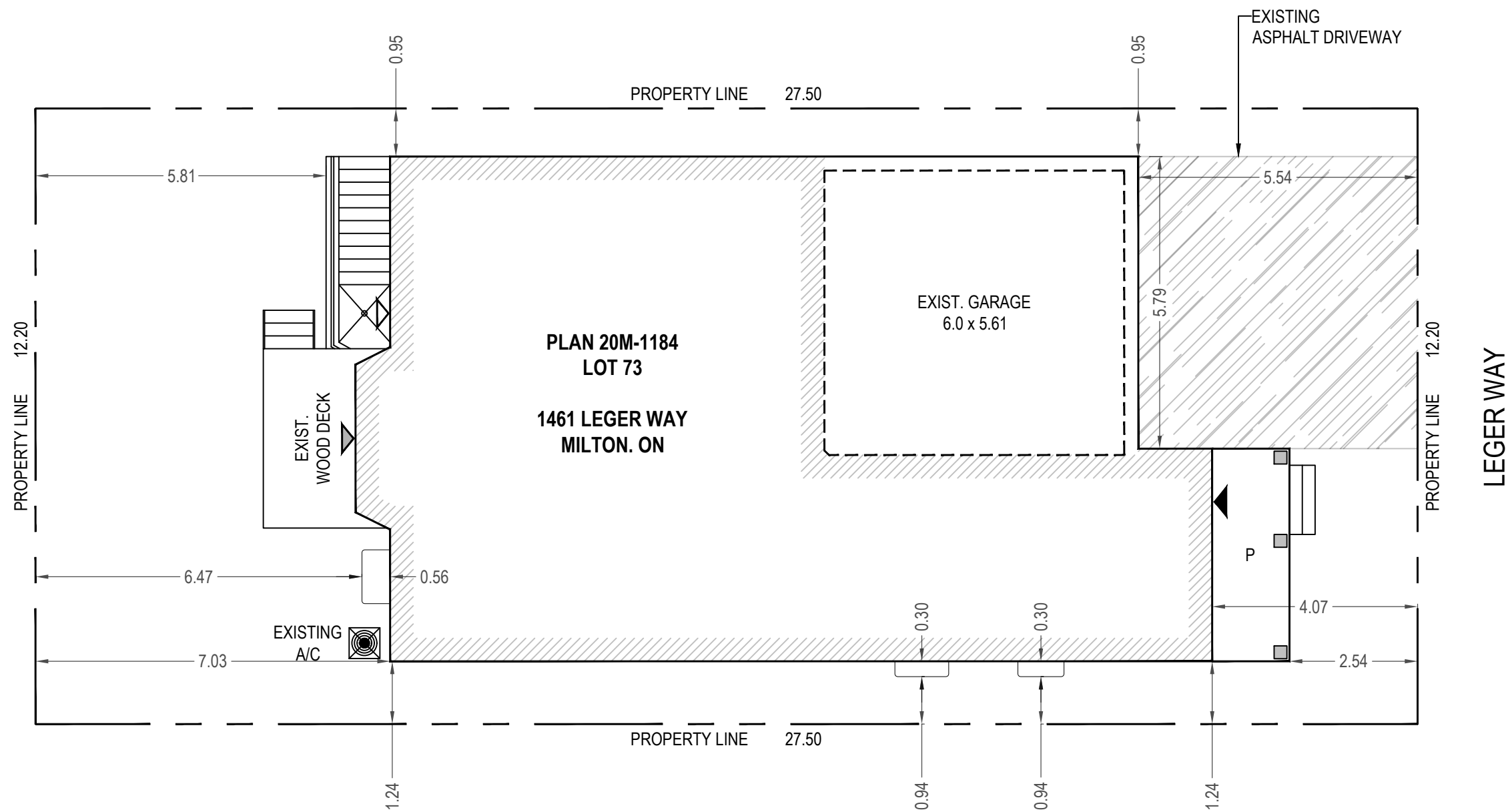
Phone: Ext. 2454



The Corporation of the Town of Milton

File #:
A26-033M
Page 5 of 5

Attachments
Figure 1 - Site Plan Figure 2 - Architectural Plans



SITE PLAN

SCOPE OF WORK

- PROPOSED BASEMENT APARTMENT
- TWO NEW WINDOWS AND ENLARGE ONE WINDOW

- ▶ EXISTING HOUSE ENTRANCE DOOR
- ▶ BASEMENT APARTMENT ENTRANCE DOOR
- ▶ SECONDARY / OTHER DOOR

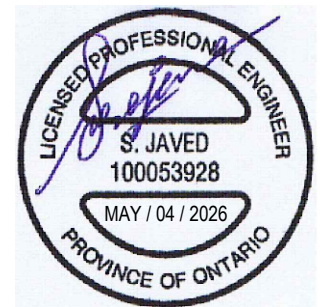


GROSS FLOOR AREA	
PRIMARY RESIDENCE	
GROUND FLOOR GFA	108.70 m²
SECOND FLOOR GFA	141.77 m²
TOTAL UPPER FLOOR GFA	250.47 m²
BASEMENT	
SECOND DWELLING UNIT GFA	95.04 m²
PART OF PRIMARY RESIDENCE GFA	13.84 m²
TOTAL BASEMENT GFA	108.88 m²



0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:



PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON. ON

TITLE:

SITE PLAN

CHECKED: SJ	DRAWING: A0.1
DRAWN: MN	
SCALE: 1:100	
DATE: APR / 18 / 2026	

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO 2024 BUILDING CODE COMPENDIUM (2024 BCC), AS AMENDED, CITY BY-LAWS AND STANDARDS
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF WORK
3. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCES AND REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
4. BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD
5. THE DRAWINGS PREPARED BY THE DESIGNER IS FOR THE PERMIT IN COMPLIANCE WITH OBC AND CITY BY-LAWS
6. THE DESIGNER IS NOT LIABLE FOR COST INCURRED FOR RE-WORK, ALTERATION, DISCREPANCIES OR ANY KIND OF CONSTRUCTION RELATED WORK
7. ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
8. MINIMUM BEARING OF STEEL LINTELS 150 MM.
9. MINIMUM BEARING OF WOOD BEAM / LINTELS 100 MM
10. MINIMUM BEARING OF WOOD JOISTS 40MM
11. VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
12. PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
13. INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
14. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ENGINEER PRIOR TO START OF WORK

CONSTRUCTION NOTES

1. FIRE BLOCK
 - FIRE BLOCKS SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 3.1.11., FIRE BLOCK IN CONCEALED SPACES
 - FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVERED CEILINGS, DROPPED CEILINGS AND SOFFITS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME SPREAD RATING MORE THAN 25
2. PENETRATION OF FIRE SEPARATION
 - PENETRATIONS OF FIRE SEPARATION SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 9.10.9.
 - PIPING, TUBING, DUCTS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION
3. INTERIOR FINISH
 - INTERIOR FINISH SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 3.1.13.
 - EXCEPT FOR BATHROOMS, PUBLIC CORRIDORS AND EXITS, INTERIOR WALL AND CEILING FINISHES SHALL HAVE A MAXIMUM SURFACE FLAME SPREAD RATING OF 150
4. DOORS AND WINDOWS
 - DOORS AND WINDOWS SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SECTION 9.7. & 9.10.13.
 - INTERIOR DOORS: ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 THICK HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN
 - EXTERIOR/ ENTRANCE DOOR: EXTERIOR TYPE DOOR (INSULATED STEEL DOOR, AS PER B.9.7.3. OR 9.7.4. OR 9.7.5.) W/ DEADBOLT AS PER 2024 BCC 9.7.5.2. TO RESIST FORCED ENTRY
 - FIRE RESISTANCE RATED DOOR (F.R.R): ALL DOORS IN FIRE SEPARATION WALL SHALL BE 20 MIN. F.R.R WITH SELF CLOSING DEVICE AND DEADBOLT LOCK. DOOR FRAME INSTALLATION SHALL BE SMOKE TIGHT
5. SPRINKLER
 - A SINGLE SPRINKLER LOOP TO BE INSTALLED IN FURNACE ROOM WHEN CONTINUOUS FIRE SEPARATION CANNOT BE ACHIEVED DUE TO OBSTRUCTION
 - ONLY RESIDENTIAL FULL FLOW THROUGH INSTALLATIONS ARE PERMITTED
 - MINIMUM Ø ¾" WATER SERVICE REQUIRED
 - NO ISOLATION VALVE PERMITTED ON ANY PORTION OF SPRINKLER SERVICE LINE UPSTREAM OF SPRINKLER HEAD
 - PIPING MATERIAL: COPPER (TYPE L) AND CROSS-LINKED POLYETHYLENE PIPE FITTINGS (PEX) CERTIFIED TO CAN/CSA-B137.5
 - LISTED RESIDENTIAL SPRINKLERS SHALL BE USED

6. SMOKE DETECTOR DUCT TYPE
 - SMOKE DETECTOR DUCT TYPE SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, PART 11, C200
 - DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE RETURN AIR DUCT SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION
7. SMOKE ALARMS
 - SMOKE ALARM SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 9.10.19., SMOKE ALARMS AND PART 11, C179
 - SMOKE ALARMS WITH STROBE SHALL BE INSTALLED ON EVERY FLOOR LEVEL, IN ALL BEDROOM OR SLEEPING AREA, IN HALLWAY SERVING A BEDROOM AND IN COMMON AREAS
 - ALL SMOKE ALARMS IN THE DWELLING UNIT MUST BE HARDWIRED AND INTERCONNECTED
 - SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM SIGNALING
8. CARBON MONOXIDE ALARM
 - CARBON MONOXIDE ALARM SHALL CONFORM 2024 BCC, VOL 1, DIVISION B, SUBSECTION 9.32.3.9., AND PART 11, C201
 - PROVIDE CARBON MONOXIDE ALARM CONFIRMING TO CAN/CSA-6.19 "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES" OR UL 2034 "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS"
 - CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED AND INSTALLED ADJACENT TO EACH SLEEPING AREA
 - CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO ELECTRICAL OUTLET AS PER PART 11, C201
9. MECHANICAL VENTILATION
 - MECHANICAL VENTILATION SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 9.32.2.3.
 - 50 CFM EXHAUST FANS IN KITCHEN AND WASHROOM AND SHALL DISCHARGE DIRECTLY OUTSIDE THE BUILDING
 - CLOTHES DRYER EXHAUST SHALL COMPLY WITH OBC, DIVISION B, 9.32.1.3.
 - AIR INTAKES FROM BUILDING ENVELOPE PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS (GAS VENTS, OIL FILL PIPES ETC.) SHALL BE SEPARATED BY A MIN. 1800 MM (2024 BCC DIVISION B, 9.32.3.13.)
 - ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE AS PER THE MANUFACTURER'S REQUIREMENTS.
 - SUPPLY AIR REGISTER TO BE LOCATED WITHIN 4 FEET OF OUTSIDE WALL.
 - THE RETURN AIR GRILLE SHALL BE INSTALLED NEAR THE FLOOR LEVEL.
 - DOOR TO ANY ROOM WITHOUT A RETURN AIR GRILLE SHALL BE UNDERCUT BY 25mm (1 INCH)
10. EMERGENCY LIGHT
 - EMERGENCY LIGHT SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, SUBSECTION 9.9.12.3.
 - WHERE SELF-CONTAINED EMERGENCY LIGHTING UNITS ARE USED, THEY SHALL CONFORM TO CAS C22.2 No. 141, "EMERGENCY LIGHTING EQUIPMENT"
11. PLUMBING
 - ALL PLUMBING SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, PART 7.
 - WATER AND DRAINAGE PIPING SHALL BE PROTECTED FROM FREEZING AS PER 2024 BCC, VOL 1, DIVISION B, 7.3.5.3.
12. DRAINAGE
 - DRAINAGE SHALL CONFORM TO 2024 BCC, VOL 1, DIVISION B, 9.14.
 - MAINTAIN PERIMETER FOUNDATION DRAINAGE - MINIMUM 4 INCH DIAMETER WEEPING TILE, WITH A MINIMUM 6 INCH GRANULAR COVER
 - ANY AREA DRAIN, EXTERIOR OF A BUILDING (IN A CONCRETE DECK OR IN THE LOWEST LANDING OF A STAIRWELL) SHALL BE CONNECTED TO EITHER THE STORM SEWER OR CONNECTED TO A SUMP PIT. IN EITHER SITUATION IT SHALL NOT BE CONNECTED TO THE SANITARY DRAINAGE SYSTEM OR WEEPING TILES

13. ELECTRICAL WORK
 - FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY

SPRINKLER (SEE CONSTRUCTION NOTE 5)

DUCT TYPE SMOKE DETECTOR (SEE CONSTRUCTION NOTE 6)

SA SMOKE ALARM (SEE CONSTRUCTION NOTE 7)

CMA CARBON MONOXIDE ALARM (SEE CONSTRUCTION NOTE 8)

EXHAUST FAN (SEE CONSTRUCTION NOTE 9)

EMERGENCY LIGHT (SEE CONSTRUCTION NOTE 10)

LIGHT

\$ SWITCH

\$3 3 WAY SWITCH

SUPPLY AIR REGISTER 10"x4" MAXIMUM 4'-0" FROM EXTERIOR WALL (SEE CONSTRUCTION NOTE 9)

SUPPLY AIR REGISTER 10"x4" ON WALL (SEE CONSTRUCTION NOTE 9)

RETURN AIR GRILLE 16"x8" AT LOW WALL (SEE CONSTRUCTION NOTE 9)

FD FLOOR DRAIN

DOOR SCHEDULE	
DOOR #	DOOR SIZE
D1	36" x 78" or 80"
D2	34" x 78" or 80"
D3	32" x 78" or 80"
D4	30" x 78" or 80"
D5	28" x 78" or 80"
D6	26" x 78" or 80"
D7	24" x 78" or 80"
FD3	32" x 78" or 80" 20 min. F.R.R WITH SELF CLOSING DEVICE AND DEADBOLT LOCK

WOOD LINTEL	
WL1	2-2"x8"
WL2	3-2"x8"
WL3	2-2"x10"

STEEL LINTEL	
SL1	1L - 3 ½" x 3 ½" x ¼"
SL2	2L - 3 ½" x 3 ½" x ¼"
SL3	1L - 3 ½" x 3 ½" x 5/16"
SL4	1L - 5" x 3 ½" x 5/16"

0 ISSUED FOR PERMIT MAY / 04 / 2026

NO DESCRIPTION DATE

SEAL:



CONSULTANT:

PRISM DESIGN SPACE
Building Permit

prismbuildingpermit@gmail.com

PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

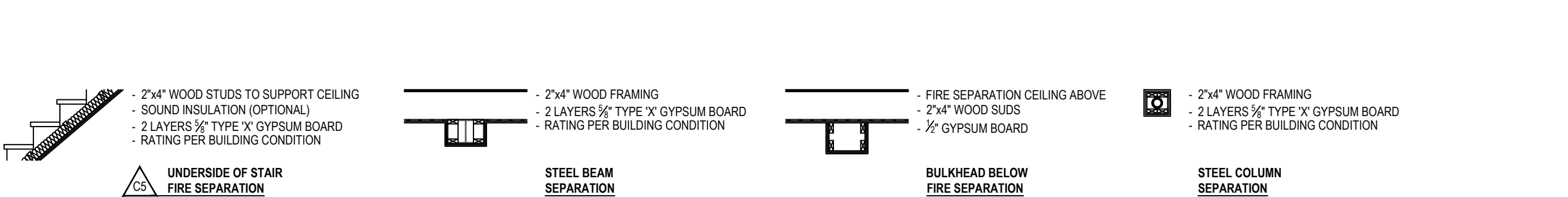
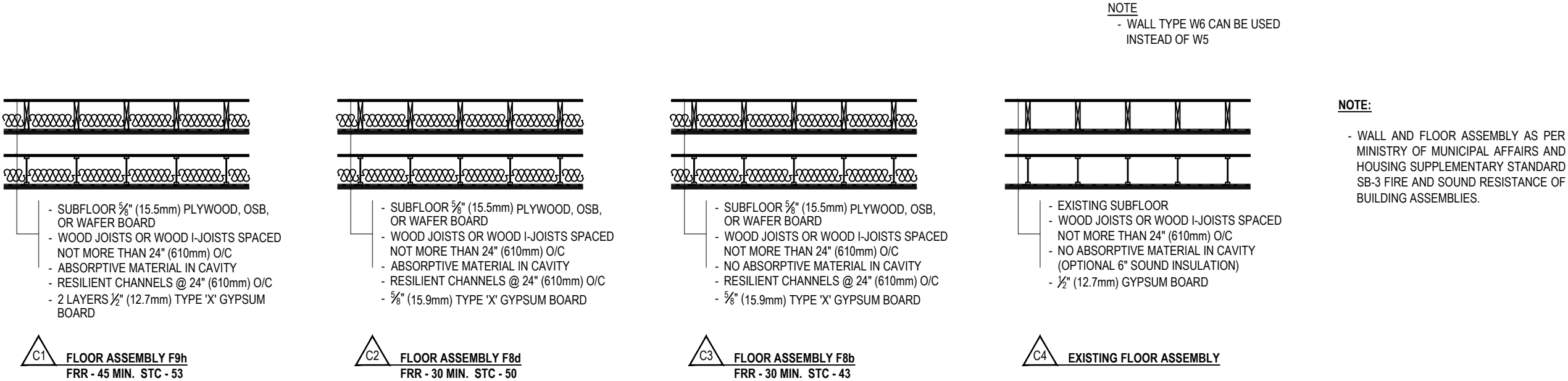
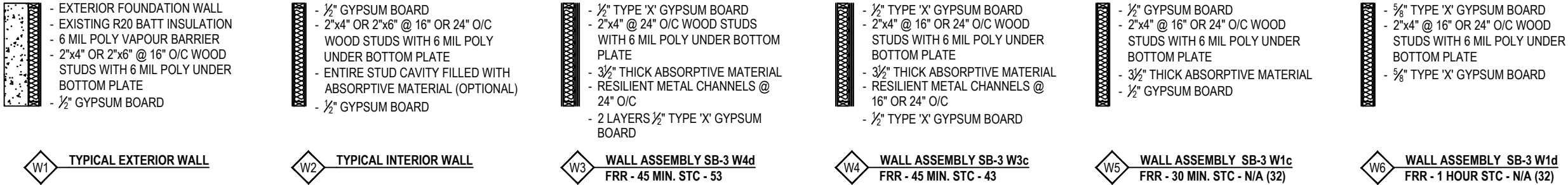
TITLE:

GENERAL NOTES - 1

CHECKED: SJ
DRAWN: MN
SCALE: NTS
DATE: APR / 18 / 2026

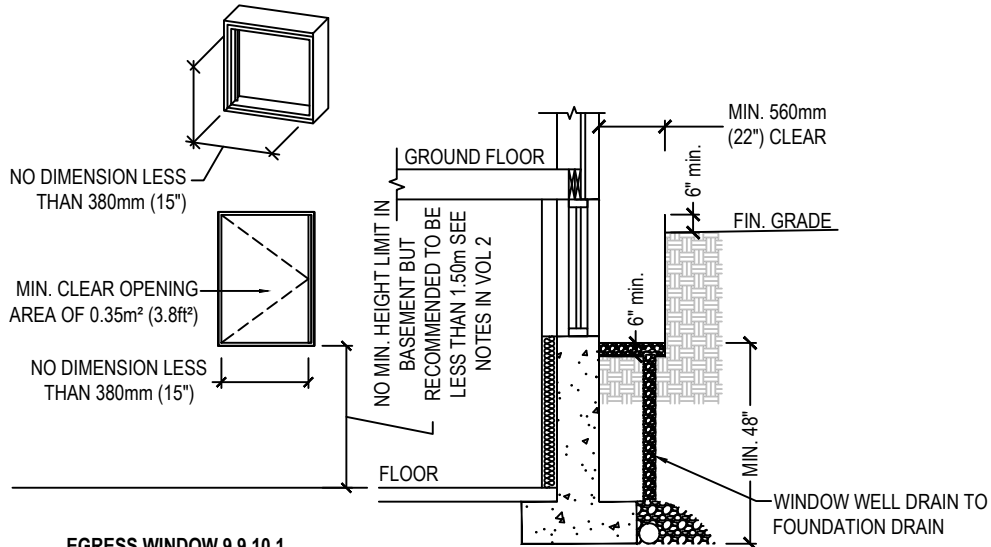
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A1.1

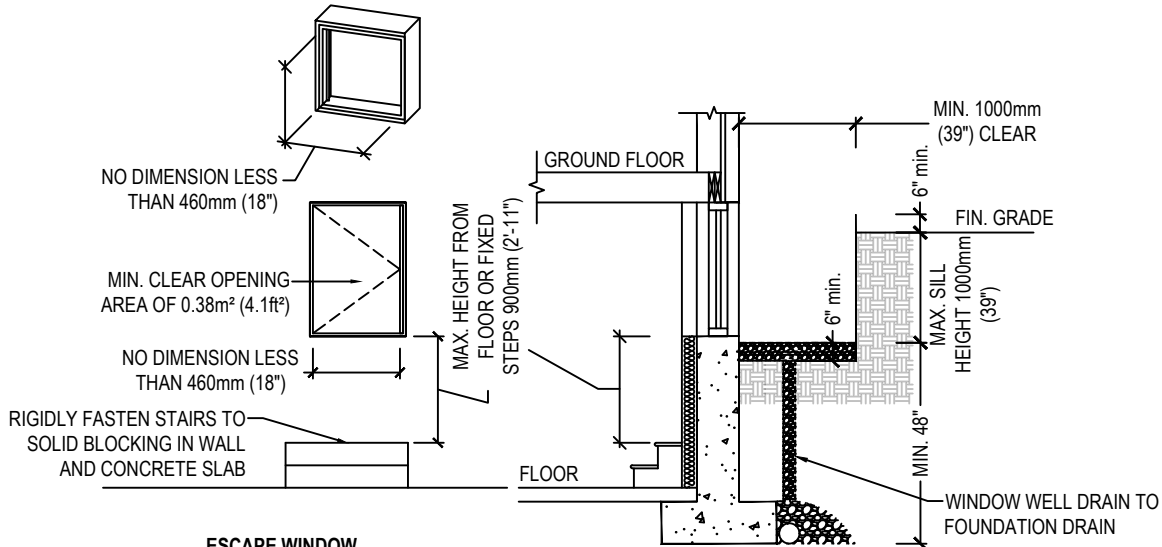


NOTE:

- PROVIDE C4 CEILING OVER THE STAIRCASE ON MAIN FLOOR AND VESTIBULE



EGRESS WINDOW 9.9.10.1.
OPENS INSIDE, UNOBSTRUCTED, OPERABLE FROM INSIDE WITHOUT USE OF ANY TOOLS



ESCAPE WINDOW
OPENS INSIDE, UNOBSTRUCTED, OPERABLE FROM INSIDE WITHOUT USE OF ANY TOOLS

NOTE:

- WALL AND FLOOR ASSEMBLY AS PER MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING SUPPLEMENTARY STANDARD SB-3 FIRE AND SOUND RESISTANCE OF BUILDING ASSEMBLIES.

