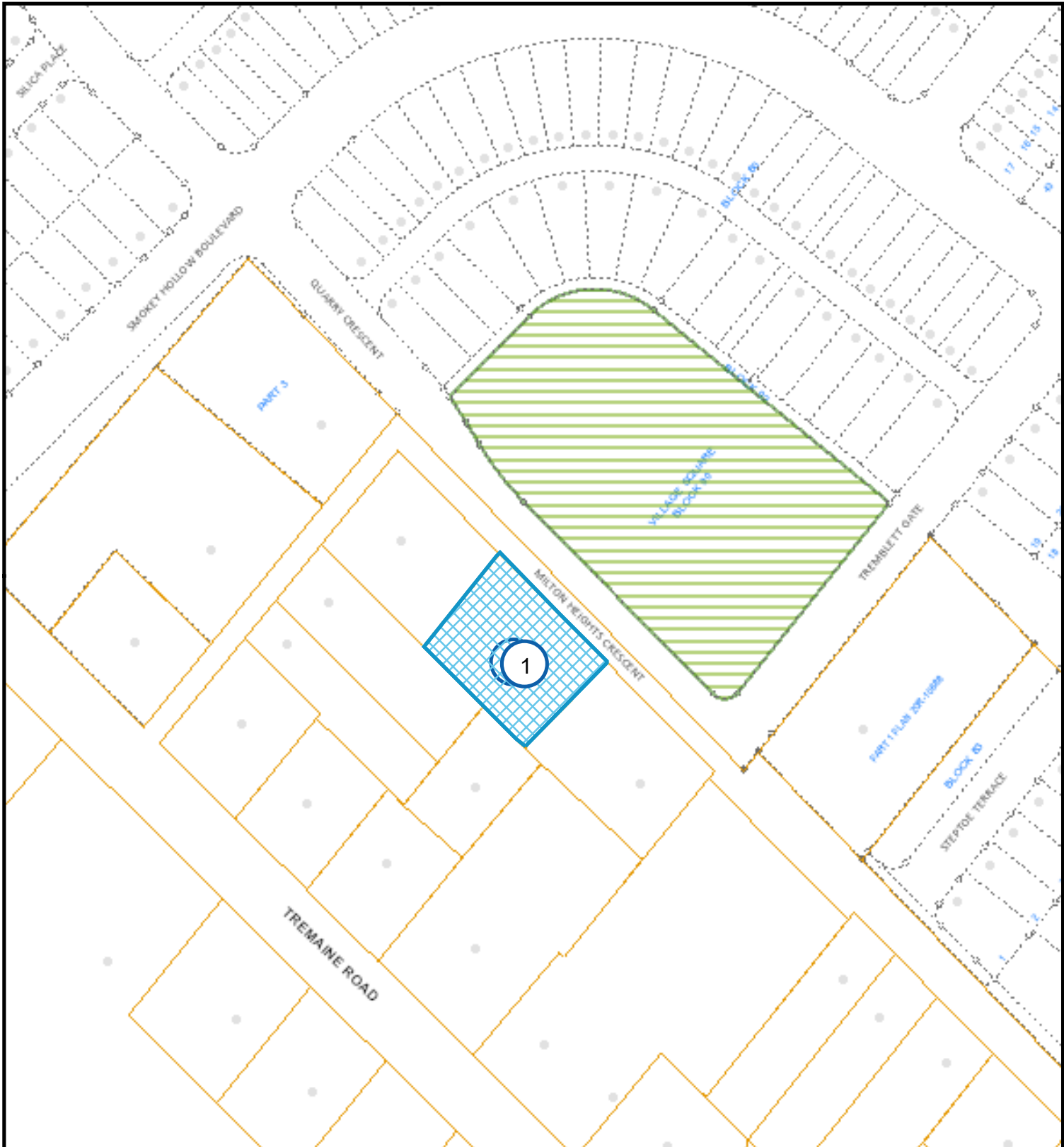




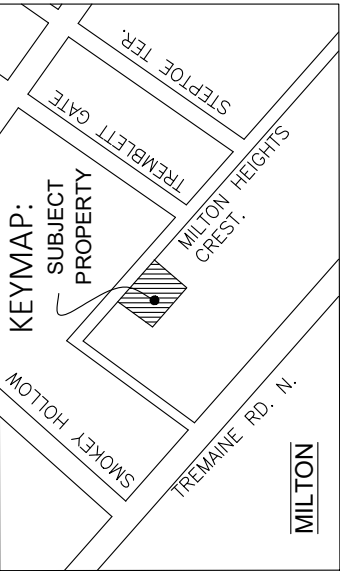
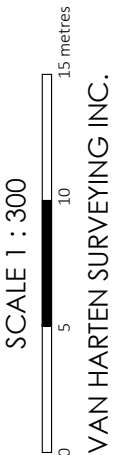
25 Milton Heights Crescent LOCATION MAP



Consent to Sever Application	Scale: 1:2,256.99	File: B25-003/M	Development Services
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SEVERANCE & MINOR VARIANCE SKETCH

