



The Corporation of the
Town of Milton
Committee of Adjustment Minutes

July 25, 2024, 6:00 p.m.

Members Present: Chair Kluge, Tyler Slaght, Christopher Trombino, Tharushe Jayaveer, Salman Ellahi

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

1. **AGENDA ANNOUNCEMENTS / AMENDMENTS**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **HOUSEKEEPING ITEMS**
4. **MINUTES**

4.1 **Minutes from Committee of Adjustment June 27, 2024**

THAT the minutes from the Committee of Adjustment Hearing held on June 27, 2024 be **APPROVED**

Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **A24-026/M 51 Court Street N.**

Agent Alana Nielsen of Alana + Kelly Design Co. gave an overview of the application.

Member Elahi requests clarification from Planner Suffern.

THAT Minor Variance Application A24-026/M BE:

APPROVED with Condition(s):

1. That the development shall be located and constructed generally in accordance with the site plan and building elevations, prepared by Alana + Kelly Design Co., date stamped by Town Zoning on June 17, 2024;
2. That a Building Permit be obtained within two (2) years from the date of the decision; and,
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.

Carried

5.2 A24-027/M 12199 Sixth Line Nassagaweya

The Applicant gave an overview of the application.

Member Trambino asks the Applicant for clarification.

Chair Klug asks the Applicant for clarification.

THAT Minor Variance Application A24-027/M BE:

APPROVED with Condition(s):

1. That a Building Permit be applied for and received prior to construction of the new single detached dwelling and a demolition permit be received for the existing detached dwelling prior to demolition.
2. That prior to Building Permit issuance for the new single-detached dwelling, the applicant must provide a Letter of Undertaking to the Town of Milton agreeing to:
 - a. Provide a performance guarantee in the amount of \$10,000 to ensure the demolition of the existing single detached dwelling upon completion of the new dwelling.
 - b. Obtain a Demolition Permit for the demolition of the existing dwelling prior to occupancy being granted for the new single detached dwelling.

- c. Complete all works associated with the demolition of the existing detached dwelling within 90 days of occupancy being granted for the new single detached dwelling.
3. That prior to Building Permit issuance, the applicant provide a detailed Grading Plan, to the satisfaction of Development Engineering.
4. That the approval be subject to an expiry of three (3) years from the date of decision in which time occupancy for the new single detached dwelling must be received.

Carried

5.3 A24-028/M 836 Maple Avenue

Agent Alana Nielsen of Alana + Kelly Design Co. provides an overview of the application.

Member Elahi asks the Agent for clarification on the location of the proposed porch.

THAT Minor Variance Application A24-028/M BE:

APPROVED with Condition(s):

1. That the development shall be located and constructed in accordance with the site plan and building elevations, prepared by Alana + Kelly Design Co. date stamped by Town Zoning on June 18th, 2024.
2. That a building permit application be obtained within two (2) years from the date of this 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.

Carried

5.4 A24-029/M 257 Kingsleigh Court

Agent Lindsey Bruce of Smpl Design Studio provides an overview of the application, including a PowerPoint presentation.

Member Elahi asks the Agent for clarification on a height dimension.

Town Resident Catherine Drennan addresses concerns of application to the Committee.

Member Elahi addresses Resident Drennan.

Agent Bruce rebuttals with closing remarks.

THAT Minor Variance Application A24-029/M BE:

APPROVED with Condition(s):

1. That a Stormwater Management Brief be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance.
2. That a Building Permit be obtained within two (2) years from the date of this decision; and,
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.

Carried

5.5 A24-033/M 3300 15 Side Road

Agent Saba Al-Mathno of QBS Architects provides an overview of the application.

Planner Polidoro provides a preamble of the file with respect to the variance requested as well as noted information about the property's permitted uses to which will be differed to By-law Enforcement.

Resident Merryl Hodnett speaks in opposition to the application.

Resident Carolyn Malec speaks in opposition to the applicaiton.

Member Elahi addresses Resident Malec with a question.

Agent Al-Mathno rebuttals with closing remarks.

THAT Minor Variance Application A24-033/M BE:

APPROVED with Condition(s):

1. That a Building Permit be applied for and received prior to construction of the new single detached dwelling and a demolition permit be received for the existing detached dwelling prior to demolition.
2. That prior to Building Permit issuance for the new single-detached dwelling, the applicant must provide a Letter of Undertaking to the Town of Milton agreeing to:
 - a. Provide a performance guarantee in the amount of \$10,000 to ensure the demolition of the existing single detached dwelling upon completion of the new dwelling.
 - b. Obtain a Demolition Permit for the demolition of the existing dwelling prior to occupancy being granted for the new single detached dwelling.
 - c. Complete all works associated with the demolition of the existing detached dwelling within 90 days of occupancy being granted for the new single detached dwelling.
3. That the approval be subject to an expiry of two (2) years from the date of decision in which time occupancy for the new single detached dwelling must be received. .
4. That a detailed Grading Plan be provided, to the satisfaction of Development Engineering, prior to Building Permit issuance
5. That an entrance permit be acquired prior to construction.

Carried

5.6 A22-023/M, A24-031/M, & A24-032/M 1210-1290 Steeles Avenue East

Agent David McKay of MHBC provides and overview of the application.

THAT Minor Variance Application A22-023/M, A24-031/M, and A24-031/M BE:

APPROVED

Carried

6. NEXT MEETING

Thursday, August 22, 2024 commencing at 6:00 p.m.

7. **ADJOURNMENT**

The Hearing is adjourned at 6:51 PM

Scott Corbett, Secretary Treasurer