0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:

PRISM DESIGN SPACE
Building Permit

prismbuildingpermit@gmail.com

PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

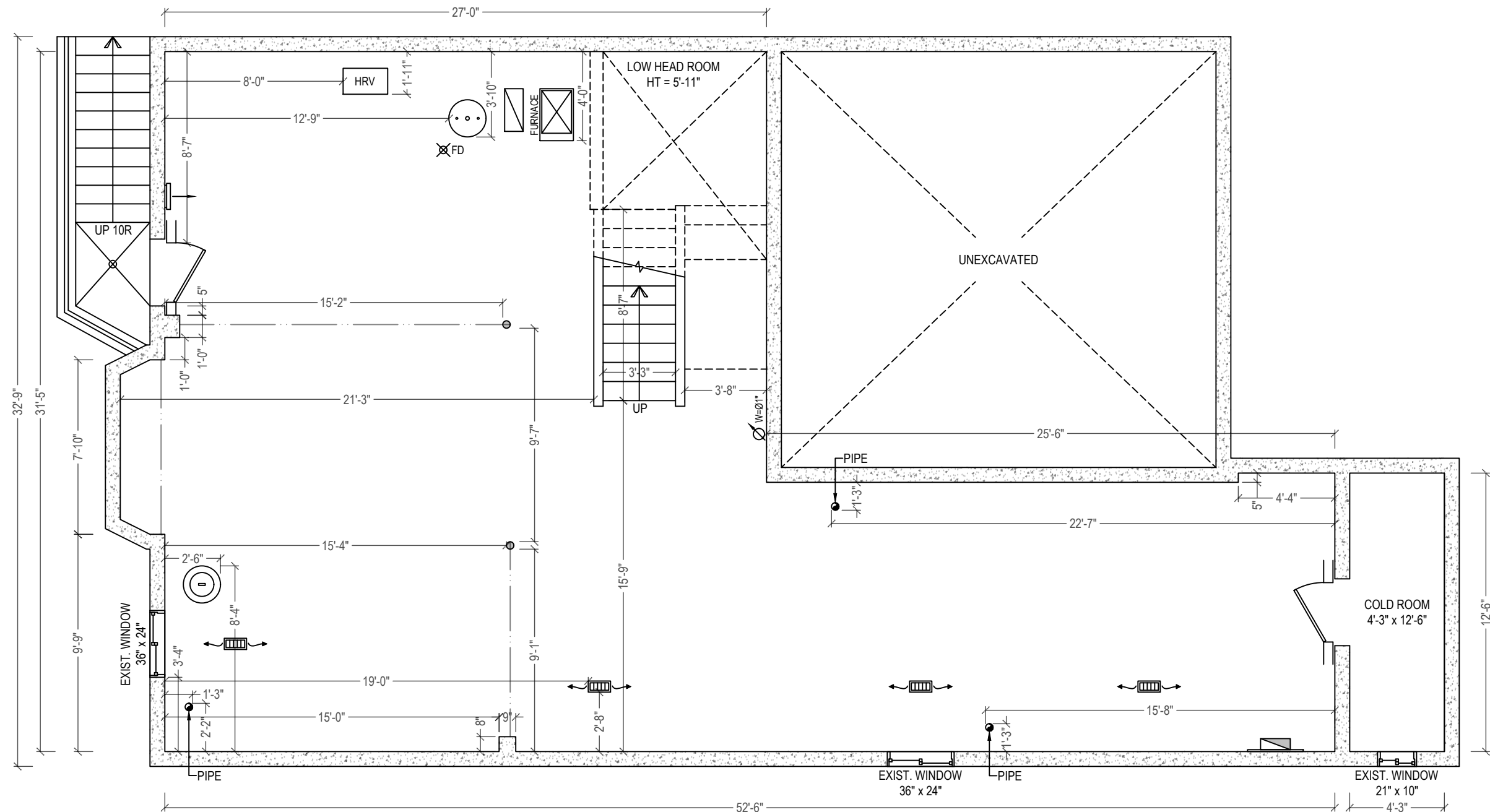
TITLE:

GENERAL NOTES - 2

CHECKED: SJ
DRAWN: MN
SCALE: NTS
DATE: APR / 18 / 2026

DRAWING:

A1.2



EXISTING BASEMENT PLAN

TOTAL BASEMENT GFA = 1172 ft² / 108.88 m²
 CEILING HEIGHT U/S OF JOIST = 7'-8"
 CEILING HEIGHT U/S OF DUCT = 6'-11"



0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:

 **PRISM DESIGN SPACE**
Building Permit

prismbuildingpermit@gmail.com

PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

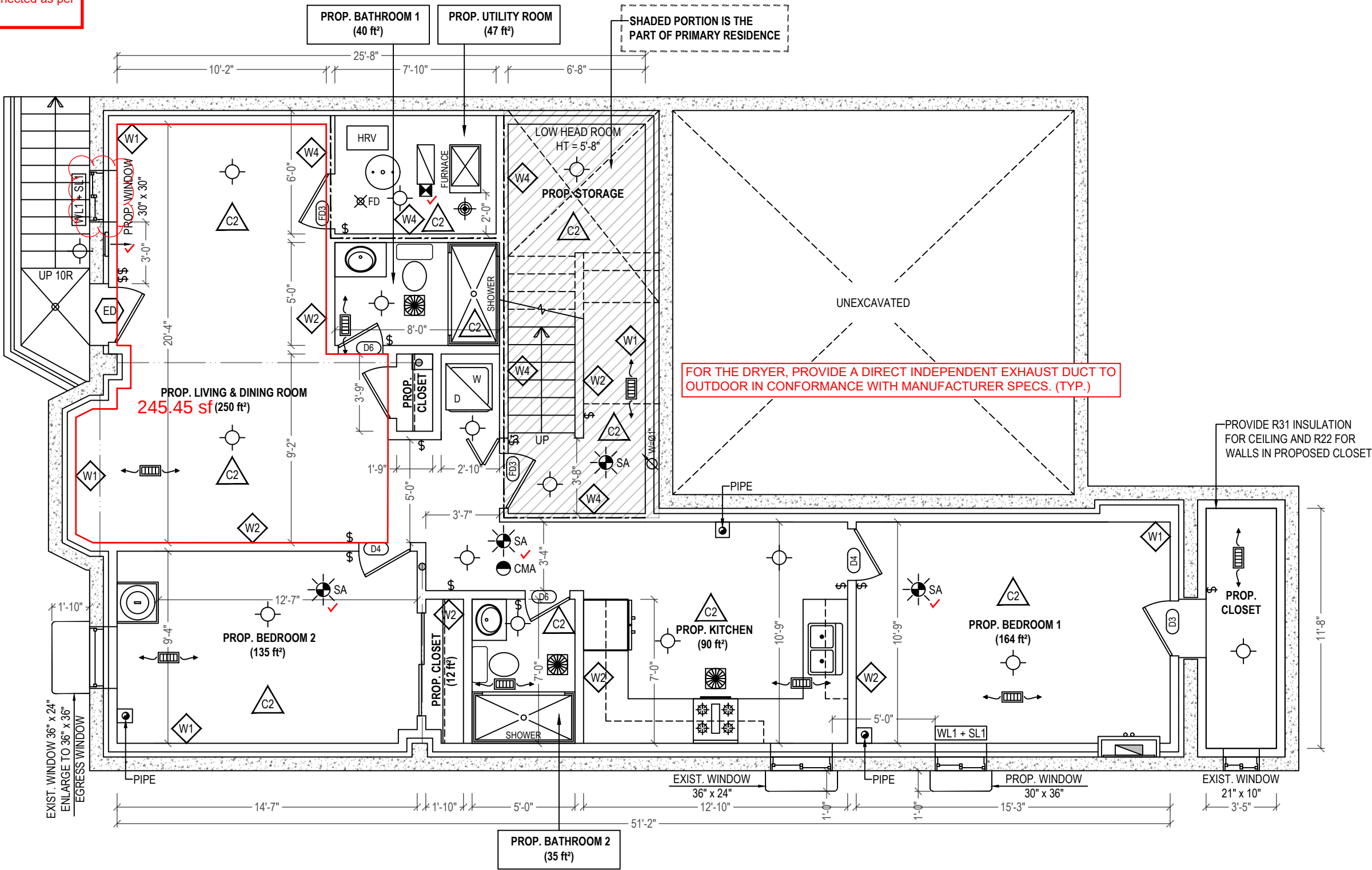
TITLE:

EXISTING BASEMENT PLAN

CHECKED: SJ	DRAWING: A2.1
DRAWN: MN	
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	

The carbon monoxide alarms are required to be interconnected as per OBC 2024 9.32.3.9C.

Occ. 2019



PROPOSED BASEMENT PLAN

SECOND DWELLING UNIT GFA = 1023 ft² / 95.04 m²
PART OF PRIMARY RESIDENCE GFA = 149 ft² / 13.84 m²
TOTAL BASEMENT GFA = 1172 ft² / 108.88 m²

CEILING HEIGHT = 7'-5"
CEILING HEIGHT U/S OF BULKHEAD = 6'-8"

EXISTING 32"x80" BELOW GRADE ENTRANCE DOOR (SEE CONSTRUCTION NOTE 4 IN DRAWING A1.1) TO BE USED AS MEANS OF EXITING FOR SECOND DWELLING UNIT AS PER COMPLIANCE ALTERNATIVE C-139(a) OF PART 11 OF 2024 BCC. PROVIDE 9.19 ft² (21"x63") OF GLASS IN DOOR. SAFETY GLASS OR WIRED GLASS AS PER 2024 BCC DIV B 9.6.1.4.

NOTE:
- CEILING HEIGHT SHALL NOT BE LESS THAN 1.95m (6'-5") OVER ALL REQUIRED ROOM AREAS. CLEAR HEIGHT UNDER BEAMS, DUCTS AND ANY LOCATION NORMALLY USED AS A MEANS OF EGRESS 1.85m (6'-1"). 2024 BCC DIV B 9.5.3.1.
- THE FIRE SEPARATION IN THE CEILING TO EXTEND THROUGH OUT THE BASEMENT
- PROVIDE FIRE SEPARATION FOR EXPOSED BEAMS, COLUMNS AND BULKHEAD
- PROVIDE STUD WALL REINFORCEMENT ADJACENT TO BATHTUBS, SHOWER STALLS AND TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.

CALCULATION OF GLASS AREA AS PER COMPLIANCE ALTERNATIVE C110 PART 11 OF 2024 BCC			
ROOM TYPE	ROOM AREA	REQUIRED GLASS AREA	EXIST / PROP GLASS AREA
	(ft²)	(ft²)	(ft²)
LIVING & DINING ROOM	250	5.0% = 12.50	9.19 + 4.00 = 13.19
BEDROOM 1	164	2.5% = 4.10	5.00
BEDROOM 2	135	2.5% = 3.38	6.25

FURNACE INFORMATION
MAKE: AMANA
MODEL: AMEC960603BNAC
INPUT: 60,000 Btu/Hr

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*223 ZONE
ZONING: REVIEWED FOR C of A
yaseen.albarim
JUN 19, 2026
ZONING OFFICER
DATE

SPRINKLER

DUCT TYPE SMOKE DETECTOR

SA SMOKE ALARM

CMA CARBON MONOXIDE ALARM

EXHAUST FAN

EMERGENCY LIGHT

WL1 WOOD LINTEL 2-2"x8"

WL2 WOOD LINTEL 3-2"x8"

SL1 STEEL LINTEL 3 1/2" x 3 1/2" x 1/4"

SUPPLY AIR REGISTER 10"x4"

SUPPLY AIR REGISTER 10"x4" ON WALL

RETURN AIR GRILLE 16"x8" AT LOW WALL

0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:

CONSULTANT:

PRISM DESIGN SPACE
Building Permit

prismbuildingpermit@gmail.com

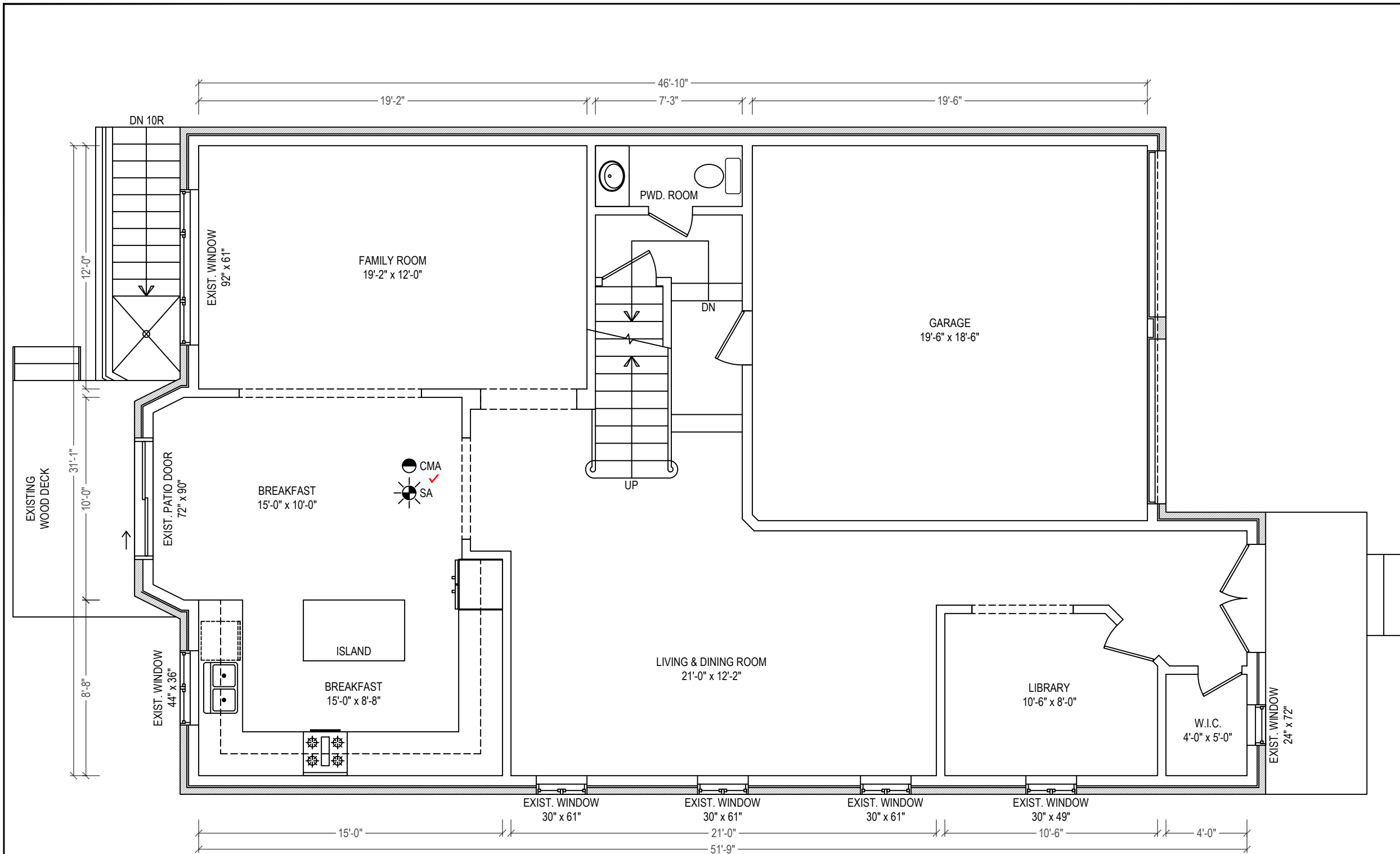
PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

TITLE:

PROPOSED BASEMENT PLAN

CHECKED: SJ	DRAWING:
DRAWN: MN	A2.2
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	



EXISTING GROUND FLOOR PLAN

GROUND FLOOR GFA = 1170 ft² / 108.70 m²
CEILING HEIGHT = 9'-0"

0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:

