



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-25-013M, A-25-014M, A-25-015M, A25-016M, A25-017M, A25-018M, A25-019M & A25-20M
Subject:	1345, 1349, 1353, 1357, 1361, 1365, 1369, 1373 Richardson Way

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 Q4A Architects Inc. and stamped by Town Zoning on March 5, 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 allow for an encroachment of 2.44 metres, a difference of + 0.94 metres.

The subject properties are known municipally as 1345, 1349, 1353, 1357, 1361, 1365, 1369 and 1373 Richardson Way which are identified as Lots 330-337 in Plan 24T-21001/M. The applicant proposes to construct single-detached dwellings on each of the identified lots. The applicant has requested a minor variance to allow for an increase in the maximum encroachment into the rear yard.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Area Land Use Plan within the Town of Milton Official Plan and is further designated as Residential Area within the Boyne Survey Secondary Plan. This designation allows for a variety of residential uses. It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.



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Zoning

The subject lands are zoned site-specific Residential Medium Density (RMD1*315-H58) under the Town of Milton's Urban Zoning By-law 016-2014, as amended. The RMD1*315-H58 zone permits a variety of residential uses, including single-detached dwellings.

Section 4.19.5 i) Tabel 4H of the Town's Zoning By-law states that the maximum permitted distance a balcony can encroach into a required rear yard is 1.5 metres. The applicant is requesting permission to allow for an encroachment of 2.44 metres, a difference of + 0.94 metres, to facilitate the proposed design of each dwelling unit.

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 8 single-detached dwellings on the above-noted identified lots on Richardson Way (24T-21001/M). The applicant is requesting permission to allow for an encroachment of 2.44 metres, a difference of + 0.94 metres, to facilitate the proposed design of each dwelling unit.

Due to the proposed dwellings, the deck is raised by one-storey and only accessed from the interior of the dwelling which is classified as a balcony. The proposed variance will allow for the deck to encroach further into the rear yard. The identified 8 lots will also back onto an environmental buffer block and therefore, the requested rear yard encroachment will not impact any residential properties to the rear.

Planning Staff are of the opinion that the requested variances are minor in nature, conform to the general intent of both the Official Plan and Zoning By-law and are desirable for the development and use of the subject property. As such, Planning Staff have reviewed the requested variances and offer no objection to their approval.



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For questions, please contact:

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Attachments
Figure 1 – Proposed Site Plan