PART OF LOT 4, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ESQUESING
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON



NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED LOW DENSITY RESIDENTIAL II (RLD2).
- SUBJECT LANDS HAVE A TOWN OF MILTON OFFICIAL PLAN DESIGNATION OF URBAN AREA- WITHIN HAMLET.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 21th DAY OF OCTOBER, 2025

JAMES M. LAWS
ONTARIO LAND SURVEYOR



Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ CHECKED BY: BM PROJECT No. 32998-23

Oct 21, 2025-1:12:16 PM
G:\ESQUESING\CON1\ACAD\SEV LOT 4 (KAIZEN 32998-23) UTM 2010-VER1.2.dwg

© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT

MILTON HEIGHTS CRESCENT

(DEDICATED BY BY-LAW No. 51-80, INST. 529149) (6.6m WIDE)

PART 1, 2OR--4718

PIN 24974-0169 (LT)

PART 8,
2OR--6658

PART 1, 2OR--6952

PIN 24974-0169 (LT)

PART 4,
2OR--6658

PIN 24974-0169 (LT)

PART 5,
2OR--6952

PIN 24974-0169 (LT)

PART 6,
2OR--6952

PIN 24974-0169 (LT)

PART 7,
2OR--6952

PIN 24974-0169 (LT)

PART 8,
2OR--6952

PIN 24974-0169 (LT)

PART 9,
2OR--6952

PIN 24974-0169 (LT)

PART 10,
2OR--6952

PIN 24974-0169 (LT)

PART 11,
2OR--6952

PIN 24974-0169 (LT)

PART 12,
2OR--6952

PIN 24974-0169 (LT)

PART 13,
2OR--6952

PIN 24974-0169 (LT)

PART 14,
2OR--6952

PIN 24974-0169 (LT)

PART 15,
2OR--6952

PIN 24974-0169 (LT)

PART 16,
2OR--6952

PIN 24974-0169 (LT)

PART 17,
2OR--6952

PIN 24974-0169 (LT)

PART 18,
2OR--6952

PIN 24974-0169 (LT)

PART 19,
2OR--6952

PIN 24974-0169 (LT)

PART 20,
2OR--6952

PIN 24974-0169 (LT)

PART 21,
2OR--6952

PIN 24974-0169 (LT)

PART 22,
2OR--6952

PIN 24974-0169 (LT)

PART 23,
2OR--6952

PIN 24974-0169 (LT)

PART 24,
2OR--6952

PIN 24974-0169 (LT)

PART 25,
2OR--6952

PIN 24974-0169 (LT)

PART 26,
2OR--6952

PIN 24974-0169 (LT)

PART 27,
2OR--6952

PIN 24974-0169 (LT)

MILTON HEIGHTS CRESCENT
(DEDICATED BY BY-LAW No. 51-80, INST. 529149) (6.6m WIDE)

PART 1, 2OR--4718
PIN 24974-0169 (LT)

PIN 24974-0169 (LT)

PART 1,
2OR--6675

PIN 24974-0098(LT)

CONCESSION

TOWN O.P. :

ZONING:

DWELLING
#32

PIN 24974-0104 (LT)

ZONING: RESIDENTIAL LOW DENSITY II (RLD2)			
ITEM	REQUIRED	RETAINED PARCEL	SEVERED PARCEL
MINIMUM Lot Area	N/A	1119±m ²	528±m ²
MINIMUM Lot Frontage	15.0m	30±m	16.3±m
MINIMUM Front Yard	6.5m	13±m	6.5m±m
MINIMUM Interior Side Yard	3.0 m - attached garage & frontage <30m 1.8 - attached garage & frontage >15 m & <25m	0.9m (A)/7.8m	n/a
MINIMUM Rear Yard	7.5m	13.6±m	14.1±m
MAXIMUM Lot Coverage	<60m ² = 30% >830m ² = 20%	16%	29%
(A) - Minor Variance Required			

MINOR VARIANCE REQUESTS:



TO ALLOW FOR A MINIMUM INTERIOR
SIDE YARD SETBACK OF 0.9 METERS VS.
THE REQUIRED 3.0 METERS AS REQUIRED
IN SECTION 6 OF ZONING BY-LAW
016-2014.

LANDS TO BE
RETAINED
AREA=±1,119±m²

LANDS TO BE
SEVERED
AREA=528±m²

1

AREA
--6675

DENSITY

30.4±

WITHIN

RESIDENTIAL II

30.4±

DWELLING

#23

PIN 24974-0103 (LT)

SHED

13.6

7.8

7.1

36.1±

PART 3, 2OR--6675

PIN 24974-0100 (LT)

36.1±

PART 4, 2OR--6658

PIN 24974-0100 (LT)

36.1±

PART 5, 2OR--6952

PIN 24974-0100 (LT)

36.1±

PART 6, 2OR--6952

PIN 24974-0100 (LT)

36.1±

PART 7, 2OR--6952

PIN 24974-0100 (LT)

36.1±