CONSULTANT:
PRISM DESIGN SPACE
Building Permit
prismbuildingpermit@gmail.com

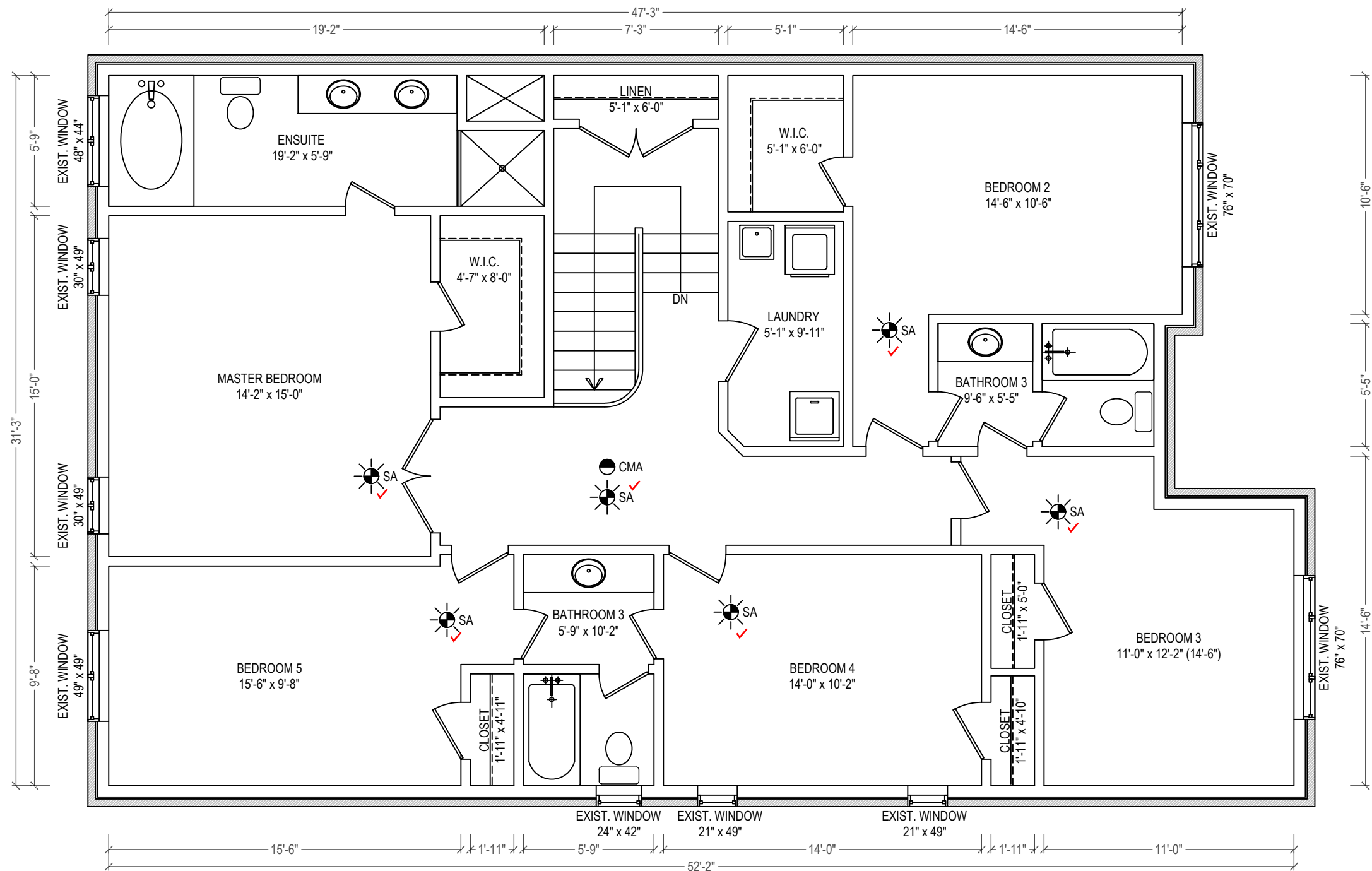
PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

TITLE:

GROUND FLOOR PLAN

CHECKED: SJ	DRAWING: A2.3
DRAWN: MN	
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	



EXISTING SECOND FLOOR PLAN

SECOND FLOOR GFA = 1526 ft² / 141.77 m²
 CEILING HEIGHT = 8'-0"



0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:



PRISM DESIGN SPACE
 Building Permit
 prismbuildingpermit@gmail.com

PROJECT:

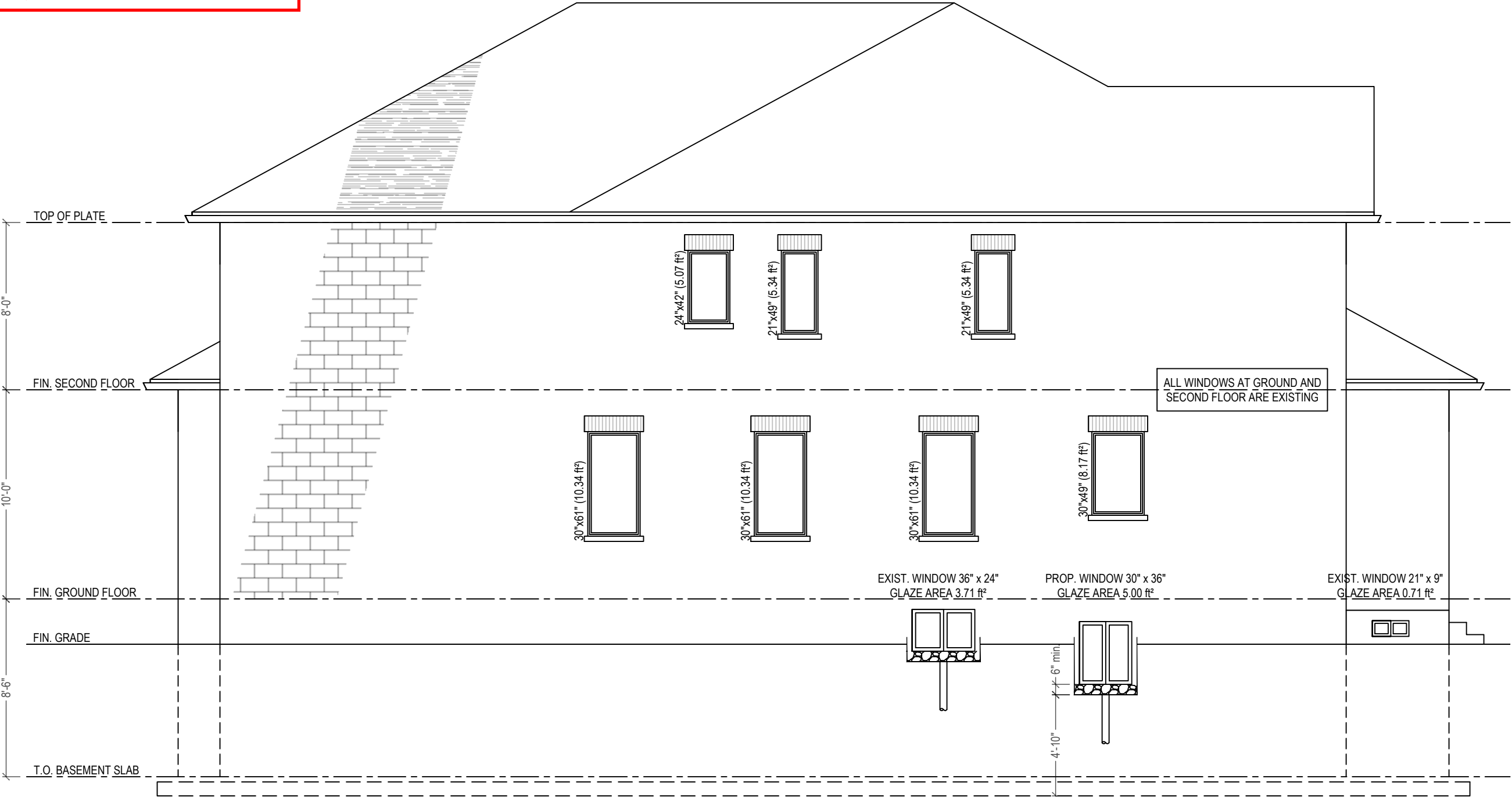
PROPOSED
 SECOND DWELLING UNIT
 AT 1461 LEGER WAY
 MILTON, ON

TITLE:

SECOND FLOOR PLAN

CHECKED: SJ	A2.4
DRAWN: MN	
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	

THE WINDOW WELLS>600 MM BELOW GRADE SHALL BE EQUIPPED WITH A FIXED GUARD AS PER (B.9.8.8.) OR, WHERE A PROTECTIVE ENCLOSURE IS INSTALLED OVER THE WELL, IT SHALL NOT RESTRICT ESCAPE IN CASE OF EMERGENCY AS PER (B.9.9.10.) DESIGNED BY A QUALIFIED DESIGNER OR P.ENG.



LEFT SIDE ELEVATION

WINDOW WELL:

- INSTALL 4" (100 mm) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE
- EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION
- DAMP PROOF THE FACE OF THE FOUNDATION WALL NEXT TO WINDOW WELL AND TO THE TOP OF THE GRAVEL BED
- THE WELL SHALL BE 6" ABOVE SURROUNDING GRADE

GLAZED AREA AS PER TABLE 9.10.15.4.

WALL AREA	=	1093 ft² / 101.54 m²
LIMITING DISTANCE	=	4'-1" / 1.24 m
GLASS AREA ALLOWED (7%)	=	76.51 ft² / 7.11 m²
GLASS AREA PROVIDED (5.89%)	=	64.36 ft² / 5.98 m²

- EXISTING WINDOWS GLAZE AREA IS AS PER SITE MEASUREMENTS

Every Window Well Shall Be Drained To The Footing Level Or Other Suitable Location B.9.14.6.3.

4" (100) weeping tile with filter cloth wrap & 6" (152) crushed stone cover at top and side

0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:

PRISM DESIGN SPACE
Building Permit

prismbuildingpermit@gmail.com

PROJECT:

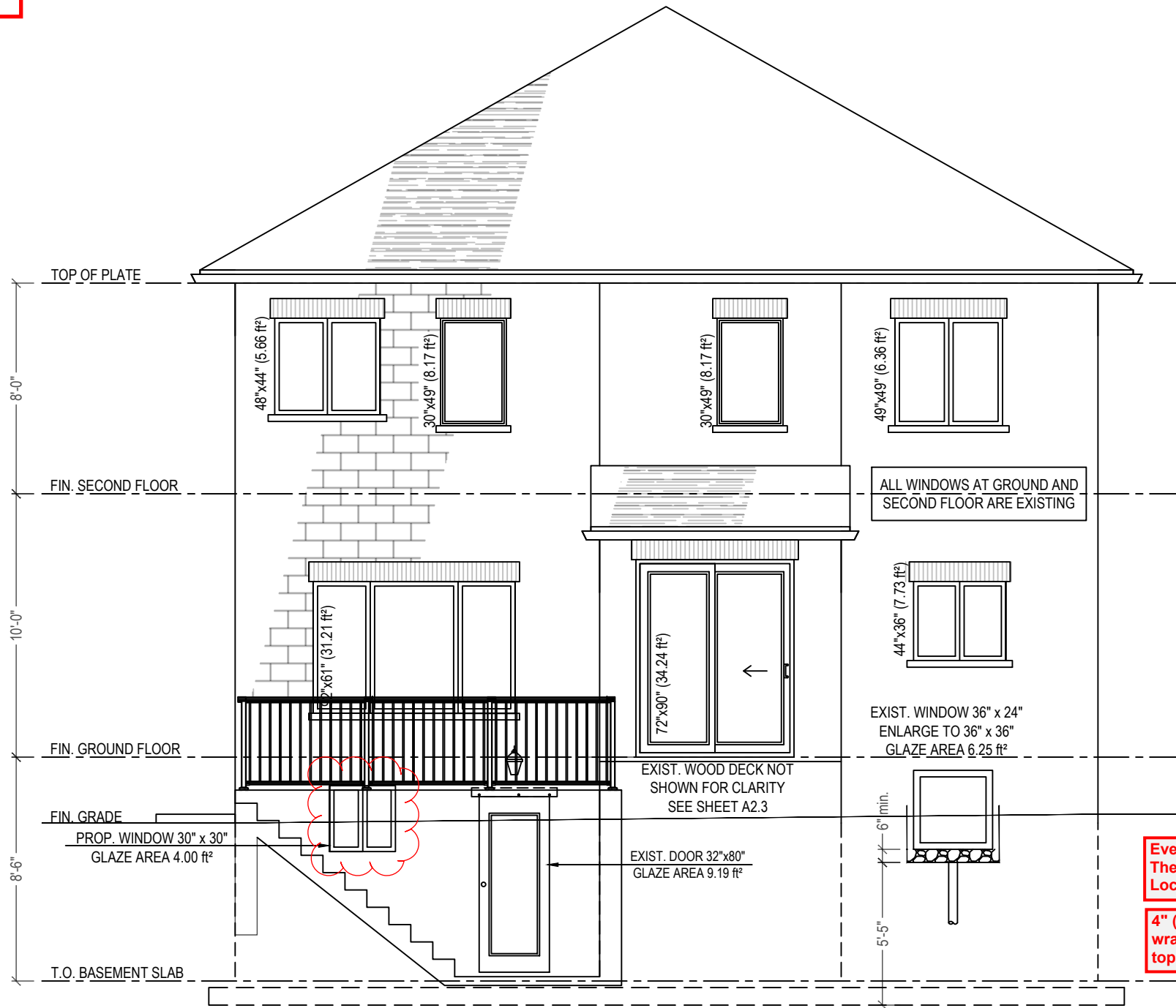
PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

TITLE:

LEFT SIDE ELEVATION

CHECKED: SJ	DRAWING: A3.1
DRAWN: MN	
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	

THE WINDOW WELLS>600 MM BELOW GRADE SHALL BE EQUIPPED WITH A FIXED GUARD AS PER (B.9.8.8.) OR, WHERE A PROTECTIVE ENCLOSURE IS INSTALLED OVER THE WELL, IT SHALL NOT RESTRICT ESCAPE IN CASE OF EMERGENCY AS PER (B.9.9.10.) DESIGNED BY A QUALIFIED DESIGNER OR P.ENG.



REAR ELEVATION

WINDOW WELL:

- INSTALL 4" (100 mm) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE
- EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION
- DAMP PROOF THE FACE OF THE FOUNDATION WALL NEXT TO WINDOW WELL AND TO THE TOP OF THE GRAVEL BED
- THE WELL SHALL BE 6" ABOVE SURROUNDING GRADE

GLAZED AREA AS PER TABLE 9.10.15.4.

WALL AREA = 666 ft² / 61.87 m²
GLASS AREA PROVIDED = 120.98 ft² / 11.24 m²

- EXISTING WINDOWS GLAZE AREA IS AS PER SITE MEASUREMENTS

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*223 ZONE
ZONING: **REVIEWED FOR C of A**
yaseen.albarim JUN 19, 2026
ZONING OFFICER DATE

0	ISSUED FOR PERMIT	MAY / 04 / 2026
NO	DESCRIPTION	DATE

SEAL:



CONSULTANT:

PRISM DESIGN SPACE
Building Permit
prismbuildingpermit@gmail.com

PROJECT:

PROPOSED
SECOND DWELLING UNIT
AT 1461 LEGER WAY
MILTON, ON

TITLE:

REAR ELEVATION

CHECKED: SJ	DRAWING:
DRAWN: MN	A3.2
SCALE: 3/16" = 1'-0"	
DATE: APR / 18 / 2026	



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: August 27, 2026

File No: A26-038M

Subject: 725 Lingen Crescent

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

1. That the development shall be constructed in accordance with the site plan prepared by My House Designs & Drafting Services and stamped by Town Zoning on June 29, 2026.
2. That an updated Site Plan will need to be submitted during the Building Permit review process to the satisfaction of Town Engineering Staff;
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.

1. That the applicant

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:

- Requesting permission to allow for a total gross floor area of 15.62 square metres, + 5.62 square metres;

The subject property is known municipally as 725 Lingen Crescent and located on east of Livock Trail and on the east side of Lingen Crescent. The property contains a dwelling, and the applicant has applied under a separate pool permit to construct an in-ground swimming pool in the rear yard. As part of the backyard construction, an accessory structure is proposed.

The applicant is seeking relief from the Town's Zoning By-law to allow for an increase in gross floor area for a proposed accessory structure which will be in the rear yard of the subject property.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B of the Urban Land Use Plan of the Town of Milton Official Plan. Further, the subject property is designated as Residential Area on Schedule C.6.D in the Bristol Area Secondary Plan. The Residential Area designation permits a variety of residential uses as well as accessory buildings and structures.

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

Zoning

The subject lands are zoned Residential Medium Density One (RMD1) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1 zone permits a variety of residential uses as well as accessory buildings and structures.

Proposed Increase in Gross Floor Area

Section 4.2.1, Table 4A, Footnote (*1) of the Town's Zoning By-law states that the maximum permitted gross floor area for accessory buildings is 10 square metres. The applicant has requested to allow for 15.62 square metres, a difference of + 5.62 square metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on August 6, 2026. As of the writing of this report on August 19, 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.

Town Development Engineering Staff reviewed the application and offer no objection, however, will require an updated Site Plan as part of the Building Permit process. This has been included above as a condition of development approval. The updated site plan will be required to include the following notes:

1. Contractor to match existing grades at property lines;
2. The Owner and/or Contractor is responsible for ensuring that runoff from the proposed development does not adversely impact adjacent properties. All site drainage shall be self-contained within the subject lands.

Consultation

3. The Owner/Contractor shall ensure that no changes are made to the existing side and rear yard swales. The swales shall be maintained as designed to preserve the approved drainage pattern.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of an accessory structure in the rear yard of the subject property. As noted above, the homeowner is reconstructing the rear yard with a proposed pool and associated accessory structure for additional covered living space.

Section 4.2.1 Table 4A of the Town's Zoning By-law sets the requirements for accessory structures and buildings for the Residential Medium Density One (RMD1) Zone. The applicant has requested to allow for 15.62 square metres, a difference of + 5.62 square metres, to facilitate the proposed development.

Planning staff do not have concerns with the requested variances for the proposed structure as it will meet the required side and rear yard setbacks from the property lines. Further, the structure meets the maximum height provisions and Town Engineering staff have confirmed from a drainage perspective there will be no negative impact to surrounding properties. It should also be noted it was confirmed there will be no changes or impacts to the existing retaining wall.

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

Respectfully submitted,

Taylor Wellings

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

For questions, please contact:

