



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Taylor Wellings, MSc (PI), MCIP, RPP

Date: July 31, 2025

File No: A-25-041M

Subject: 108 Bowes Street

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

1. That the development shall be constructed in accordance with the survey and site plan prepared by Cunningham McConnell Ltd. and stamped by Town Zoning on June 24, 2025.
2. The Town will require a Stormwater Management Brief to be submitted as part of the Building Permit process and to the satisfaction of Town Development Engineering.
3. That a Building Permit be obtained within two (2) years from the date of the decision; and
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:

- a maximum lot coverage of 32.3%, a difference of + 7.3%

The subject property is known municipally as 108 Bowes Street and located on Bowes Street and John Street. The subject property contains a single-detached dwelling with a detached one-car garage. Surrounding uses are residential and primarily single-detached dwellings.

The applicant is proposing to demolish the existing dwelling and detached garage for the purposes of a new residential rebuild. As part of this proposed development, the applicant is requesting relief from the Town's Zoning By-law to allow for an increase in the maximum



The Corporation of the Town of Milton

File #:
A-25-041M
Page 2 of 4

General Description of Application

lot coverage. Another component of this proposed development includes relocating the driveway.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B of the Urban Land Use Plan of the Town of Milton Official Plan. The Residential Area designation permits a variety of residential uses such as single-detached dwellings.

The property is also located within a Mature Neighbourhood Area on Schedule F of the Town of Milton Zoning By-law 016-2014. On October 19th, 2020, Milton Council passed Official Plan Amendment No. 60 and an accompanying Zoning By-law Amendment for the Downtown Character Area in accordance with the Mature Neighbourhoods Character Study. The Official Plan Amendment updated the Town's policies to better manage development in Mature Neighbourhood and Character Areas, and the Zoning By-law Amendment introduced new standards that apply to low-density residential development in the Downtown Character Area.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan. The proposed increase in lot coverage is fitting with the surrounding neighbourhood and Mature Neighbourhood area.

Zoning

The subject lands are zoned Site Specific Residential Low Density One (RLD1*279) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses, including detached dwellings as well as accessory buildings and structures.

Section 6.2 Table 6B of the Town's Zoning By-law states that the maximum lot coverage is 25% for lots with a total area of 660-830 square metres. The applicant has requested to allow for a lot coverage of 33%, a difference of +7.3, to facilitate the proposed development.

Consultation

Public Consultation



Consultation

Notice for the hearing was provided pursuant to the Planning Act on July 14, 2025. As of the writing of this report on July 18, 2025, 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.

Transportation Staff did confirm there are no concerns with the relocation of the driveway and access.

Development Engineering Staff have no objection to the approval of the above-noted application but will require a Stormwater Management Brief as part of the development approval. This requirement has been included above as a condition of development approval.

Development Services Comments

The applicant has requested a minor variance to facilitate the construction of a proposed residential dwelling with an associated breezeway and attached garage. The proposal also includes a small covered patio and covered porch as part of the front façade. The subject property currently contains a residential dwelling and detached garage which will be demolished. It should also be noted that the driveway will be relocated to allow for an access off John Street.

The applicant has requested to allow for a lot coverage of 32.3%, a difference of +7.3, to facilitate the proposed development. Planning staff do not anticipate that the increase in the requested lot coverage will have a negative impact on the surrounding property owners as all other zoning provisions such as setbacks and height are met. Planning staff acknowledge that a number of components of the proposed development such as the covered patio, porch and breezeway contribute to the lot coverage request. These design elements are appropriate for the surrounding residential area. The proposed dwelling and living space are in keeping with the dwellings in proximity and would not be considered overdevelopment of the property.

Planning staff have reviewed the requested variance and offer no objection to its approval. Planning staff are of the opinion that the requested variance is minor in nature, conforms to the general intent of both the Official Plan and Zoning By-law and is desirable for the development and use of the subject property.



The Corporation of the Town of Milton

File #:
A-25-041M
Page 4 of 4

Respectfully submitted,

Taylor Wellings

Taylor Wellings, MSc (PI), MCIP, RPP
Planner, Development Review

For questions, please contact:

Phone: Ext. 2311

Attachments
Figure 1 - Site Plan