



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 31, 2025

File No: A-25-032M

Subject: 10 Victoria Street

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

1. That the development shall be constructed generally in accordance with the site plan prepared by KA and dated and stamped by Town Zoning on June 16, 2025.
2. That a Building Permit be obtained within two (2) years from the date of the decision.
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 the location of two heat pump units in the front yard, whereas the Zoning By-law only permits HVAC units accessory to a residential use to be located in a rear or interior side yard.

The Subject Property, municipally known as 10 Victoria Street, is situated north of Main Street West and east of Bronte Street North. Currently, the Subject Property is occupied by a 2-storey detached residential dwelling. The applicant has requested permission to place two heat pump units in the front yard to optimize their efficiency, and because the Subject Property's rear and side yards are already occupied by parking, a deck, servicing infrastructure, and basement windows.

Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

The Subject Property is located within the Urban Area, per Map 1 - Regional Structure. The Urban Area consists of lands with existing or planned urban services, and is intended to accommodate the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Central Business District by Schedule B - Urban Area Land Use Plan. Further, the Subject Property is designated Low Density Residential Sub-Area by



Official Plan Designation (including any applicable Secondary Plan designations)

Schedule C - Central Business District Land Use Plan, and is located within the Downtown Character Area boundary. Policy 3.5.3.1 establishes that the intent of the Central Business District designation is to preserve, promote and enhance the function of the core area of the Town as its primary centre for commerce, tourism and civic activity at a pedestrian scale.

With respect to Mature Neighbourhood Areas, policy 3.2.1.9 directs that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

Section 2.2 of the Official Plan outlines environmental policies, Specifically, policy 2.2.3.1 encourages development that is environmentally and economically sustainable, as well as uses that strive to enhance the natural environment.

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

Zoning

The Subject Property is zoned Low Density Residential 1 (RLD1) by Zoning By-law 016-2014, as amended. A range of low-rise residential uses are permitted within this zone, as well as home occupations. In addition, the Subject Property falls within the Mature Neighbourhoods Overlay, per Schedule F of the Zoning By-law.

Variance One: Section 4.6.1(i) Table 4E of the Zoning By-law establishes that air conditioning units and heat pumps may be located in an interior side yard or rear yard, but not in a front yard. The application seeks to locate two heat pump units in the front yard.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 14, 2025. As of the writing of this report on July 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.



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Consultation

Development Services Comments

Staff have no concerns with the requested variance, and do not foresee any adverse impacts from locating heat pumps in the front yard. 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.

The intent of the above-noted zoning provision is to limit heating and cooling systems from causing undesirable visual impacts as viewed from the public realm. Since existing vegetation will shield the heating units from view, the minor variance is able to maintain the intent of the Zoning By-law. Further, as the heat pumps would be set back 9.51 metres from the front lot line, they would not encroach into the minimum front yard setback of 4 metres. Similarly, the application maintains the intent of the Official Plan, which encourages uses that strive to enhance the natural environment; the proposed variance would facilitate the installation of an efficient and eco-friendly alternative to traditional heating and cooling systems. Locating the proposed heat pumps in the Subject Property's front yard would also not disrupt the existing setback pattern of the surrounding neighbourhood.

Both heat pump units are unobtrusive in size (with dimensions of 86.36 by 71.12 by 33.02 centimetres) and would be located flush against the front facade of the dwelling unit; as such, the heat pumps would function more similarly to a projection than to an accessory structure. Staff are satisfied that the heat pumps can be screened from the public realm, both by established vegetation and by the existing front porch (which extends 2.14 metres from the dwelling facade).

Respectfully submitted,

Olivia Hayes, B.E.S.
Planner, Development Review

For questions, please contact: Olivia.Hayes@Milton.ca

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Attachments

Figure 1 - Site Plan