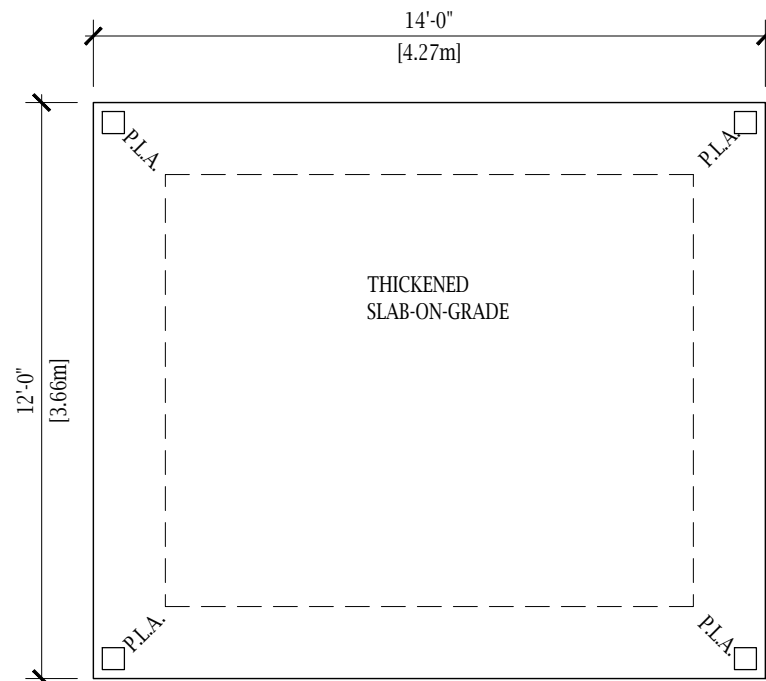
Phone: Ext. 2311



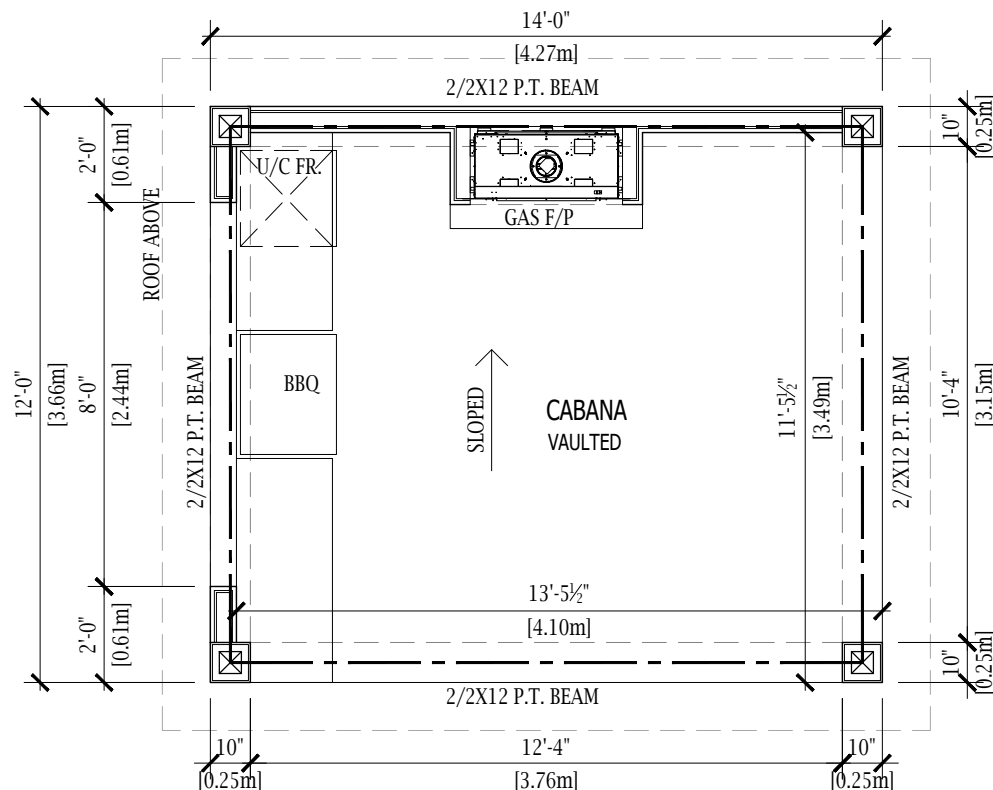
The Corporation of the Town of Milton

File #:
A26-038M
Page 4 of 4

Attachments
Figure 1 – Proposed Site Plan

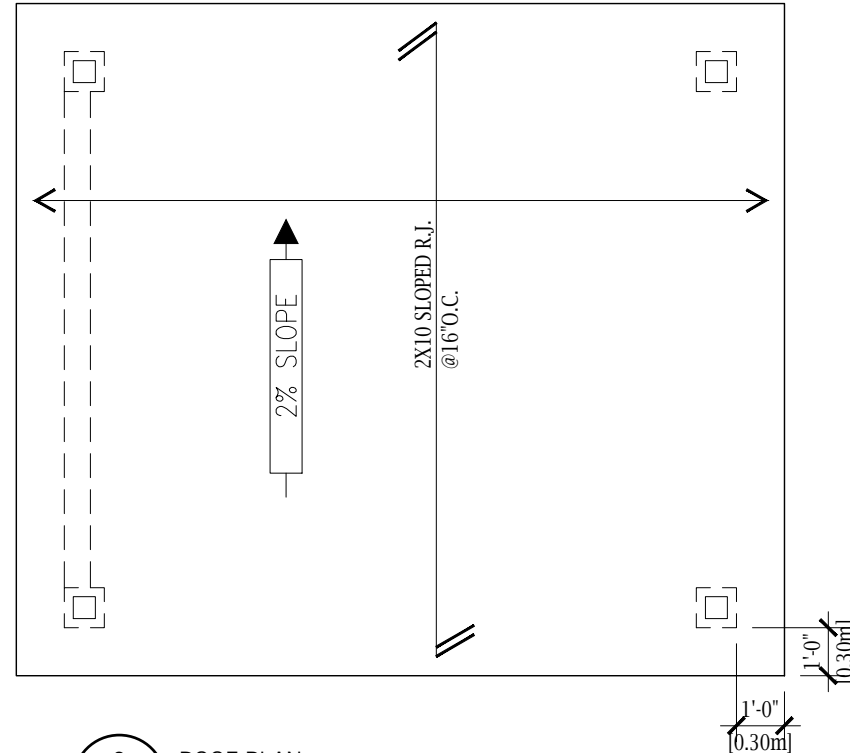


1 FOUNDATION PLAN
A1.01 1/4" = 1'-0"



2 FLOOR PLAN
A1.01 1/4" = 1'-0"

MAX. ALLOWABLE AREA:
107.6ft² (10.0m²)
PROP. ACC. BUILDING AREA:
168.0ft² (15.6m²)



3 ROOF PLAN
A1.01 1/4" = 1'-0"



Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN OF THE PROJECT. THE UNDERSIGNED IS A REGISTERED PROFESSIONAL ENGINEER 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.

Signature: JRG

BCIN 37240

CHRISTINE BROWN

Signature: JRG

BCIN 113120

MY HOUSE DESIGNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.



TRUE NORTH



PROJECT NORTH

2	06.29.26	ISSUED FOR COA
1	06.23.26	ISSUED FOR DESIGNS
REF.	DATE:	DESCRIPTION:

MY HOUSE DESIGNS

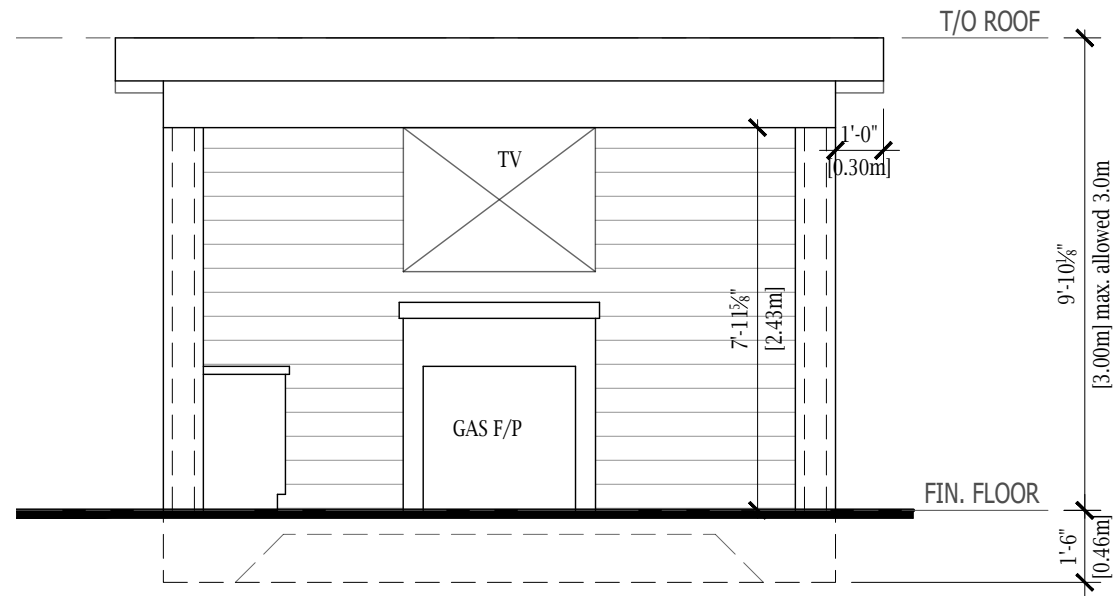
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

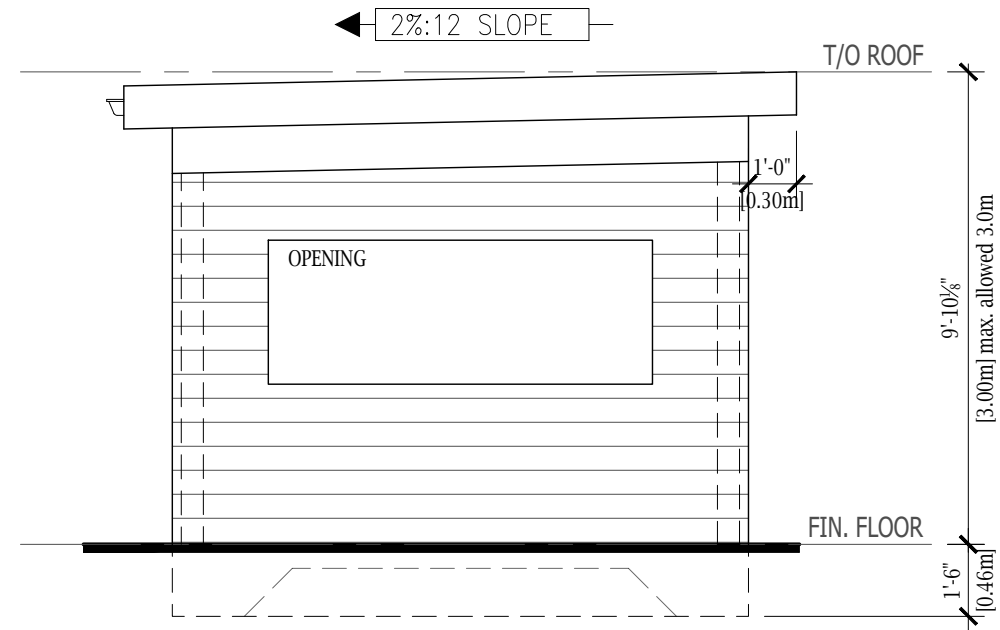
CLIENT:
**GALLANT RESIDENCE
ACCESSORY BUILDING**

ADDRESS: 725 LINGEN CRESCENT
CITY: MILTON, ONTARIO, L9T 0E5
DRAWING TITLE:
FLOOR PLANS

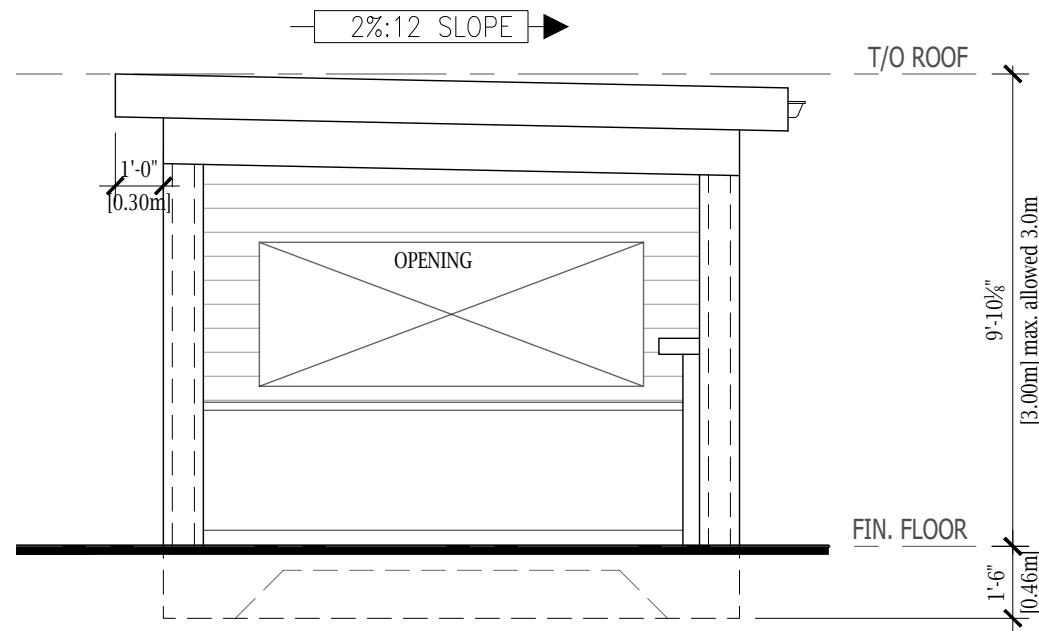
DRAWN: CB	SCALE:
DATE: Jul. 14, 26	AS NOTED
JOB NO.: 25-036	SHEET: A1.01



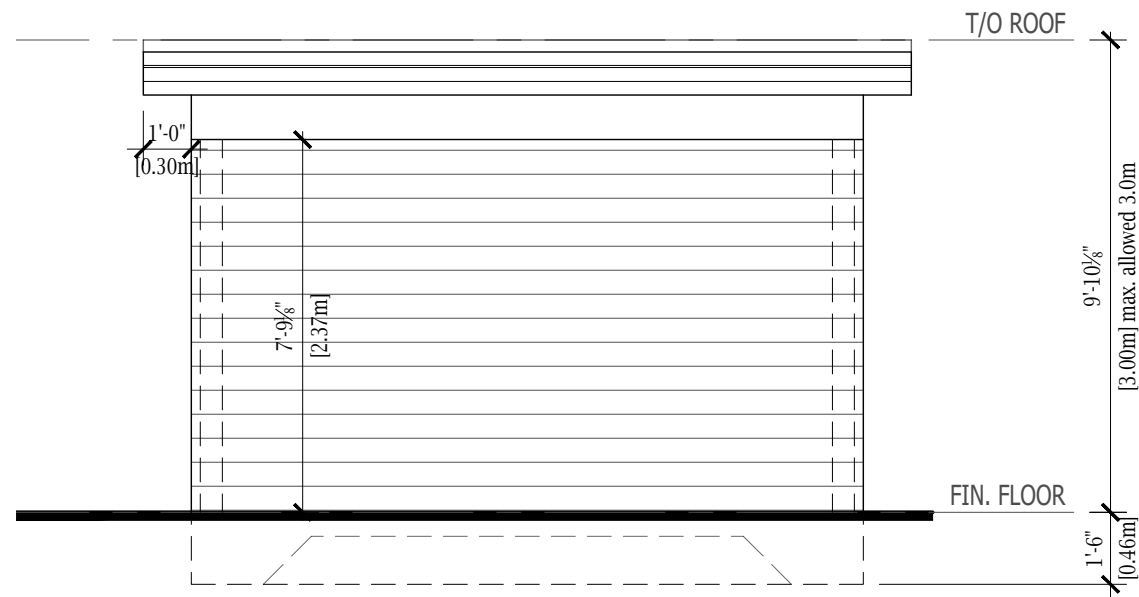
1 FRONT ELEVATION
A2.01 1/4" = 1'-0"



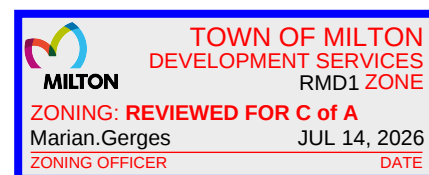
2 LEFT SIDE ELEVATION
A2.01 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.01 1/4" = 1'-0"



4 REAR ELEVATION
A2.01 1/4" = 1'-0"



Ministry of Municipal Affairs and Housing
QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN. 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.
Signature.JPG
BCIN
37240
CHRISTINE BROWN
MY HOUSE DESIGNS
113120

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	06.29.26	ISSUED FOR COA
1	06.23.26	ISSUED FOR DESIGNS
REF.	DATE:	DESCRIPTION:

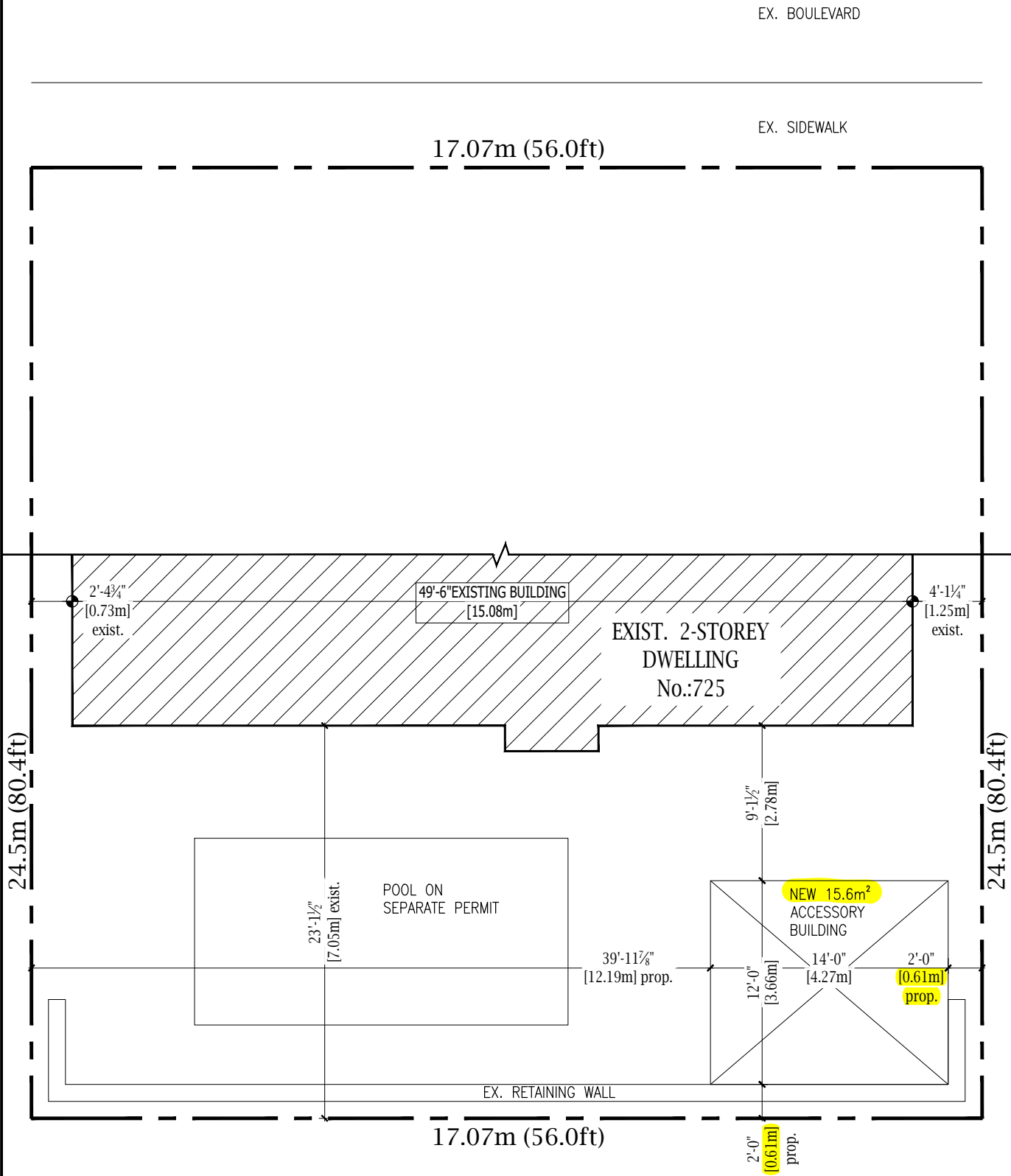
RESIDENTIAL DESIGN AND DRAFTING SERVICES

CHRISTINE BROWN
Architectural Technologist
905.802.5272
444 UPPER GAGE AVE.
HAMILTON, ON L8V 4H9
cbrown@friendlycadmonkey.com

CLIENT:
GALLANT RESIDENCE
ACCESSORY BUILDING
ADDRESS: 725 LINGEN CRESCENT
CITY: MILTON, ONTARIO, L9T 0E5
DRAWING TITLE:
ELEVATIONS

DRAWN: CB	SCALE:
DATE: Jul. 14, 26	AS NOTED
JOB NO.: 25-036	SHEET: A2.01

LINGEN CRESCENT





TOWN OF MILTON

DEVELOPMENT SERVICES

RMD1 ZONE

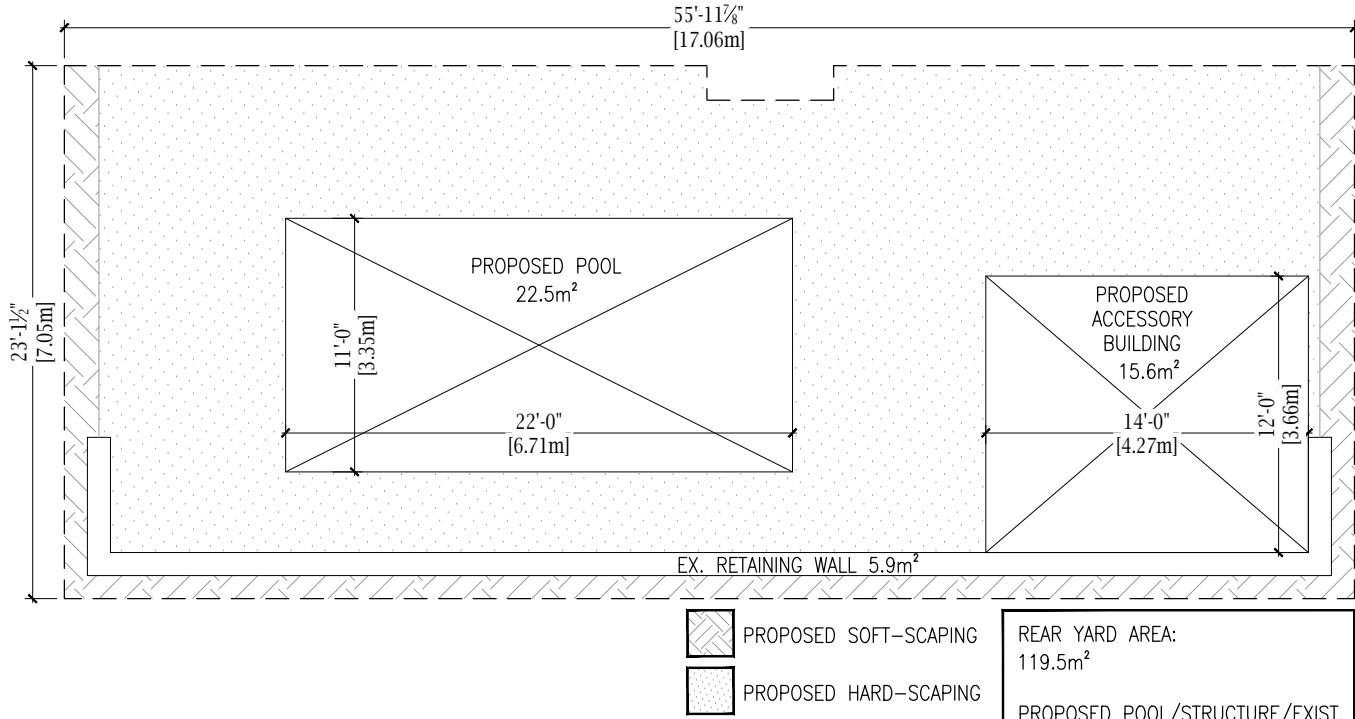
ZONING: REVIEWED FOR C of A

Marian.Gerges

ZONING OFFICER

JUL 14, 2026

DATE



SITE PLAN LEGEND:	
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING TO BE REMOVED
	PROPOSED SOLID HOARDING
	PROPOSED FRAMED HOARDING
	NEW WATER LINE
	NEW SANITARY LINE
	NEW NATURAL GAS LINE
	NEW BURIED HYDRO VAULT
	NEW SUMP LINE TO GRADE
	CONSTRUCTION ACCESS
	EXISTING GRADE
	PROPOSED FINISHED GRADE
	MAIN ENTRY, FRONT DOOR
	SECONDARY ENTRANCE
	EXISTING BUILDING TO REMAIN
	PROPOSED NEW CONSTRUCTION
	PROPOSED NEW DRIVEWAY
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	RAIN WATER LEADERS

REAR YARD AREA:
119.5m²

PROPOSED POOL/STRUCTURE/EXIST.
RET. WALL & HARD-SCAPE:
108.7m² (91.0%)

TOTAL PROPOSED SOFT-SCAPE:
10.8m² (9.0%)



Ministry of Municipal Affairs and Housing

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE DESIGN AND MEETS THE REQUIREMENTS 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.

