



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 18, 2022

Report No: DS-080-22

Subject: Technical Report: Plan of Subdivision by James Maraschiello applicable to lands described as Block 151-20M-1058, located at the southeast side of Cahoun Terrace and southwest side of Lott Crescent. (Town File: 24T-21010/M)

Recommendation: THAT Town of Milton Council support the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of subdivision (Town file: 24T-21020/M);

AND FURTHER THAT the Town clerk forward a copy of this Report and the decision to the Region of Halton for their information.

EXECUTIVE SUMMARY

An application has been submitted for a Plan of Subdivision to facilitate the development of an infill subdivision development at the corner of Lott and Cahoun Drive. The proposed development consists of the creation of 4 residential lots for the purposes of constructing a single-detached dwelling (with two-car garage) on each lot. Each lot will have access fronting onto Cahoun Terrace. The lands are proposed to be developed in accordance with existing permissions and no changes are proposed from an Official Plan or Zoning By-law perspective.

Conclusion and Recommendations

Staff are satisfied that the draft plan of subdivision processed under file 24T-21010/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards.

REPORT

Background

Owner: James Maraschiello, 570 Lott Crescent, Milton ON L9T 7P9

Applicant: MTE Consultants Inc. c/o Ward Wilson, 1016 Sutton Drive, Unit A, Burlington ON L7L 6B8

Location: The subject property is approximately 0.396 hectares (0.97 acres) in size. The subject property contains a single-detached residence to the easterly portion of the property and a union-gas pipeline easement runs through the southeast side of the property. Further, there is an existing walkway along the southwest side of the property.

The immediate lands to the north and east consist of residential uses, primarily single-detached dwellings. The lands to the south are residential uses as well and primarily single-detached dwellings. To the east of the property is Regional Road 25.

Proposal: The application seeks to facilitate the development of a plan of subdivision to create 4 new residential lots for the purposes of the development of a single-detached dwelling on each lot. The future single-detached dwellings will be similar in built-form to the surrounding neighbourhood and will each include a 2-car garage. Figure 2 shows the draft plan of subdivision for the infill development.

The following reports and supporting materials have been submitted in support of the application and have been reviewed by staff:

- Draft Plan of Subdivision prepared by MTE Consultants Inc., dated April 7, 2022;
- Planning Justification Report by MTE Consultants Inc., dated April 7, 2022
- Functional Servicing & SWM Report by MTE Consultants Inc., dated April 8, 2022;
- Geotechnical Investigation by Candec Consultants Ltd., dated Apr 2, 2004;
- Environmental Noise Assessment by MTE Consultants Inc., dated March 29, 2022;
- Public Consultation Strategy by MTE Consultants Inc., dated Nov 19, 2021
- Phase 1 Environmental Site Assessment by Candec Consultants Ltd., dated Jan 15, 2008;
- Survey by MTE Consultants Inc., dated Dec 6, 2021;
- Preliminary Grading & Erosion Plan by MTE Consultants Inc., dated Nov 20, 2021;
- Transportation Letter by MTE Consultants Inc., dated April 13, 2022;
- Preliminary Servicing Plan by MTE Consultants Inc., dated Oct 22, 2021;
- Shellrock Subdivision General Plan by Sernas Associates and dated January, 2008;
- Shellrock Subdivision Traffic Assessment by Sernas Associates and dated April 26, 2006; and
- Shellrock Subdivision Archaeological Investigation by Amich Consultants Ltd. and dated January 23, 2009.

Background

Planning Policy

The subject lands are within the Urban Area of the Town of Milton. Official Plan Amendment No. 31 (OPA #31) is an amendment to the Town's Official Plan, which was adopted by the Town of Milton on June 14, 2010 and approved by Halton Region with modifications on November 22, 2018. While some appeals are still outstanding, the appeals do not affect the policies for the Urban Area.

On Schedule B, Urban Area Land Use Plan, of OPA #31, the lands are designated as Residential Area. Further, the subject lands are located within Bristol Survey Secondary Plan Area. On Schedule C.6.D of the Bristol Survey Secondary Plan Land Use Plan, the lands are designated as Residential Area. The permitted uses within the Residential Area designation include single-detached dwellings.

It is staff's opinion that the proposed development conforms to the policies of the Town's Official Plan and the Bristol Survey Secondary Plan Area.

Zoning By-law 016-2014, as amended

The subject lands are currently zoned as Residential Medium Density 1 (RMD1). The RMD1 Zone permits single-detached dwellings. A concept plan for the proposed single-detached dwellings was reviewed by Town staff and the RMD1 zoning provisions are met.

It is staff's opinion that the proposed development does not require a Zoning By-law Amendment as it meets the RMD1 zone.

Site Plan Control

Site Plan Approval is not required for the proposed development as single-detached dwellings are exempt from the Town's Site Plan Control By-law. The applicant will be required to obtain Building Permits to facilitate the construction of the proposed development. Further, draft plan conditions will be included to ensure the urban design of the proposed detached dwellings will be reviewed and approved by policy planning.

Discussion

Public Consultation and Review Process

The applicant held a virtual Public Information Centre (PIC) on February 7, 2022 which was attended by interested residents and staff. The applicants presented the proposal and offered a short question and answer period. Two residents did attend the PIC and asked questions regarding the timing of construction and safety requirements during construction. The concerns regarding construction are raised in the Summary of Issues section of this report.



Discussion

Notice for the public meeting was provided pursuant to the requirements of the Planning Act. The statutory Public Meeting was held on March 21, 2022. Through the review process, staff did not receive any written public comments.

Agency Consultation and Summary of Issues

The proposed draft plan of subdivision and all supportive documents were circulated to both internal and external commenting agencies. Halton Region, Town Departments, School Boards and other agencies offered no objection to the subject application.

Construction and Safety

During the PIC on February 7, 2022, one resident did raise questions about the timing of construction and ensuring safety requirements as the subject area is in close proximity to two schools and neighbourhood parks.

Town staff can confirm that our Building By-law will protect the public side of the property and further, Ministry of Labour regulations will protect the constructor. The applicant is aware of their responsibility to ensure that the adjacent private property is protected and surrounding area remains safe during construction. Town staff have discussed construction with the applicant and it's been acknowledged that the impact to surrounding properties will be kept minimal and safe.

Conclusion

Based on the foregoing, staff is satisfied that the draft plan of subdivision processed under file 24T-21010/M, subject to standard and site-specific conditions, conforms to Provincial, Regional and Town planning policy and achieves acceptable engineering and design standards.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Taylor Wellings, MCIP, RPP
Planner, Development Review

Phone: Ext. 2311



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Attachments

Figure 1 - Location Map

Figure 2 - Draft Plan of Subdivision/Concept Plan

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.