



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: June 26, 2025

File No: A-25-031M

Subject: 6390-6400 Fifth Line (Building P)

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 Glenn Piotrowski Architect and dated and stamped by Town Zoning on May 14, 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:

1. To allow a minimum 5.7 metres front yard setback, where two wing walls supporting covered entrances project from the main wall of the building, a difference of - 3.3 metres;
2. To allow a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a difference of + 0.90 metres;
3. To allow a minimum parking area setback of 0.90 metres from a lot line, a difference of - 0.6 metres.

The subject property is known as 6390-6400 Fifth Line and contains an industrial warehouse/distribution building which form part of the James Snow Business Park. The subject application applies to one of the industrial warehouse/distribution buildings, identified as Building P, which is located in Phase 2 and currently under review through



General Description of Application

Site Plan application (SP-24-22). Building P is a proposed 7, 394 square metre building planned to be occupied by two tenants.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Business Park Area in the Town of Milton's Official Plan and the Derry Green Corporate Business Park Secondary Plan. In the Town's Official Plan and Secondary Plan, the Business Park Area designation is an employment designation which permits the full range of light industrial and office uses, subject to other policies.

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 Business Park Zone (M1*293) which permits the industrial warehousing/distribution use that is proposed for the subject property.

Variance One: Minimum Front Yard Setback

Section 8.2, Table 8B of the Town's Zoning By-law states that a minimum of 9.0 metres front yard setback is required. The applicant is requesting to allow for a minimum 5.7 metres front yard setback, where two wing walls supporting a covered entrance project from the main wall to the building, a difference of - 3.3 metres, to facilitate the proposed development.

Variance Two: Minimum Landscape Buffer (abutting a street)

Section 4.19.5 i) 4H of the Town's Zoning By-law states that a minimum 4.5 metres landscape buffer abutting a street line is required. The applicant is requesting permission to allow for a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a + 0.90 metres difference, to facilitate the proposed development.

Variance Three: Parking Area Minimum Setback

Section 5.12, Table 5L of the Town's Zoning By-law states that a parking area shall be setback a minimum of 1.5 metres from a lot line. The applicant is requesting permission to allow a minimum parking area setback of 0.90 metres from a lot line, a difference of + 0.60 metres difference, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on June 10, 2025. As of the writing of this report on June 18, 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 proposed development of an industrial/distribution building (building p) on the subject property.

Variance One: Minimum Front Yard Setback

The applicant is requesting to allow for a minimum 5.7 metres front yard setback, where two wing walls supporting a covered entrance project from the main wall to the building, a difference of - 3.3 metres, to facilitate the proposed development. The requested variance for the front yard setback is specifically to allow for a key design element, being the front wing walls and covered entrance to be incorporated into the building's design while maintaining a sufficient front yard area. The front yard setback requirement of 9 metres is provided for the actual building except for the front wing wall areas and patio. Planning staff are of the opinion that the proposed variance is appropriate and will not negatively impact the surrounding industrial site.

Variance Two: Minimum Landscape Buffer (abutting a street)

The applicant is requesting permission to allow for a patio to encroach 0.90 metres into the required 4.5 metres minimum landscape buffer, a + 0.90 metres difference, to facilitate the proposed development. Like the comment above, the encroachment to accommodate the patio will only impact the small portion of the building and the remaining building will meet the 4.5 metre requirement. Planning staff do not have concerns with the proposed variance.

Variance Three: Parking Area Minimum Setback

The applicant is requesting permission to allow a minimum parking area setback of 0.90 metres from a lot line, a difference of + 0.60 metres difference, to facilitate the proposed development. This parking area is located at the rear of the site and Planning staff can confirm it will not negatively impact the adjacent environmental linkage which serves as a



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Consultation

shield for the parking area. Planning staff do not have concerns with the proposed variance.

Planning staff are of the opinion that the requested variances all positively contribute to the design and overall efficiency of the site's layout. 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 use of the subject property. As such, Planning Staff have reviewed the requested variance and offer no objection to its approval.

Respectfully submitted,

Taylor Wellings

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Planner, Development Review

For questions, please contact:

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Attachments

Figure 1 - Site Plan