Signature: JRG

BCIN 37240

Signature: JRG

BCIN 113120

CHRISTINE BROWN

MY HOUSE DESIGNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the designer prior to proceeding with any of the work.

2	06.29.26	ISSUED FOR COA
1	06.23.26	ISSUED FOR DESIGNS

REF. DATE: DESCRIPTION:



MY HOUSE DESIGNS

RESIDENTIAL DESIGN AND DRAFTING SERVICES



CHRISTINE BROWN

Architectural Technologist

905.802.5272

444 UPPER GAGE AVE.

HAMILTON, ON L8V 4H9

cbrown@friendlycadmonkey.com

CLIENT:
GALLANT RESIDENCE
ACCESSORY BUILDING

ADDRESS: 725 LINGEN CRESCENT
CITY: MILTON, ONTARIO, L9T 0E5

DRAWING TITLE:
SITE PLAN

DRAWN: CB
DATE: Jul. 14, 26

SCALE: AS NOTED

JOB NO.: 25-036

SHEET: SP1.01

1 of 3



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 27, 2026

File No: A26-039M

Subject: 101 Nipissing Road

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

1. THAT the minor variance shall apply in accordance with the as-built parking sketches prepared by KRCMAR and stamped and dated by Town Zoning on July 23, 2026.
2. THAT a redline revision to Site Plan file SP-33/19, reflecting the as-built parking space dimensions, shall be approved within two (2) years of the date of decision;
3. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- Permit 2 parking spaces to have a width of 2.7 metres, whereas a minimum width of 2.75 metres is required (-0.05 metres);
- Permit 13 parking spaces to have a length of 5.35 metres, whereas a minimum length of 5.35 metres is required (-0.45 metres);
- Permit 1 Type B accessible parking space and the adjacent accessible aisle to have a minimum length of 5.35 metres, whereas a minimum length of 5.8 metres is required (-0.45 metres)

The Subject Property, known municipally as 101 Nipissing Road, is located generally north of Nipissing road, east of Milton Mall, and south of the rail corridor. Three high-rise residential condominium buildings have recently been constructed on the Subject Property, with a total yield of 726 residential units (site plan file SP-33/19). In addition, a total of 770 residential parking spaces and 146 visitor parking spaces have been

General Description of Application

provided in a structured parking garage. Following preparation of as-built drawings of the development, it was revealed that minor construction errors have caused 16 parking spaces to be slightly deficient in size. The application seeks to legalize the dimensions of these parking spaces, allowing the condominium to proceed with registration. Should the requested minor variances be approved, the Site Plan Agreement for this development will be revised to update the parking plans. Planning staff and Transportation 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

The Subject Property is designated Central Business District per Schedule A - Urban Area Land Use Plan, and is further designated Uptown Mixed Use Sub-Area by Schedule B - Central Business District Land Use Plan. The Subject Property is within the Milton GO Station Protected Major Transit Station Area (PMTSA) per Schedule 4- Urban Structure. In addition, Specific Policy Area 43 applies to the Subject Property, establishing site-specific height and density permissions.

Policy 2.3.2.20 directs that within the Milton GO PMTSA, it is the policy of the Town to provide for a broad range and mix of uses, designed in a compact built form, oriented to support transit and facilitate active transportation.

Policy 6.1.4.1 states 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.

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

Official Plan Designation (including any applicable Secondary Plan designations)

Within the Uptown Mixed Use Sub-Area, policy 8.5.3.26(c) states that parking shall be provided in accordance with the policies of subsection 8.5.3.54, with the majority of the parking being provided in a structured parking garage or underground.

Policy 8.5.3.53 notes that the Town supports the development of common parking areas in the CBD and shall apply a strategic and holistic approach to parking provision as follows: (c) sufficient to provide an appropriate supply of parking that meets the needs of users while promoting the use of active transportation and transit.

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

Zoning

The Subject Property is zoned Urban Growth Centre - Mixed Use, Zoning Exception 298 (UGC-MU*298) by Zoning By-law 016-2014. The UGC-MU zone permits a wide range of residential, commercial, institutional, retail, and employment uses. Zoning Exception 298, approved in 2021, establishes a number of site-specific performance standards to facilitate the subject development. Section 13.1.1.298(ii)(L) applies a minimum parking rate of 1 space per unit, plus 0.23 visitor parking spaces per unit.

Note that subsequent to Bill 185, which received Royal Assent on June 6, 2024, municipalities may no longer establish minimum parking requirements within PMTSAs.

Variance One: Table 5D of the Zoning By-law requires a perpendicular parking space to have a minimum width of 2.75 metres. The application seeks to permit a width of 2.70 metres for two parking spaces, representing a decrease of 0.05 metres.

Variance Two: Table 5D of the Zoning By-law requires a perpendicular parking space to have a minimum length of 5.8 metres. The application seeks to permit a minimum width of 5.35 metres for thirteen parking spaces, representing a decrease of 0.45 metres.

Variance Three: Table 5D(*1) requires a Type B Accessible parking space to have a minimum length of 5.8 metres. Type B Accessible parking spaces must also have an adjacent accessible aisle of 1.5 metres in width and 5.8 metres in length. The application seeks to permit one Type B Accessible parking space, and its adjacent accessible aisle, to have a minimum length of 5.35 metres, representing a decrease of 0.45 metres.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on August 6, 2026. As of the writing of this report on August 17, 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 staff were circulated and had no concerns with the proposed minor variances.

Development Services Comments

The application seeks to legalize the deficient dimensions of sixteen parking spaces in a recently constructed condominium. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties or future residents of the Subject Property.

Variance One: Parking Space Width of 2.7 metres

Variance One requests permission for two parking spaces to have a width of 2.7 metres, whereas a minimum width of 2.75 metres is required. The intent of this Zoning By-law provision is to ensure parking spaces are wide enough to permit safe and functional ingress and egress. Transportation staff have reviewed the as-built parking drawings and were satisfied that a width of 2.7 metres would have no impact on the usability or safety of either parking space. In light of this, and considering that the variance seeks a reduction of only 5 centimeters, Planning staff are satisfied that Variance One is minor and maintains the general intent of the Zoning By-law.

Variance Two: Parking Space Length of 5.35 metres

Variance Two seeks to permit a minimum length of 5.35 metres for thirteen parking spaces, due to the location of an overhead pipe. Technically, these thirteen spaces do have an available length of 5.8 metres; however, 0.45 metres of this length cannot be counted, because it fails to meet the minimum vertical clearance standards. The Ontario Building Code requires parking spaces to have a minimum vertical clearance of 2 metres. An overhead pipe, located at the rear of the thirteen parking spaces, encroaches into the minimum vertical clearance. The vertical clearance below the pipe ranges from 1.87 metres to 1.95 metres. Due to this overhead encroachment, only a length of 5.35

Consultation

metres can qualify as a parking space. Figure 2 provides a visual reference for the pipe encroachment.

As with Variance One, the intent of this Zoning By-law provision is to ensure that parking spaces are long enough to accommodate a vehicle, and allow safe and functional ingress and egress. In this scenario, the requested variance is only required on a technicality, as a length of 5.8 metres is still provided. Transportation staff reviewed the as-built parking drawings and had no concerns with the proposed variance, noting that a vertical clearance of 1.87 to 1.95 metres should still provide sufficient clearance for the vast majority of passenger vehicles. As such, Variance Two is minor and maintains the general intent of the Zoning By-law.

Variance Three: Accessible Parking Space and Aisle Length of 5.35 metres

The cause and nature of Variance Three is identical to Variance Two; while a length of 5.8 metres is technically available for this parking space, as well as its access aisle, the overhead pipe restricts the vertical clearance at the rear. Accordingly, only 5.35 metres in length meets the Ontario Building Code's standard for a parking space. Vertical clearance of 1.92 metres is provided for the parking space, while vertical clearance of 1.91 metres is provided for the abutting aisle.

This variance has been listed separately as Table 5D of the Zoning By-law establishes distinct dimensions for Type A and Type B Accessible parking spaces, and requires an adjacent access aisle.

As with Variance Two, Transportation staff have no concerns with the requested variance, and are satisfied that the parking space will continue to function as intended. No adverse impacts to safety or functionality are foreseen. Consequently, Planning staff believe Variance Three is minor and maintains the intent of the Zoning By-law.

The Official Plan calls for development to provide a sufficient parking supply that meets the needs of users, while promoting non-vehicular modalities within the Milton Go PMTSA. Further, the Official Plan promotes compact development within the PMTSA, and directs parking to be predominantly located in underground or structured parking facilities. The application maintains the general intent of the Official Plan by continuing to provide a sufficient, safe, and functional supply of functional parking spaces in a structured garage. At a broad scale, the proposed variances will facilitate compact and transit-oriented development, without any impacts to the total parking supply.



The Corporation of the Town of Milton

File #:
A26-039M
Page 6 of 6

Consultation

Legalization of the existing parking space dimensions is necessary for the development to proceed, and will allow these spaces to be made available for use by future residents. Further, review of the application by Town Transportation staff determined that the application poses no functional or technical concerns. As such, the application is desirable for the appropriate use of the Subject Property.

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

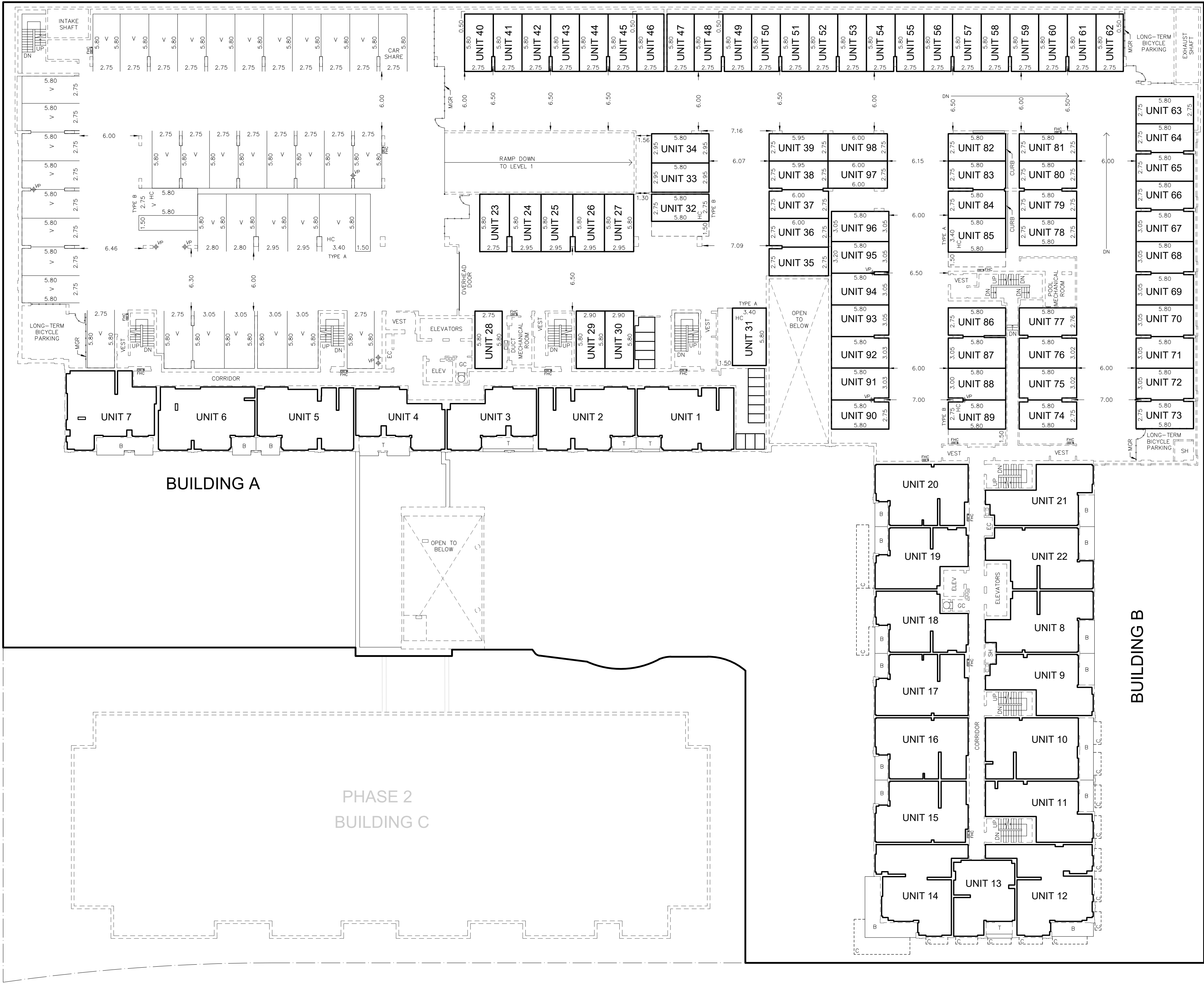
Figure 1 - As-Built Parking Drawings
Figure 2 - Photographs of Overhead Pipe

SCALE 1:250

KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ONTARIO AND QUEBEC RAILWAY COMPANY CANADIAN PACIFIC LIMITED
THE CREDIT VALLEY RAILWAY COMPANY



LEGEND

- DENOTES CONDOMINIUM BOUNDARIES
- DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
- DENOTES FACE OF STRUCTURE
- DENOTES BALCONY
- DENOTES CANOPY
- DENOTES CAR-SHARE PARKING SPACE
- DENOTES STAIRS DOWN
- DENOTES ELECTRICAL CLOSET
- DENOTES ELECTRIC VEHICLE PARKING SPACE
- DENOTES ELEVATOR
- DENOTES FIRE HOSE CABINET
- DENOTES GARBAGE CHUTE
- DENOTES ACCESSIBLE PARKING SPACE
- DENOTES METAL GUARD RAIL
- DENOTES PLANTER
- DENOTES SHAFT
- DENOTES TERRACE
- DENOTES UNIT
- DENOTES STAIRS UP
- DENOTES VESTIBULE
- DENOTES VISITOR PARKING SPACE
- DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT

TOWN OF MILTON
DEVELOPMENT SERVICES
UGC-MU-298 ZONE

ZONING: REVIEWED FOR C of A
sherijamieson JUL 23, 2026
ZONING OFFICER: DATE

NOTE:
THE FIELD WORK COMPLETED ON JULY 3, 2026

DATE: JULY 22, 2026

Eduardo Linhares
EDUARDO LINHARES
ONTARIO LAND SURVEYOR

AS-BUILT PARKING SKETCH ON LEVEL 2

NIPISSING ROAD

MUNICIPAL ADDRESS: Nos. 115 NIPISSING ROAD AND 125 NIPISSING ROAD, MILTON					
FIELD:	D.L.	DRAWN:	N.L./L.L.	CHECKED:	E.L. JOB NO: 18-156
DWG NAME:	18-156SK08	PLOT INFO:	11.32.22/Jul/2025	WORK ORDER NO:	32778
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca					
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca					

KRCMAR

(DEDICATED BY BY-LAW No. 085--2020, INST. HR1837100)

AS-BUILT PARKING SKETCH ON LEVEL 1

THE FIELD WORK COMPLETED ON JULY 3, 2026

DATE: JULY 22, 2026

Eduardo Linhares
EDUARDO LINHARES
ONTARIO LAND SURVEYOR

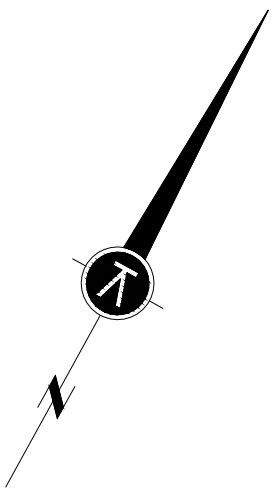
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DWG NAME:	18-156SK08	PLOT INFO:	11:32:22/Jul/2025		WORK ORDER NO:	32778
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca						
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca						

K R C M $\bar{A}$ R

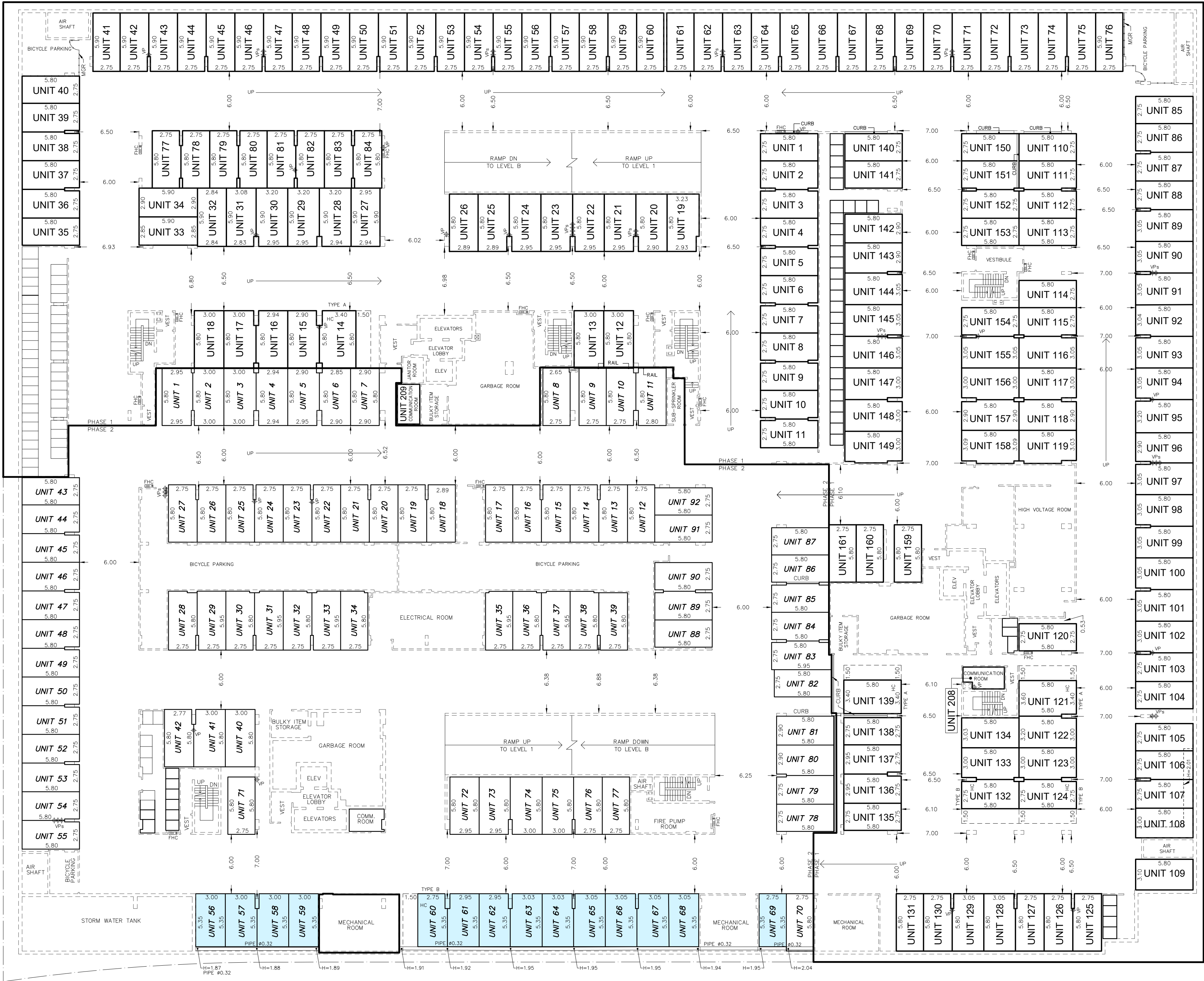
SCALE 1:250

KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



- LEGEND
- DENOTES CONDOMINIUM BOUNDARIES
 - DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - DN DENOTES STAIRS DOWN
 - EV DENOTES ELECTRIC VEHICLE PARKING SPACE
 - ELEV DENOTES ELEVATOR
 - FHC DENOTES FIRE HOSE CABINET
 - HC DENOTES ACCESSIBLE PARKING SPACE
 - MGR DENOTES METAL GUARD RAIL
 - U DENOTES UNIT
 - UP DENOTES STAIRS UP
 - VEST DENOTES VESTIBULE
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT



TYPICAL LENGTH = 5.80 m.
UNITS 56 TO 69 INCLUSIVE = 5.35 m.

