



**The Corporation of the
Town of Milton
Committee of Adjustment and Consent Minutes**

September 29, 2022, 6:00 p.m.

Members Present: Chair Mark Kluge, Member Jeff Robinson, Member Tyler Slaght,
Member Michael Summers, Member Eric Chandler

Staff Present: Secretary Treasurer Greta Susa, Angela Janzen, Rachel
Suffern, Rachelle Reyes

**The Committee of Adjustment and Consent for the Corporation of the Town of
Milton met in regular session. Electronically via Live Streaming Video.**

1. AGENDA ANNOUNCEMENTS / AMENDMENTS

Our previous Secretary Treasurer is leaving the Town of Milton; Greta Susa has been appointed acting Secretary Treasurer for the remainder of the term.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REQUESTS FOR DEFERRAL OR WITHDRAWAL OF APPLICATIONS

3.1 A22-074M 4375 Random Acres Road

3.2 A22-075M 11151 First Line, Moffat

4. MINUTES

Minutes of Committee of Adjustment Hearing held on Thursday, August 25, 2022.

Carried

5. ITEMS FOR CONSIDERATION

5.1 A22-070M - 24 Martin Street (Retained)

No public participation on this matter. Agent David Nelson spoke on behalf of the applicant.

THAT Minor Variance Application (A22/070/M) be APPROVED, subject to the following condition:

1. That the approval be subject to an expiry of two (2) years from the date of decision or if the proposed consent application is not granted final approval within such time.

Carried

5.2 A22-071M - 24 Martin Street (Severed Lands)

No public participation. David Nelson, agent for the applicant, provided an overview of the application.

THAT Minor Variance Application (A22/070/M) be APPROVED, subject to the following condition:

1. That the approval be subject to an expiry of two (2) years from the date of decision or if the proposed consent application is not granted final approval within such time.

Carried

5.3 A22-072M - 422 Gowland Crescent

No public participation.

Jeremy Zegers, agent for the applicant, address: 1546 Wellington Road 126, Erin, provided an overview of the application.

Rachel Suffern, Planner, noted that drainage related to the proposed variance will be considered during the Building Permit review process.

THAT Minor Variance Application (A22/072/M) be APPROVED, subject to the following conditions:

1. That the accessory structure (gazebo) shall be located and constructed in accordance with the site plan and building elevations, prepared by Black Ink Designs, date stamped by Town Zoning on August 28, 2022.
2. That a building permit application be obtained within two (2) years from the date of this decision.

3. That requested grading information be provided, to the satisfaction of Town Development Engineering staff, prior to building permit issuance.
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.

Carried

5.4 A22-073M - 33 Victoria Street

No public participation.

Shawn McDonald, agent for the applicant, address: 70 Main Street North, Campbellville, provided an overview of the application.

THAT Minor Variance Application (A22/073/M) be APPROVED, subject to the following conditions:

1. That the residential addition and detached garage shall be located and constructed generally in accordance with the site plan and building elevations, prepared by Jansen Consulting, date stamped by Town Zoning on August 16, 2022.
2. That a building permit be obtained for both the detached garage and residential addition within two (2) years from the date of this decision.
3. That prior to building permit issuance, site plan approval be granted.
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.

Carried

5.5 A22-076M - 750 Whitlock Avenue

Catherine McCunen, address: 277 Lakeshore Road East, Oakville, ON L6J 6J3, representative for the applicant, provided an overview of the application.

Angela Janzen, Planner, noted that the block was identified as medium to high-density.

Public Comment:

Mansoor Osmani, address: 811 Whitlock Avenue, Milton, ON L9E 1S2, strongly opposed this application as the proposed scope of work appears too large to be considered a minor variance. Residents were told this area would be medium density.

Dan Mendes, address: 709 Aspen Terrace, Milton, ON L9E 1S7, expressed concern that there are 10 variances; the size of the building to this insufficient parking.

THAT Minor Variance Application (A22/076/M) be APPROVED with conditions:

1. That the apartment buildings and amenity building shall be located and constructed in accordance with the site plan and building elevations, prepared by KNYMH, date stamped by Town Zoning on August 30, 2022 and August 31, 2022, respectively.
2. That all required building permits be applied for and received prior to construction of all buildings and the underground parking structure.
3. That enhanced wall treatment/finishing details be provided on the exposed underground parking structure walls to the satisfaction of Engineering and Operations staff and the wall treatment/finishing details be included on the final drawing set of the associated site plan application.
4. The Owner must demonstrate to the satisfaction of the Town of Milton that they will be able to achieve all proposed TDM measures outlined in the Parking Assessment dated August 24 2022 by GHD including any ongoing programming or management that may be required for program success. All costs associated with the implementation of the TDM measures are the responsibility of the Owner. The required TDM measures are as follows:
 - a. The Owner agrees to provide a minimum of 455 long-term secure bicycle parking spaces and 123 short-term visitor bicycle parking spaces. The long-term bicycle parking areas must be locked and have access permitted to residents only. The bicycle parking facilities must comply with the Town of Ajax and /or City

of Toronto Bicycle Parking Guidelines. The bicycle parking spaces must be shown on the plans including details of the lockers/racks.

- b. The Owner agrees to provide active uses at-grade along street frontages via sidewalk connectivity (i.e. pedestrian connections from the building entrances to municipal sidewalks/paths along the frontage of the site, to the property line of 750 Whitlock Ave). The sidewalks must be designed and built to Town of Milton specifications and must be shown on the appropriate plans.
 - c. The Owner agrees to charge for parking as a separate cost to occupants. All units are to be unbundled from parking spaces. The condo/rental agreement between the occupant and the property owner must be provided noting the cost of a parking space and the ability for occupants to opt in or out of having a parking space. The monthly cost of parking should be greater than the cost of a monthly transit pass.
 - d. The Owner agrees to provide a bicycle service station equipped with tools for repair and maintenance on site. The bicycle service station must be shown on the plans in an area which is convenient and functional, and a detail must be provided.
- 5. That a letter from the Trustee(s) confirming that the landowner is in good standing with the applicable Landowners Group be provided to the satisfaction of Development Finance staff.
 - 6. 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.

Carried

6. NEW BUSINESS

No new business to declare.

7. NEXT MEETING

Thursday, October 27, 2022 commencing at 6:00 p.m.

8. ADJOURNMENT

There being no further business to discuss, the Chair adjourned the meeting at 7:50 p.m.

Greta Susa, Acting Secretary Treasurer