



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Madison Polidoro

Date: November 28, 2024

File No: A-24-051M

Subject: 1316 Britton Crescent

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

1. That the development shall be located and constructed in accordance with the site plan and building elevations, prepared by Donya Abasiliasi. date stamped by Town Zoning on October 18th, 2024.
2. That a building permit application be obtained within two (2) years from the date of this 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:

- Requesting permission to allow the rear yard setback to be 2.07 metres, whereas the Zoning By-law requires a minimum of 3 metres.

The subject property is known municipally as 1316 Britton Crescent and is generally located south east of the intersection of Louis St. Laurent Avenue and Regional Road 25. The subject property contains a single-detached dwelling with an attached garage as well as a small accessory structure.

The applicant is proposing a build a rear yard porch/veranda (patio cover on top of an existing concrete slab) in the rear yard. Due to the size of the cover, a variance is require in order to allow a rear yard setback of 2.07 metres whereas the Zoning By-law requires a minimum of 3 metres.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan and is further designated Residential Area within the Boyne Survey Secondary Plan. These designations establish that the primary use of land shall be a mix of low,



Official Plan Designation (including any applicable Secondary Plan designations)

medium and high density residential development. A variety of medium and high density residential uses are permitted.

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 Residential Medium Density 1 (RMD1*220) under the Town of Milton Zoning By-law 016-2014, as amended. The RMD1*220 zone permits a variety of residential uses, including detached and townhouse dwellings.

Section 4.19.5 i), Table 4H of the Zoning By-law requires a rear yard setback of 3 metres. The proposed structure encroaches in to the rear yard setback, leaving a setback of 2.07 metres.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on November 13th, 2024. As of the writing of this report on, November 20th 2024, 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 a proposed porch/veranda. The subject property currently contains a singled detached dwelling and an accessory structure.

The application was previously heard by the Committee of Adjustments, and the requested relief to the Zoning By-law was denied. The applicant has since revised the drawing based on feedback from Planning Staff. Planning Staff have reviewed the updated drawings and have no objection to the proposed variance.

The proposed reduction of the rear yard setback is minor in nature and does not lead to over development of the lot. The application will not have impact on the functionality of the lot or impact adjacent lots. The revisions to the drawings have allowed for access throughout the lot as well as ensure there is adequate rear yard amenity space.

Planning Staff have reviewed the request to allow a reduced rear yard setback in order to facilitate the construction of a porch/veranda and offer no objection to the proposed variance approval. Planning Staff are of the opinion that the relief being requested is minor in nature, desirable for the



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Consultation

development of the subject lands, maintains the intent of the Zoning By-law and conforms to the Official Plan.

Respectfully submitted,

Madison Polidoro

Planner, Development Review

For questions, please contact:

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Attachments

Figure 1 - Site Plan (1316 Britton Crescent) dated October 18th, 2024.