NIPISSING ROAD

AS-BUILT PARKING SKETCH ON LEVEL A

NOTE:
THE FIELD WORK COMPLETED ON JULY 3, 2026

DATE: JULY 22, 2026

Eduardo Linhares
EDUARDO LINHARES
ONTARIO LAND SURVEYOR

MUNICIPAL ADDRESS: Nos. 115 NIPISSING ROAD AND 125 NIPISSING ROAD, MILTON					
FIELD:	D.L.	DRAWN:	N.L.A.L.	CHECKED:	E.L. JOB NO: 18-156
DWG NAME:	18-156X08	PLOT INFO:	11:32 22/Jul/2025	WORK ORDER NO:	32778
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca					
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca					

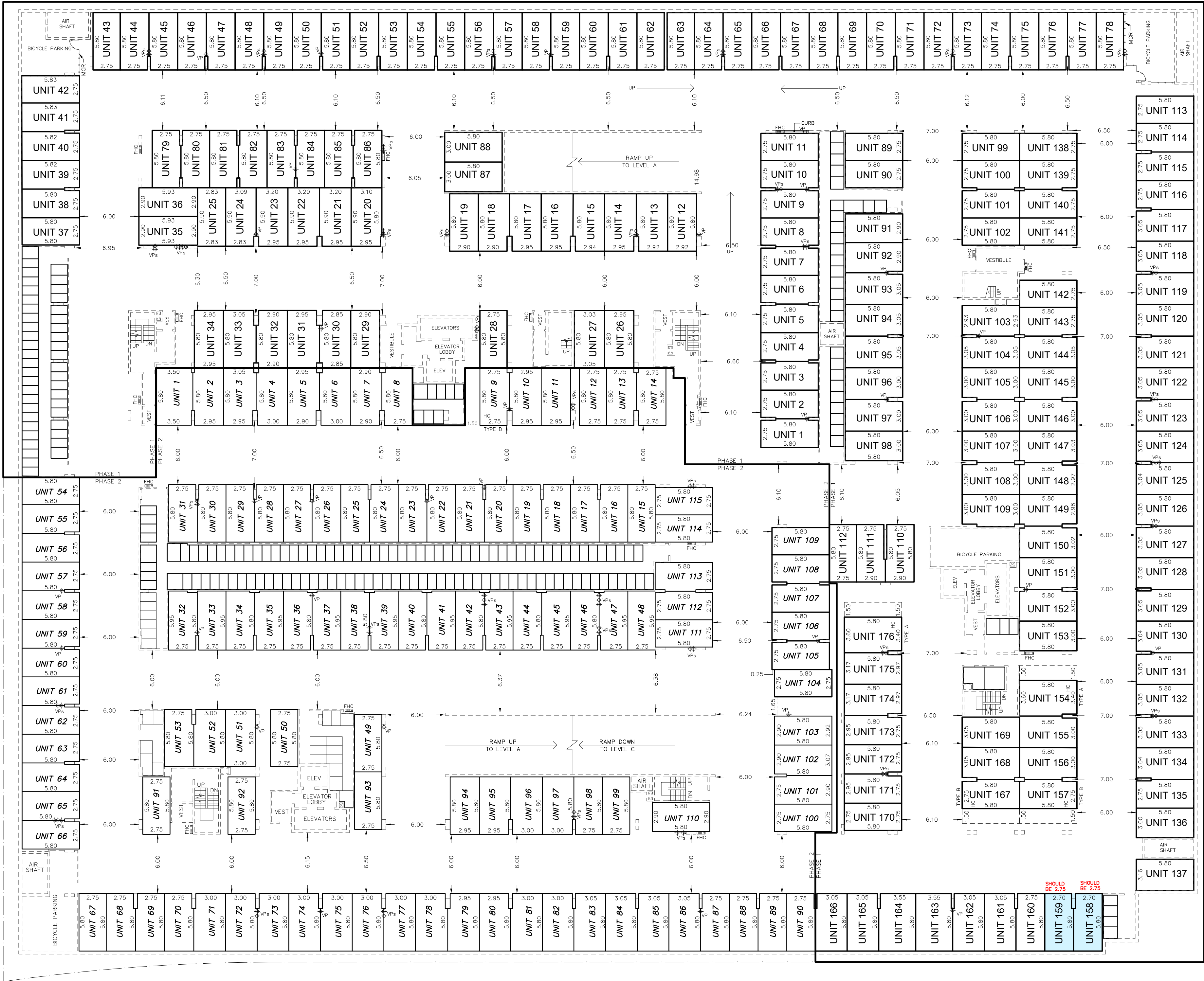
KRCMAR

SCALE 1:250

KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ONTARIO AND QUEBEC RAILWAY COMPANY CANADIAN PACIFIC LIMITED
THE CREDIT VALLEY RAILWAY COMPANY



- LEGEND
- DENOTES CONDOMINIUM BOUNDARIES
 - DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
 - DENOTES FACE OF STRUCTURE
 - DN DENOTES STAIRS DOWN
 - EV DENOTES ELECTRIC VEHICLE PARKING SPACE
 - ELEV DENOTES ELEVATOR
 - FHC DENOTES FIRE HOSE CABINET
 - HC DENOTES ACCESSIBLE PARKING SPACE
 - MGR DENOTES METAL GUARD RAIL
 - U DENOTES UNIT
 - UP DENOTES STAIRS UP
 - VEST DENOTES VESTIBULE
 - DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT

TOWN OF MILTON
DEVELOPMENT SERVICES
LIC-MU-288 ZONE
ZONING: REVIEWED FOR C of A
sherijamieson JUL 23, 2026
ZONING OFFICER DATE

NOTE:
THE FIELD WORK COMPLETED ON JULY 3, 2026

DATE: JULY 22, 2026

Eduardo Linhares
EDUARDO LINHARES
ONTARIO LAND SURVEYOR

AS-BUILT PARKING SKETCH ON LEVEL B

NIPISSING ROAD

MUNICIPAL ADDRESS: Nos. 115 NIPISSING ROAD AND 125 NIPISSING ROAD, MILTON					
FIELD:	D.L.	DRAWN:	N.L./L.	CHECKED:	E.L. JOB NO: 18-156
DWG NAME:	18-156SK08	PLOT INFO:	11:32 22/JUL/2025	WORK ORDER NO:	32778
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca					
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca					

KRCMAR

LEGEND	
	DENOTES CONDOMINIUM BOUNDARIES
	DENOTES BOUNDARIES OF UNITS AND OF THE COMMON ELEMENTS
	DENOTES FACE OF STRUCTURE
EV	DENOTES ELECTRIC VEHICLE PARKING SPACE
ELEV	DENOTES ELEVATOR
FMHC	DENOTES FIRE HOSE CABINET
HC	DENOTES ACCESSIBLE PARKING SPACE
MGR	DENOTES METAL GUARD RAIL
U	DENOTES UNIT
UP	DENOTES STAIRS UP
VEST	DENOTES VESTIBULE
	DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT



AS-BUILT PARKING SKETCH ON LEVEL C

NOTE:
THE FIELD WORK COMPLETED ON JULY 3, 2026

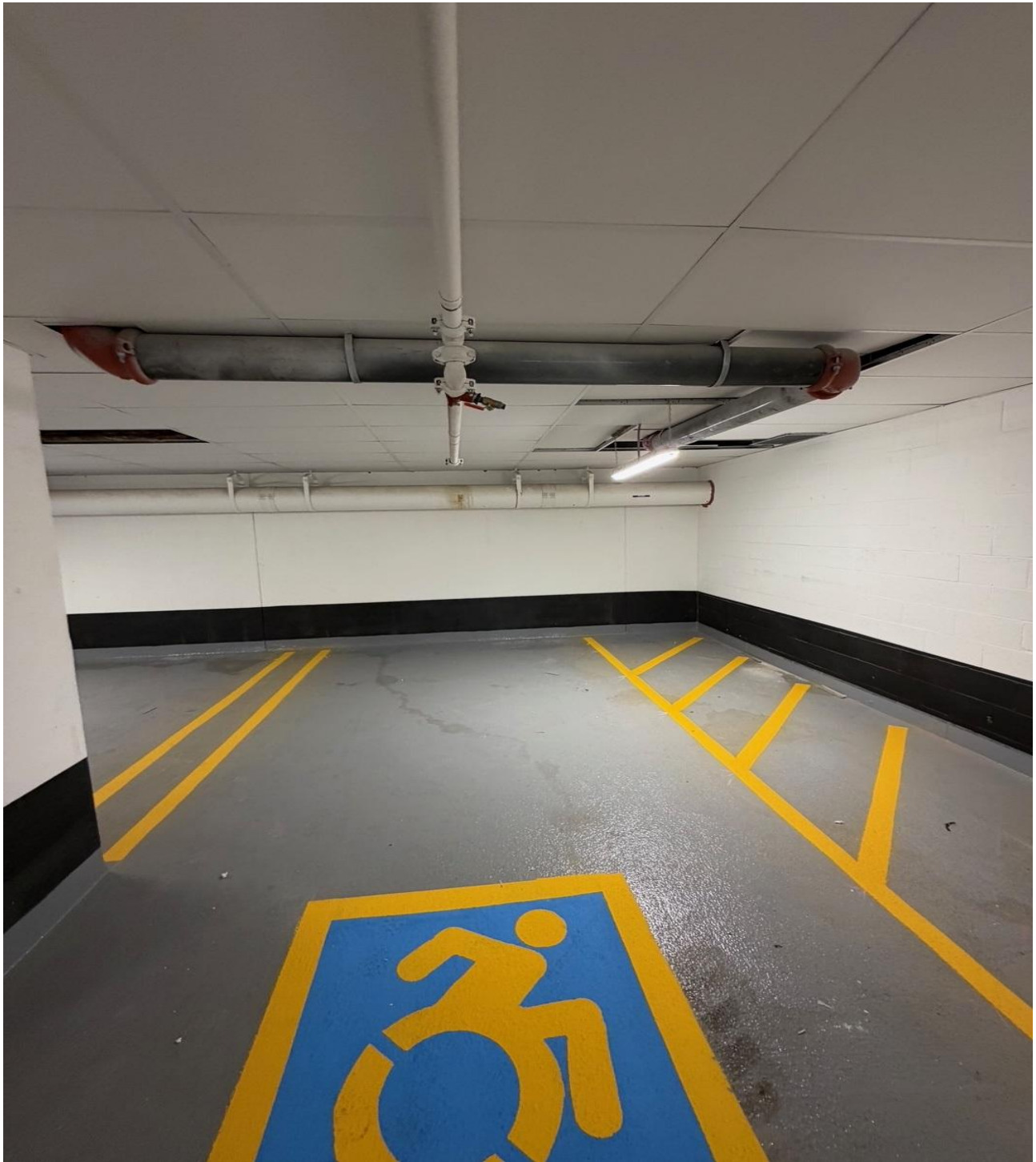
DATE: JULY 22, 2026

Eduardo Linhares
EDUARDO LINHARES
ONTARIO LAND SURVEYOR

MUNICIPAL ADDRESS: Nos. 115 NIPissing ROAD and 125 NIPissing ROAD, MILTON						
FIELD:	D.L	DRAWN:	N/L/L	CHECKED:	E.L	JOB NO: 18-156
DWG NAME:	18-156SK08	PLOT INFO:	11:32 22Jul/2025	WORK ORDER NO:	32778	
1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca						
PLAN AVAILABLE AT www.thecityofmilton.ca						

K R C M $\bar{A}$ R

**Photographs for Minor Variance Application – Millhouse Condominiums
Nipissing Drive**



Photograph 1 – showing Type B accessible parking space with overhead Stormwater Pipe at the rear of the space. The length of the parking space to the building wall is 5.8 metres. The length of the space to the location of the pipe is 5.35 metres.



Photograph 2 – showing the distance between the building wall and the location where the Stormwater Pipe no longer affects the Building Code vertical clearance (2.0 metres) which is approximately 1.5 feet (0.45 metres) from the building wall



Photograph 3 – showing the location of the Stormwater Pipe from the wall from another angle



Photograph 4 – showing a Fernbrook truck parking at the building wall which is 5.8 metres from the ‘front’ of the parking space



Photograph 5 showing a Fernbrook truck parking at the building wall from another angle



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: August 27, 2026

File No: A25-042M

Subject: 1038 Bradley Terrace

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 dated and stamped by Town Zoning on July 18, 2025;
2. THAT a Building Permit be obtained within one (1) year from the date of the decision;
3. THAT the owner shall obtain an annual Burn Permit from Milton Fire & Rescue Services;
4. THAT the approval be subject to an expiry of two (2) years from the date of decision if the conditions are not met, if the proposed development does not proceed and/or a building permit is not secured.

General Description of Application

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

- Permit a 0.4 metre interior side yard setback for an accessory structure, whereas a minimum setback of 0.6 metres is required (-0.2 metres)
- Permit accessory structures to have an aggregated gross floor area of 29.34 square metres, whereas a maximum of 10 square metres is permitted (+19.34 square metres)
- Permit a 0.0 metre interior side yard setback for a deck, whereas a minimum setback of 0.6 metres is required (-0.6 metres)

The Subject Property, known municipally as 1038 Bradley Terrace, is generally located east of Thompson Road and north of Louis St. Laurent Avenue. Currently, the Subject Property is occupied by a two-storey detached dwelling with a deck, a partially enclosed amenity structure, and a shed (nested within the amenity structure). The applicant is requesting after-the-fact minor variances to permit the existing setbacks and gross floor

General Description of Application

area of the deck and accessory structures. To address initial concerns from Planning and Engineering staff, the applicant has submitted letters of support from abutting neighbours to the north and south, as well as a grading plan.

Official Plan Designation (including any applicable Secondary Plan designations)

The Subject Property is designated Urban Area per Map 1 - Regional Structure. The Urban Area consists of lands with existing or planned services, and is intended to accommodate the Region's residential and employment growth.

Town of Milton Official Plan

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

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

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

Policy 3.2.1.17 directs that it is the policy of the Town to encourage building design and landscaping to be human-scale, safe, and comfortable.

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 Medium Density Residential 1 (RMD1) by Zoning By-law 016-2014. The Medium Density Residential 1 zone allows a variety of low-rise residential uses, ranging from detached units to townhouse dwellings. Accessory structures and decks are also permitted.

Zoning

Variance One: Table 4A of the Zoning By-law requires an accessory structure to have a minimum interior side yard setback of 0.6 metres. The applicant is requesting a minimum setback of 0.4 metres for the storage shed and pavillion, representing a 0.2 metre decrease.

Variance Two: Table 4A of the Zoning By-law states that the maximum permitted gross floor area for accessory structures is 10 square metres. The applicant is requesting to permit a total gross floor area of 29.34 square metres, representing a 19.34 square metre increase. This gross floor area encompasses the storage shed and pavillion.

Variance Three: Table 4D of the Zoning By-law requires a deck to have a minimum interior side yard setback of 0.6 metres. The applicant is requesting a minimum setback of 0.0 metres for the existing deck, representing a 0.6 metre decrease.

Consultation

Public Consultation

Notice for the applicable hearing was provided pursuant to the Planning Act on August 6, 2026. As of the writing of this report on August 18, 2026, staff have received two letters of support from neighbours abutting the Subject Property, and one letter of opposition from a resident of the surrounding neighbourhood. Various concerns were raised in the letter of objection, including: safety and impacts of the outdoor fireplace in the accessory structure; concerns with visual impacts of the accessory structure; impacts on the character of the neighbourhood; and the establishment of an undesirable precedent.

Agency Consultation

Upon initial submission of the application in 2025, Engineering staff noted that a grading plan would be required to demonstrate that the proposed setbacks (0.4 metres for the accessory structure, and 0 metres for the deck) do not impact the lot's drainage pattern. The applicant has since provided a satisfactory grading plan, and Engineering staff have no further concerns.

As a wood-burning fireplace is located within the shade structure, Fire Department staff have confirmed that this fireplace was inspected and certified for outdoor use. The applicant has also provided a copy of the manufacturer's certificate for the fireplace. However, Fire staff did note that a Burn Permit must be obtained annually, and a condition to this effect has been recommended herein.

Consultation

Development Services Comments

The applicant has requested minor variances to permit the deficient setbacks of an existing deck, along with the deficient setbacks and excess gross floor area of accessory structures in the rear yard. The applicant has constructed a partially enclosed amenity area, which has a storage shed nested within.

Variance One: Accessory Structure Setback

The application seeks to permit the existing accessory structures to be set back of 0.4 metres from the interior side yard, whereas a minimum setback of 0.6 metres is required. The intent of this Zoning By-law provision is to avoid adverse impacts from accessory structures on adjacent properties, and to ensure accessory structures do not interfere with swales or drainage patterns. Given that the accessory structure exceeds the maximum permitted GFA, Planning staff would typically not support a variance of this nature; however, the applicant has provided letters of support from abutting neighbours, including the resident of 1036 Bradley Terrace, whose rear yard abuts the deficient setback. In addition, the applicant has provided as a grading plan which demonstrates that the reduced setback does not have adverse impacts on the Subject Property's drainage pattern. As such, planning staff are satisfied that the variance is minor and maintains the intent of the Zoning By-law.

