



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: April 24, 2025

File No: A-25-008M

Subject: 1145 Raspberry Terrace

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 Riveira Landscape Design & Consulting and stamped by Town Zoning on March 6, 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:

- Requesting permission to allow for a total gross floor area of 35.7 square metres, + 25.7 square metres,

The subject property is known municipally as 1145 Raspberry Terrace and located on the south side of Raspberry Terrace and west of Hamman Way. 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 requesting relief from the Town's Zoning By-law to allow for an increase in gross floor area for an accessory structure (cabana/shed) which will be located in the rear yard of the subject property. The subject property will also contain an in-ground swimming pool which is subject to a pool enclosure permit.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated Residential Area. The property is further designated Residential Area on Schedule C.10.C Land Use Plan of the Boyne Survey Secondary Plan Area. The Residential Area designation permits a variety of residential uses, including single detached dwellings and 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 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 detached dwellings as well as accessory buildings and structures.

Section 4.2.1, Table 4 A 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 35.7 square metres, a difference of + 25.7 square metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 8, 2025. As of the writing of this report on April 16, 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.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of an accessory structure (cabana/shed) in the rear yard of the subject property. The proposed structure will serve as a covered area for privacy and shade during the summer months as well as storage for pool equipment. The proposed in-ground swimming pool has received the required pool enclosure permit from the Town and is not part of the minor variance application.

In consideration of the proposed increase in gross floor area, the applicant is proposing to construct an 35.7 square metre accessory structure, whereas a 10 square metre accessory structure is permitted. Planning staff do not anticipate that the increase in size will cause a negative impact on surrounding property owners. The proposed structure, although in excess of them maximum gross floor area, meets all remaining zoning provisions including height and setbacks. The applicant has also proposed tree hedging along the rear and side yards which will assist with shielding the structure. In addition, Development Engineering Staff have reviewed the proposal and have no concerns.

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



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Consultation

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

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Planner, Development Review

For questions, please contact:

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Attachments

Figure 1 - Site Plan