



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Olivia Hayes

Date: April 30, 2026

File No: A26-009M

Subject: 1623 Ramshaw Crescent

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

1. That the development shall be constructed generally in accordance with the site plan prepared by Kenneth Jentas and dated and stamped by Town Zoning on March 10, 2026.
2. That prior to Building Permit issuance, the applicant incorporates a sprinkler system, designed by a qualified professional in fire protection systems and in accordance with NFPA 13D standards, within the building permit package for the proposed Additional Residential Unit;
3. That a Building Permit be obtained within two (2) years from the date of the decision.
4. 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 an unobstructed access route of 0.92 metres leading to an ARU, whereas a minimum width of 1.2 metres is required, representing a 0.28 metre decrease

The Subject Property, known municipally as 1623 Ramshaw Crescent, is located generally west of James Snow Parkway and south of Derry Road. Currently, the Subject Property is occupied by a two-storey detached dwelling with an attached double garage. The applicant is seeking to construct an additional residential unit (ARU) in the basement of the existing dwelling. To facilitate this, the application seeks to permit a minimum width of 0.92 metres for the route leading to the primary entrance of the ARU. Due to the configuration of the dwelling, the required walkway width of 1.2 metres is not achievable in either interior side yard. Planning staff have no concerns with the application.



Official Plan Designation (including any applicable Secondary Plan designations)

Halton Region Official Plan

Per Map 1 - Regional Structure, the Subject Property is designated Urban Area. Land within the Urban Area are intended to accommodate the majority of the Region's residential and employment growth.

Town of Milton Official Plan

The Subject Property is designated Residential Area by Schedule A - Urban Area Land Use Plan. Similarly, the Subject Property is within the Bristol Survey Secondary Plan and is designated Residential Area by Schedule C-6-D. Key Features of the Local Natural Heritage System (NHS) abut the Subject Property to the immediate east, per Schedule 6 - Green System.

Policy 8.2.1.1 states that within the Residential Area designation, the predominant use of land is intended to be a mix of low, medium and high-density residential development. Policy C.6.5.1.2 further directs that within the Bristol Survey Secondary Plan, permitted uses within the Residential Area designation shall be in accordance with the policies of the parent Official Plan.

Policy 2.1.1.7 directs that it is the policy of the Town to promote intensification to support the development of compact, efficient and vibrant communities using the population and employment targets. Further, policy 3.1.1.11 establishes that it is the policy of the Town to increase the supply of ground-related and rental housing, allow flexibility for multi-generational living, and increase opportunities for affordable housing by permitting additional residential units (ARUs) in accordance with the policies of this Plan.

Policy 7.1.4.1 permits ARUs either within a detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot, subject to conformity with certain policies including:

- a. An ARU shall not be located on lands identified as hazard lands or as being within the regulatory flood plain, unless where specifically permitted by the Conservation Authority;
- i. An ARU will be compatible with neighbouring properties and the surrounding neighbourhood or rural area by taking into consideration scale and built form;
- k. An ARU must have no adverse effect on stormwater management systems;
- l. An ARU must have no adverse effect on site drainage as demonstrated through a grading plan;
- m. Safe access to an ARU must be ensured by meeting fire and emergency service requirements;

Official Plan Designation (including any applicable Secondary Plan designations)

Policy 5.2.3.2(c) states that the proponent of any development or site alteration that meets the criteria set out in Section 5.2.3.3 is required to carry out an Environmental Impact Assessment (EIA), unless the proponent can demonstrate to the satisfaction of the Town that the proposal is minor in scale and/or nature and does not warrant an EIA.

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 1, Zoning Exception 35 (RMD1*35). The RMD1 Zone permits a range of low-rise residential uses, including ARUs. Zoning Exception 35 does not establish zoning provisions relevant to the minor variance application.

Variance One: Section 4.10(vi) states that an unobstructed pedestrian access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m shall be provided and maintained from the street line to the exterior entrance to the building that provides the most direct access to an additional dwelling unit. The applicant is requesting to permit a pedestrian access route with a minimum width of 0.92 metres, representing a decrease of 0.28 metres.

Consultation

Public Consultation

Notice for the hearing was provided in accordance with the Planning Act. As of the writing of this report on April 13, 2026, 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

Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties. The application seeks to permit a minimum width of 0.92 for the path of travel leading to the primary entrance of an ARU, whereas a minimum unobstructed width of 1.2 metres is required. Due to the configuration of the existing dwelling, neither interior side yard is able to accommodate a 1.2 metre-wide path of travel.

The intent of this zoning provision is to ensure an ARU can be safely reached by emergency services personnel, and to allow sufficient space for functional access. The proposed path of travel will maintain this intent and will still provide adequate clearance for circulation. In addition,



Consultation

the reduced width is only required for a portion of the path of travel, and there is ample room surrounding the primary entrance to the ARU.

The application also maintains the general intent of the Official Plan, which encourages the introduction of ARUs, particularly within Milton's urban area. The application satisfies the criteria listed in Policy 7.1.4.1, which establish standards for an ARU. While the Subject Property abuts Key Features of the NHS, an EIA is not needed because the proposal is minor and does not entail site alteration or development external to the dwelling.

Since the proposed variance will have no adverse impacts on the Subject Property or surrounding properties, the application is minor in nature. Further, the application is desirable as it will facilitate the construction of an ARU, contributing to the range and mix of housing options within Milton.

For these reasons, Planning 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 development or use of the land, building or structure.

Respectfully submitted,

Olivia Hayes

Planner, Development Review

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

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Attachments

Figure 1 - Site Plan and Floor Plans