Variance Two: Accessory Structure GFA

The accessory structures on the Subject Property have a cumulative GFA of 29.34 square metres, whereas a maximum GFA of 10 square metres is permitted. The intent of this Zoning By-law provision is to ensure accessory structures remain subordinate to the principal dwelling, and to avoid overdevelopment on residential lots. As noted above, Planning staff would typically not support accessory structure GFA of this size coupled with a deficient setback; however, letters of support have been provided from abutting neighbours to address this concern. Planning staff also note that the accessory structures respect the maximum height permissions, and that the amenity structure is only partially enclosed. Staff are satisfied that Variance Two is minor and maintains the general intent of the Zoning By-law.

Variance Three: Deck Setback

Variance Three seeks to permit a deck setback of 0 metres to an interior side yard, whereas a minimum setback of 0.6 metres is required. The deck has been in place since 2005. This Zoning By-law provision is meant to ensure stormwater drainage patterns are maintained, and to avoid privacy concerns toward abutting properties. The applicant has provided a grading plan to address Engineering staff's initial concerns, demonstrating that the existing deck has no adverse impacts on drainage. Moreover, the existing deck is relatively low to the ground (with a height of approximately 30 centimeters) and has been in place for two decades without generating any complaints from surrounding residents. As such, Variance Three is minor and maintains the general intent of the Zoning By-law.



The Corporation of the Town of Milton

File #:
A25-042M
Page 5 of 5

Consultation

Policies of the Official Plan note that the Residential Area designation is intended to accommodate a mix of residential uses, and promotes a high quality of urban design in both public and private areas of the community. The existing accessory structure and deck will complement the residential function of the Subject Property, providing storage and amenity space. As the materials provided by the applicant address functional concerns, and provide evidence of support from neighbouring residents, the requested minor variances will facilitate a desirable and appropriate use of the Subject Property.

Overall, it is the opinion of Planning Staff that the application is minor, maintains the general intent of the Zoning By-law and Official Plan, and is desirable for the appropriate development or use of the lands, building or structure.

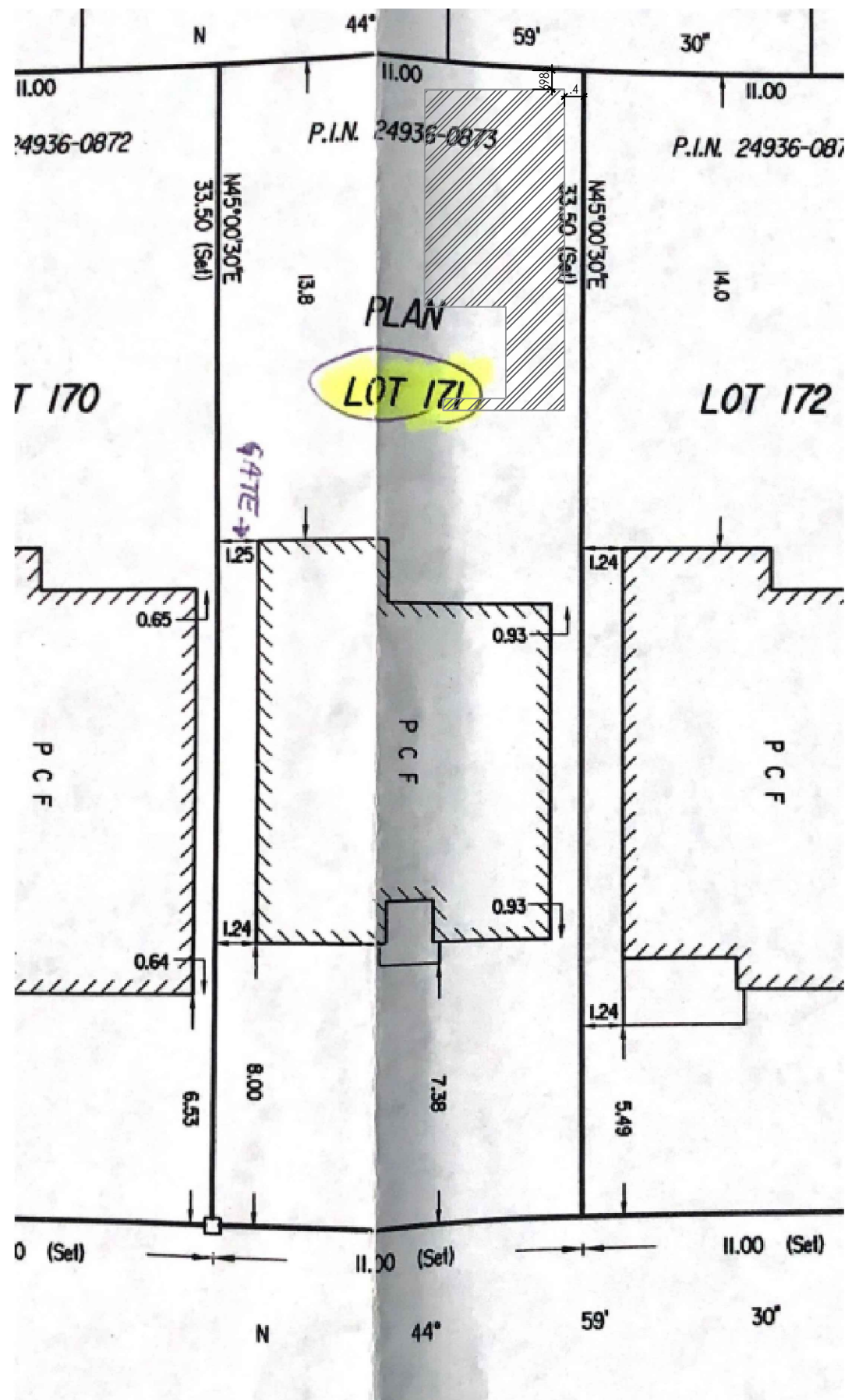
Respectfully submitted,

Olivia Hayes
Planner, Development Review

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

Attachments

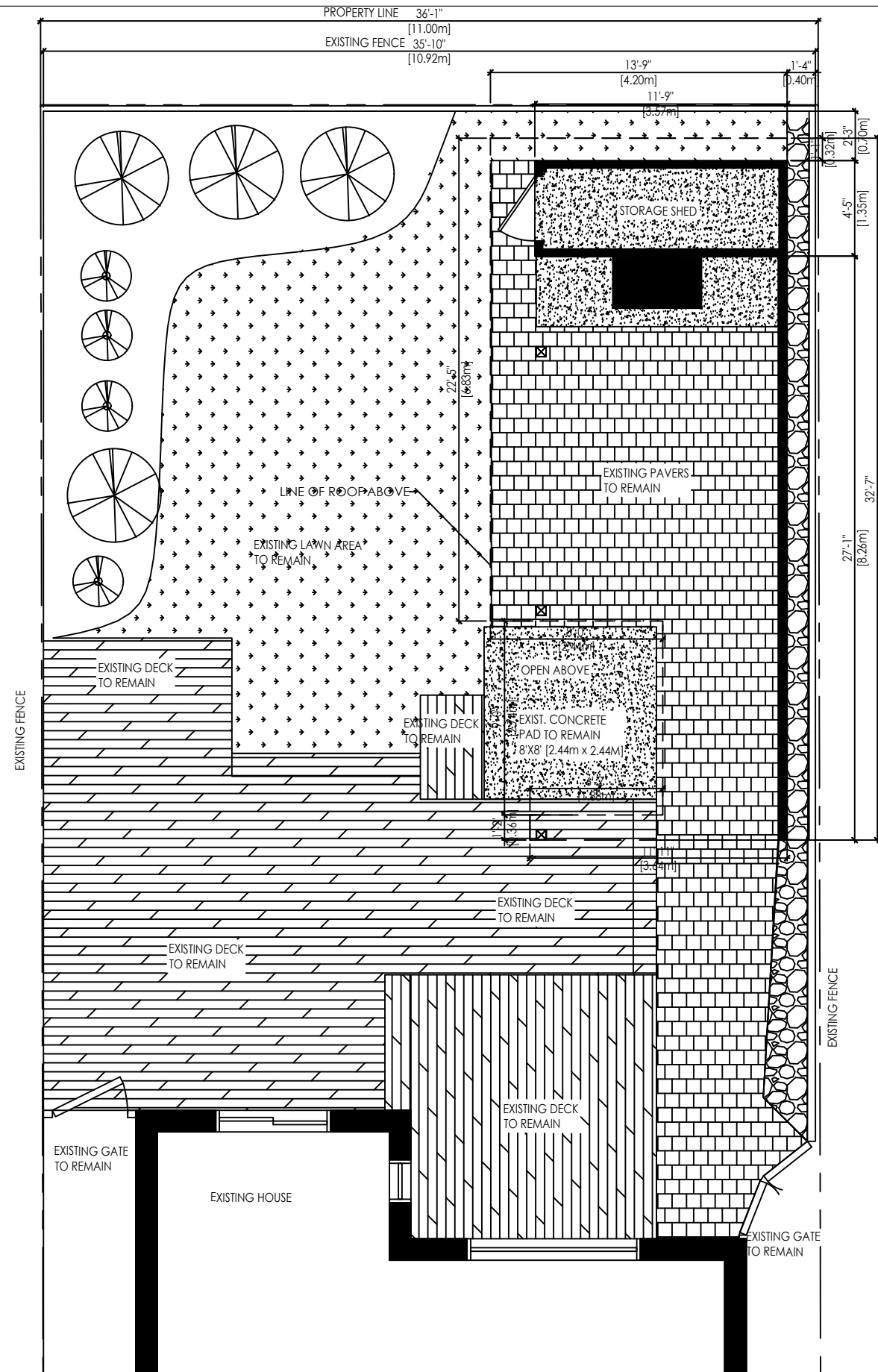
Figure 1 - Architectural Plans



EXISTING SITE PLAN



PROPOSED SHADE STRUCTURE & SHED



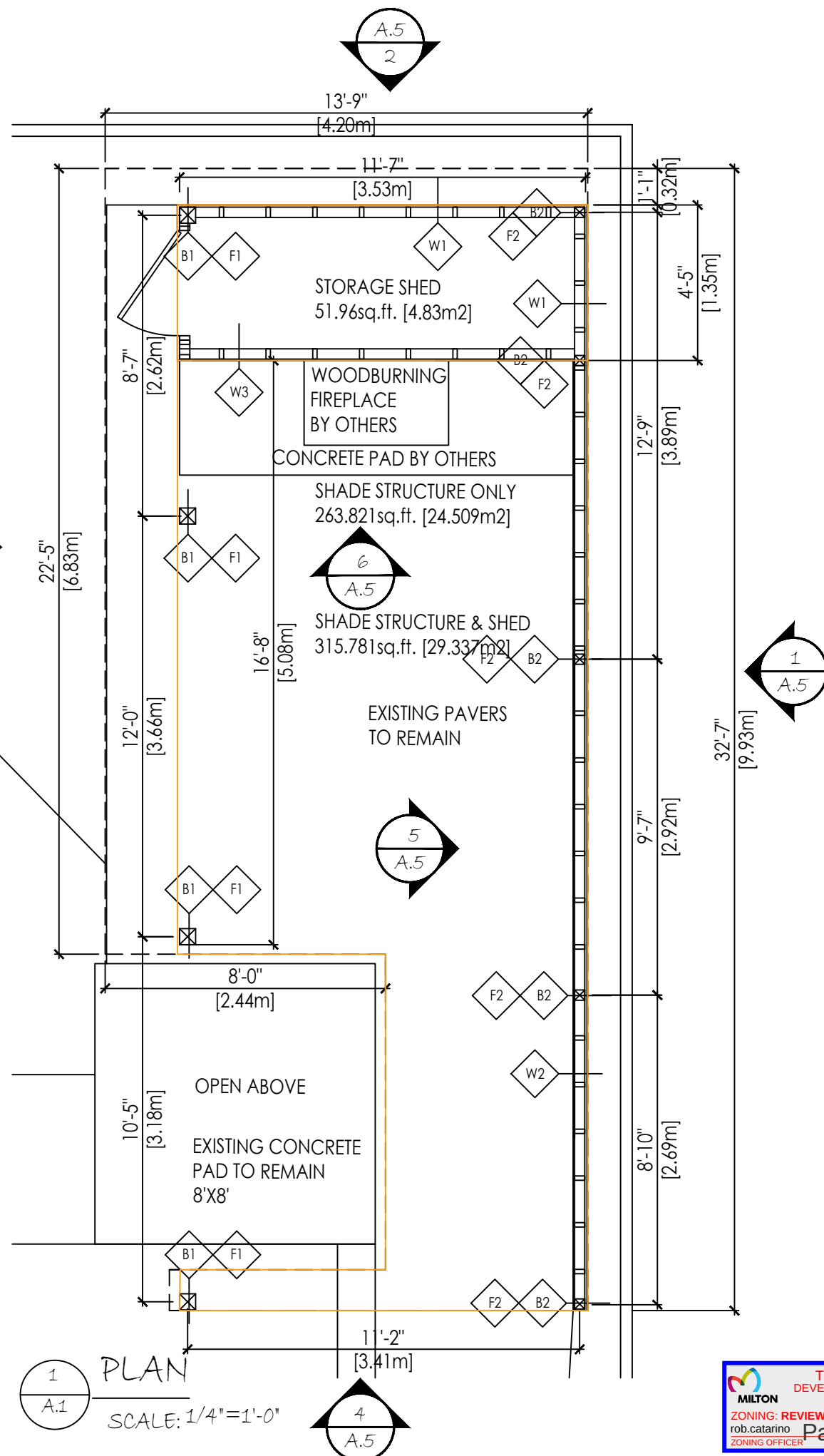
PROPOSED PLAN
Page 48 of 53



1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED

SITE PLAN

A.0



WALL TYPES

W1 2"X4" FRAMING 16"O.C. WITH DOUBLE PLATE TOP AND BOTTOM, $\frac{3}{4}$ " POURFORM 107SSP ONE SIDE

W2 2"X4" FRAMING 16"O.C. WITH DOUBLE PLATE TOP AND BOTTOM, $\frac{3}{4}$ " POURFORM 107SSP ONE SIDE, BEVELLED EDGE PINE PINE SIDING ONE SIDE

W3 2"X4" FRAMING 16"O.C. WITH DOUBLE PLATE TOP AND BOTTOM, $\frac{1}{2}$ " CEMENT BOARD ONE SIDE READY FOR TILE FINISH

BEAM TYPES

B1 3@2"X6" PRESSURE TREATED WOOD ATTACHED TOGETHER WITH NAILS AND GLUE

B2 2@2"X6" PRESSURE TREATED WOOD ATTACHED TOGETHER WITH NAILS AND GLUE

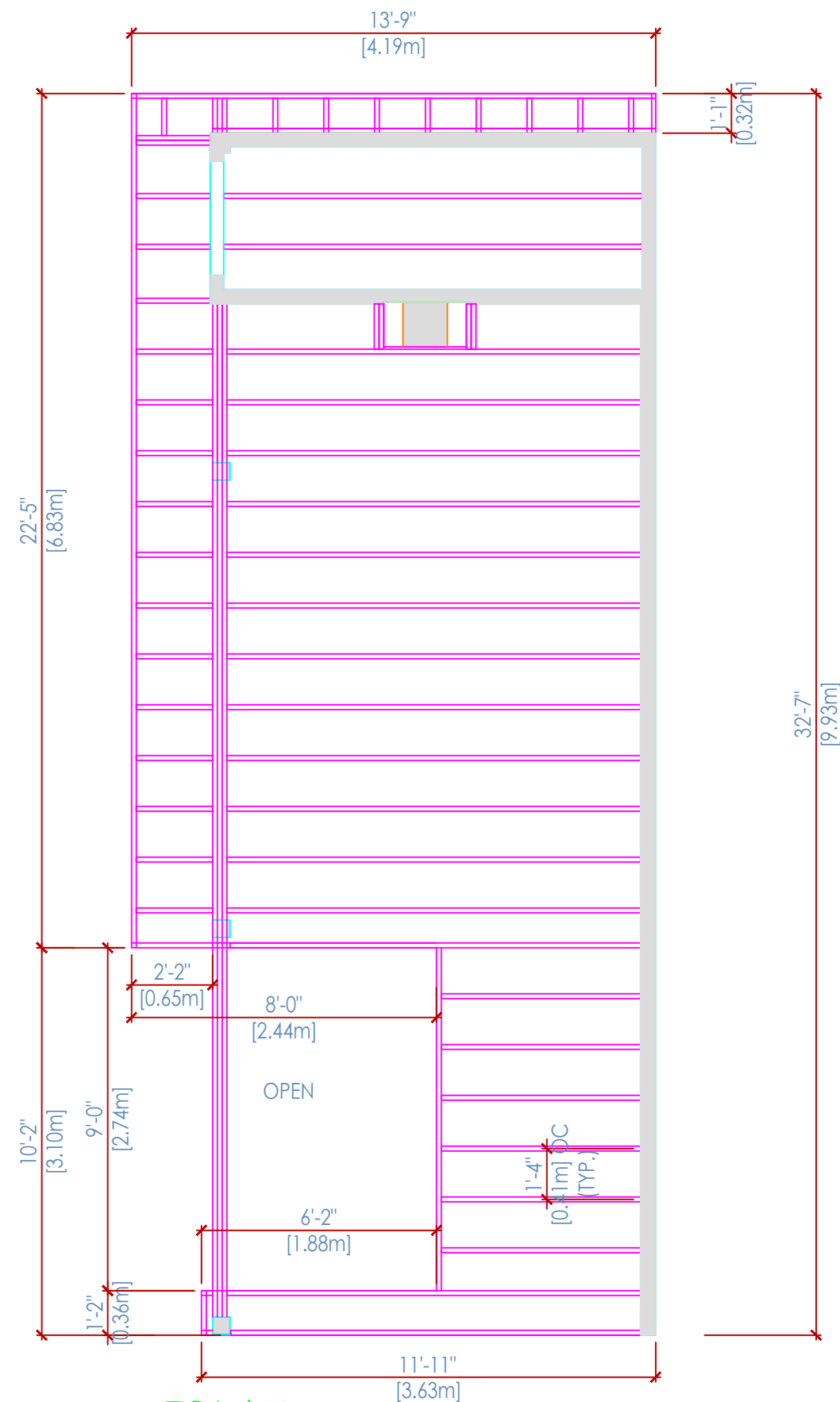
FOUNDATION TYPES

F1 3@6"X6" PRESSURE TREATED POSTS CONCRETED INTO THE GROUND WITH 4' DEEP SONO TUBES. 1@4"X4" PRESSURE TREATED POSTS ATTACHED TO EXISTING 18" DEEP CONCRETE PAD

F2 5@4"X4" PRESSURE TREATED POSTS CONCRETED INTO THE GROUND WITH 4' DEEP SONO TUBES.

