



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: March 27, 2025

File No: A-25-005M

Subject: 10 Bronte Street South

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 Green Propeller Design and stamped by Town Zoning on February 12, 2025.
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:

- To allow for a total of 67 parking spaces, - 15 parking spaces.

The subject property is known municipally as 10 Bronte Street South. The subject property is located on the corner of Bronte Street South and Main Street West. The subject property contains a four-storey commercial office building which includes office, medical and retail spaces. The applicant is proposing to construct a café on the ground floor to replace an existing vacant ground floor retail unit. The applicant is requesting relief from the Town's Zoning By-law to allow for a reduction in required parking spaces to facilitate the café use.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Central Business District on Schedule B of the Urban Land Use Plan of the Town of Milton's official Plan. Further, the subject property is also designated as "Downtown Supportive Area" on Schedule C Central Business District Land Use Plan. The intent



Official Plan Designation (including any applicable Secondary Plan designations)

of these policies are to accommodate a range of uses that support and contribute to the continued vibrancy of the downtown core.

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

Zoning

The subject lands are zoned Central Business District Secondary Commercial Zone (CBD-B). A range of uses are permitted within this zone such as office and medical uses and restaurant uses.

Section 5.8.2 ii, Table 5G & A18/037 of the Town's Zoning By-law states that a minimum of 82 parking spaces are required. The applicant has requested to allow for 67 parking spaces, a difference of - 15 parking spaces, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on March 12, 2025. As of the writing of this report on March 19, 2025, 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 Transportation Staff have reviewed the application and associated Parking Justification Letter as prepared by C.F. Crozier & Associates Inc. in support of the proposed development and confirmed that they have no concerns with the requested variance and offer no objection.

Development Services Comments

The applicant has requested a minor variance to facilitate the proposed development of a café use at the ground-level of the existing office use building. The applicant has requested to allow for 67 parking spaces, a difference of - 15 parking spaces, to facilitate the proposed development.

Planning staff have reviewed the minor variance application and have no concerns with the proposed development and requested reduction in required parking spaces. As noted above, Town Transportation staff have confirmed that the proposed reduction in parking spaces poses no concerns for the existing building and surrounding area. Further, on-street parking along Main Street as well as the two transit routes that operate along Bronte Street and Main Street will assist with parking relief. Surrounding area also includes an existing pedestrian network as well as cycling lanes also available in close proximity.

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



Consultation

use of the subject property. As such, Planning Staff have reviewed the requested variance and offer no objection to its approval.

Planner, Development Review

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For questions, please contact:

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Attachments

Figure 1 - Proposed Site Plan