



# The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: July 31, 2025

File No: A25-037M

Subject: 993 McCutcheon Crescent

**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 Fadol Designs and dated and stamped by Town Zoning on July 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 accessory buildings and structures to have a total gross floor area of 33.1 square metres, whereas a maximum of 10 square metres is permitted, representing an increase of 23.1 square metres.

The Subject Property, known municipally as 993 McCutcheon Crescent, is situated west of Fourth Line and north of Louis St. Laurent Avenue. Presently, the Subject Property is occupied by a two-storey detached dwelling. The purpose of this application is to facilitate the construction of a new accessory structure in the western side yard, and a gazebo in the rear yard, which would cumulatively exceed the maximum permitted gross floor area for accessory buildings and structures.

## Official Plan Designation (including any applicable Secondary Plan designations)

### *Halton Region Official Plan*

The Subject Property is 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*



## Official Plan Designation (including any applicable Secondary Plan designations)

The Subject Property is designated Residential Area per Schedule B - Urban Area Land Use Plan. Lands designated Residential Area are intended to primarily accommodate a mix of low, medium and high-density residential development. In addition, the Subject Property is within the Bristol Secondary Plan, and is designated Residential Area per Bristol Secondary Plan Schedule C-6-D. Policy C.6.5.1.1 directs that the residential mix in the Bristol Survey Planning District shall be in accordance with the ultimate housing mix targets for the Urban Area.

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 Medium Density Residential I Zone, Exception 35 (RMD1 \*35). A variety of low-rise residential uses are permitted within the RMD1 Zone, ranging from detached dwellings to townhouse units. Home occupations and home day cares are also permitted. Exception 35 establishes specific standards for parking dimensions, dwelling separation, and the location of HVAC units applicable to various lands in Phase 1A of the Bristol Survey Secondary Plan.

Variance One: Table 4A of the Zoning By-law permits a maximum gross floor area of 10 square metres for all accessory buildings and structures. The applicant is seeking to permit a maximum gross floor area of 33.1 square metres to accommodate the proposed shed and gazebo, which both qualify as accessory structures.

## 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 21, 2025, staff have not received any comments from members of the public.

### *Agency Consultation*

No objections were filed with respect to the minor variance application from Town staff or external agencies.

### *Communication with Applicant*

During the pre-submission review, Planning staff identified a stormwater easement extending 1.2 metres from the Subject Property's western lot line. To ensure the proposed shed would not be located over top of this easement, the applicant revised their initial site plan to relocate this accessory structure, and re-designed it as a corner unit. This reconfiguration slightly increased the gross floor area of the proposed shed.



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## Consultation

### Development Services Comments

Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. Staff are of the opinion that the application is minor in nature, maintains the intent of the Zoning By-law and Official Plan, and is desirable for the appropriate use of the land.

The intent of the above-noted zoning provision is to ensure that accessory structures are not excessive in size or massing, and remain subordinate to the principal dwelling. As the Subject Property is larger in area than most of the surrounding properties, the proposed accessory structures would not be disproportionate to the size of the lot, and would not represent an overdevelopment of the Subject Property. Both proposed accessory structures would remain clearly subordinate to the principal dwelling in terms of their size, massing, and location on the Subject Property. Moreover, if the proposed gazebo was considered a deck as defined in the Zoning By-law, it would be exempt from the gross floor area calculations for accessory structures and buildings.

Neither accessory structure would be visible from the public realm, and the proposal respects the Zoning By-law's requirements regarding minimum setbacks and maximum height. The Subject Property's unique configuration at the corner of McCutcheon Crescent allows for a generous separation distance between the proposed gazebo and the abutting property to the rear, further mitigating any impacts from the additional gross floor area sought through this application. As such, Planning staff have no concerns with the proposed minor variances.

Respectfully submitted,

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

For questions, please contact:

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## Attachments

Figure 1 - Site Plan



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