1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED
FLOOR PLAN

A.1



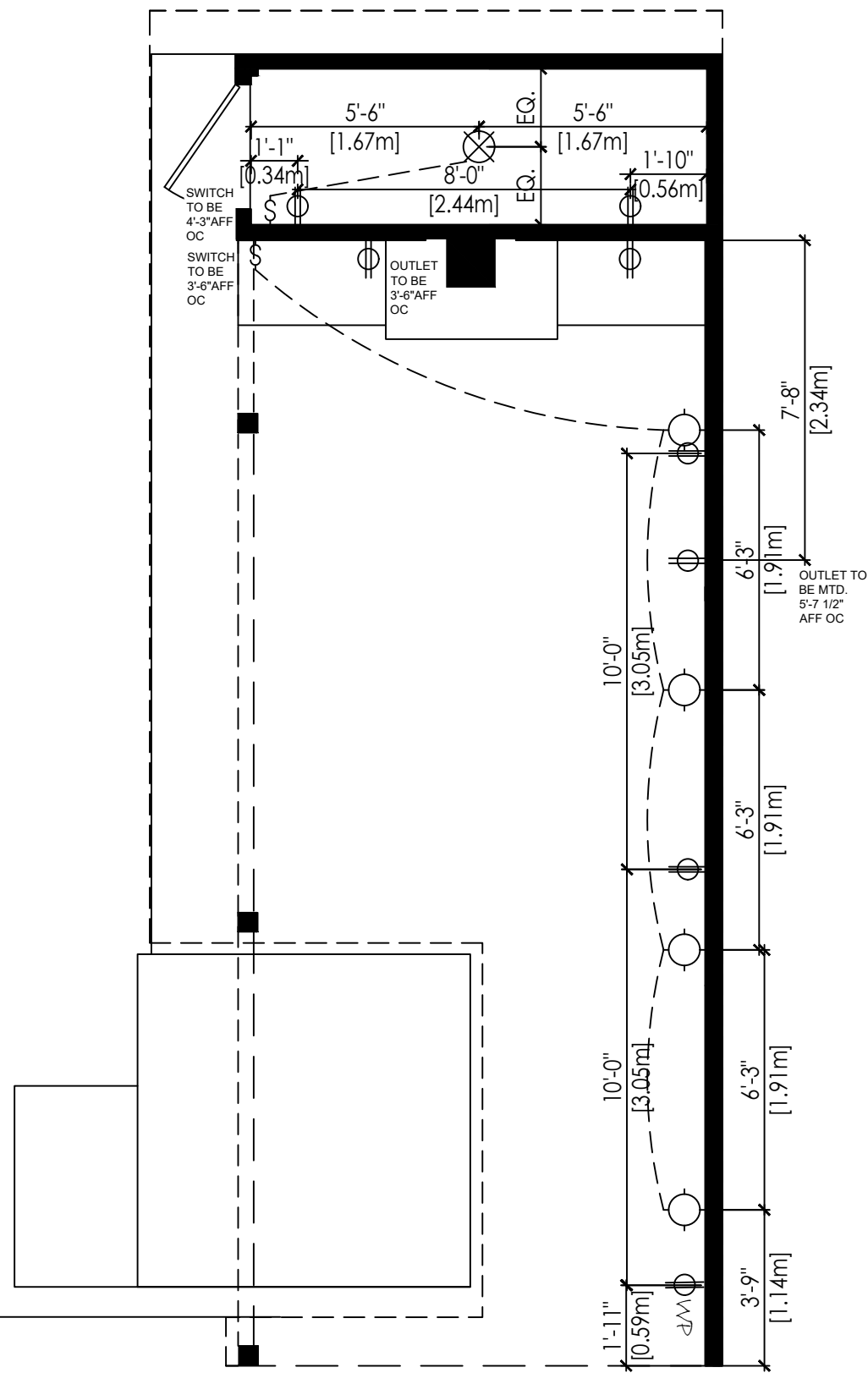
1
A.2
ROOF PLAN
SCALE: 1/4"=1'-0"

ROOF
2"X6" PRESSURE TREATED ROOF JOISTS
SPANNED 24"O.C. WITH 5/8" PLYWOOD
SHEATHING WITH ICE AND WATER
UNDERLAYMENT AND ROLL ON 3'
SHINGLE OVERLAPPED (TITANIUM PSU
30 HIGH & LOW TEMP ICE DAMMING
WITH CERTAIN TEED FLINTASTIC SA/MID
PLY MEMBRANE SELF ADHERING SBS
MODIFIED BITUMEN ROOFING
MATERIAL)
T&G PINE CEILING/SOFFIT

1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED

ROOF PLAN

A.2



ELECTRICAL LEGEND

- DUPLEX OUTLET
- WATERPROOF DUPLEX OUTLET/GFI
- WALL MOUNTED LIGHT FIXTURE (BY OWNER)
- CEILING LIGHT FIXTURE SURFACE MOUNTED
- WALL SWITCH

CONTRACTOR SHALL CO-ORDINATE WITH OWNER ON ALL LOCATIONS OF SWITCHES & OUTLETS AND AS REQUIRED BY CODE

- ALL WALL SCONCES, SWITCH, OUTLETS LOCATIONS TO BE CONFIRMED ON SITE WITH THE OWNER PRIOR TO INSTALLATION COMMENCING
- ALL SWITCH AND RECEPTACLES TO BE BLACK "DECORA" UNLESS NOTED
- WALL RECEPTACLES LOCATIONS AT 14" A.F.F. UNLESS NOTED
- USE GFI RECEPTACLES WHERE REQUIRED BY BUILDING CODE

1
A.3

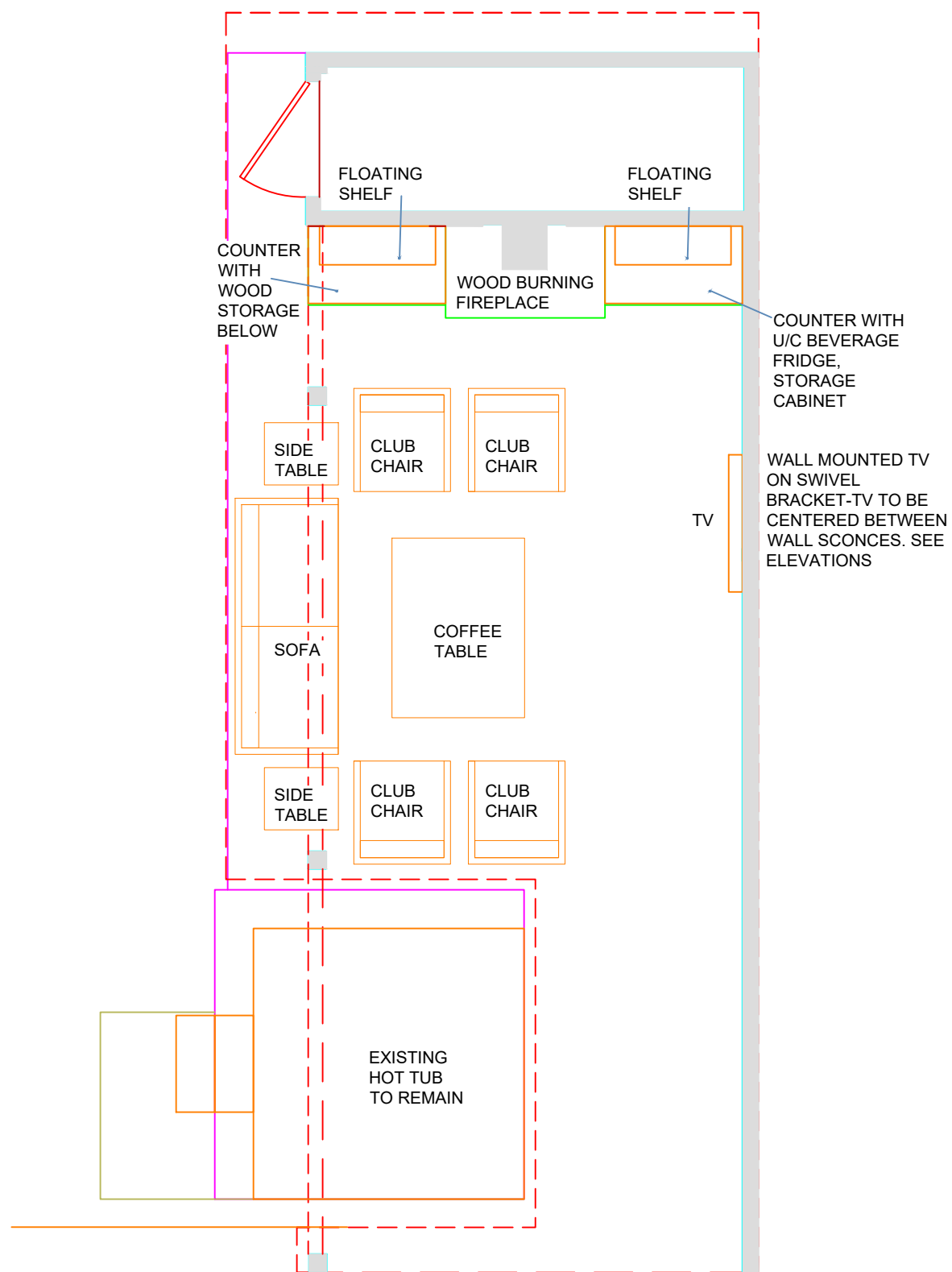
ELECTRICAL AND LIGHTING PLAN

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

1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED

ELECTRICAL &
LIGHTING PLAN

A.3

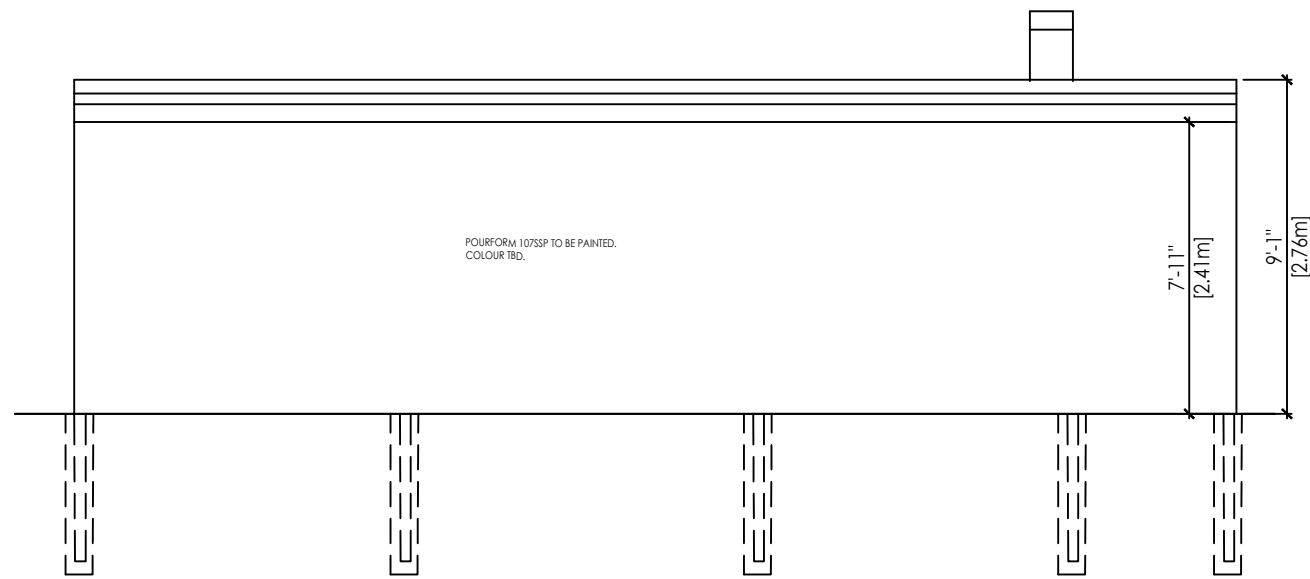


1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED

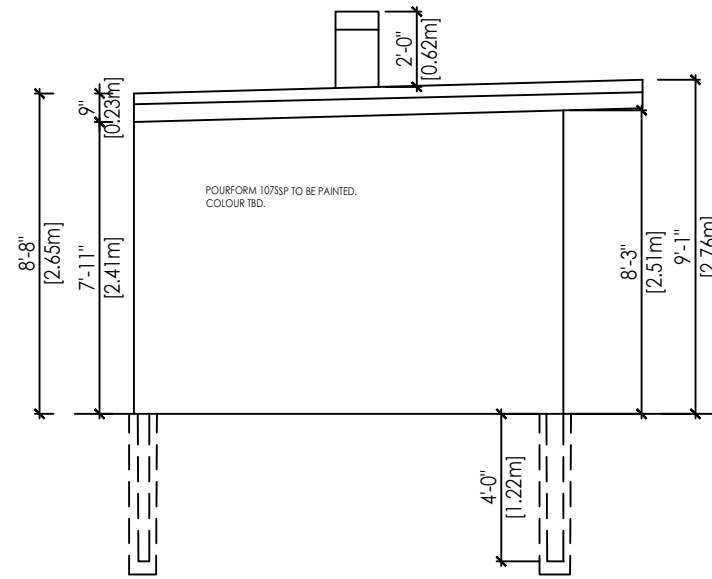
ELECTRICAL &
LIGHTING PLAN

FURNITURE PLAN

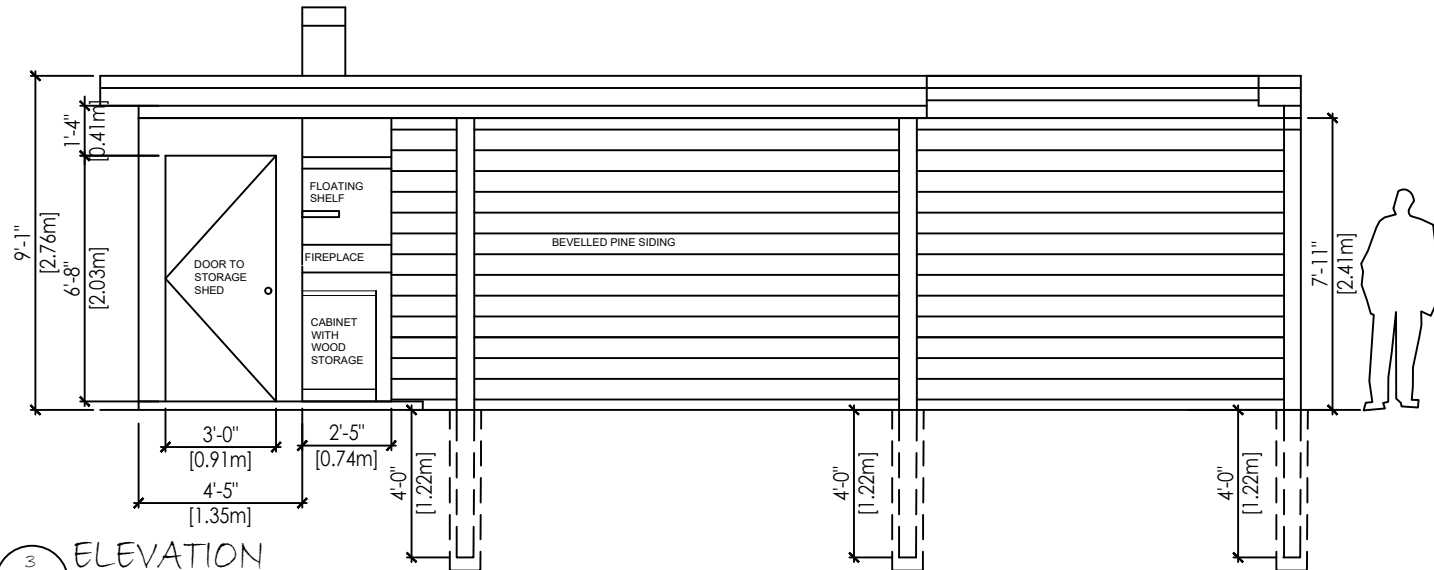
A.4



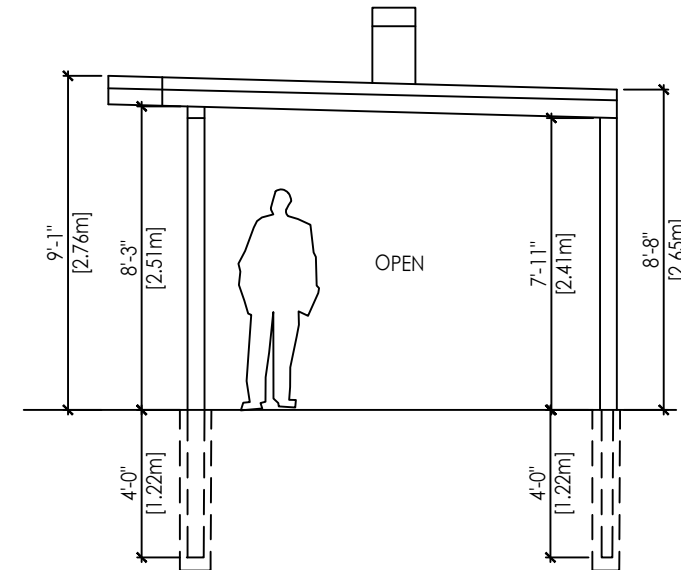
1
A.5
ELEVATION
SCALE: 3/16"=1'-0"



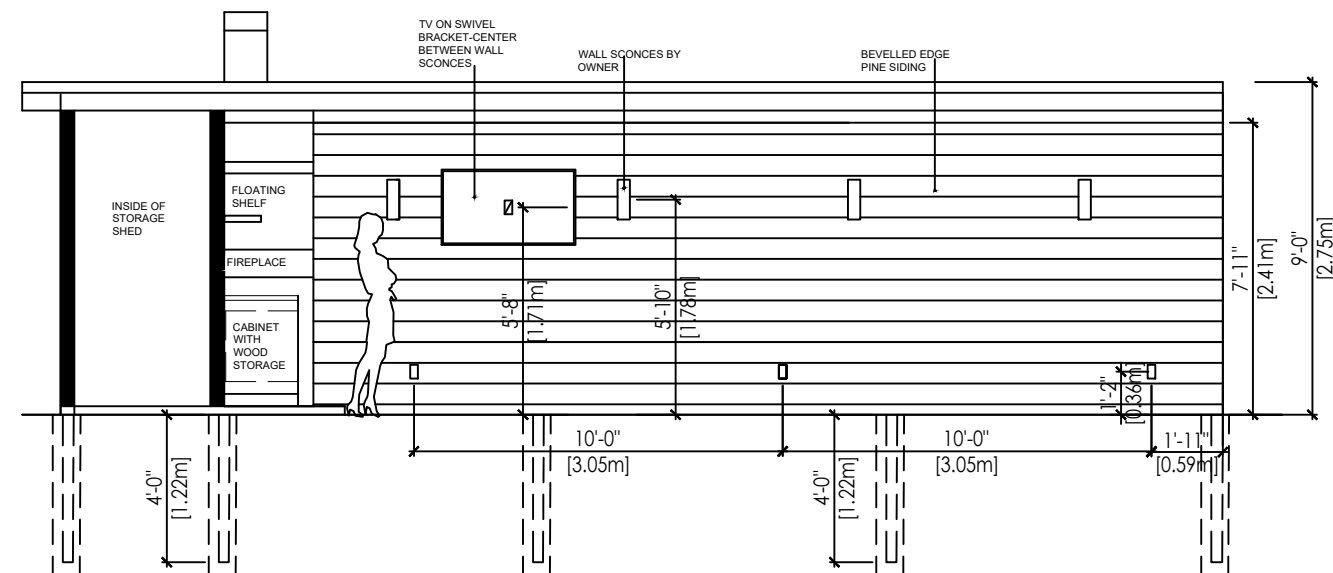
2
A.5
ELEVATION
SCALE: 3/16"=1'-0"



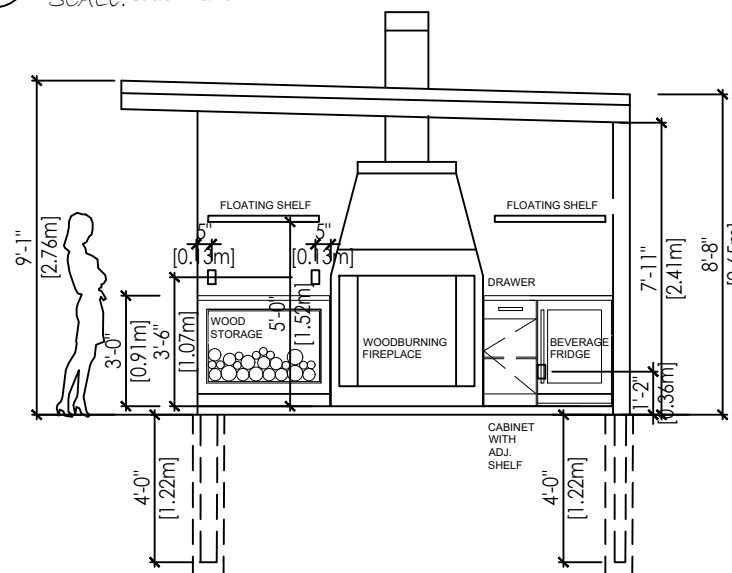
3
A.5
ELEVATION
SCALE: 3/16"=1'-0"



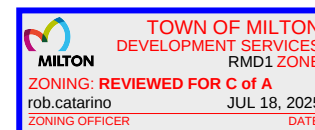
4
A.5
ELEVATION
SCALE: 3/16"=1'-0"



5
A.5
ELEVATION
SCALE: 3/16"=1'-0"



6
A.5
ELEVATION
SCALE: 3/16"=1'-0"



1038 BRADLEY
TERRACE, MILTON
SHADE STRUCTURE
& SHED

ELEVATIONS

