



# The Corporation of the Town of Milton

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Report To: Committee of Adjustment and Consent

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From: Olivia Hayes

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Date: April 30, 2026

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File No: A26-019M

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Subject: 529 White Drive

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

1. THAT the development shall be constructed generally in accordance with the site plan prepared by Alana + Kelly Design Co. and dated and stamped by Town Zoning on March 25, 2026.
2. THAT prior to issuance of a Building Permit, the site plan shall be updated to include the following information:
  - a. General direction of the surface runoff within the site.
  - b. The location and discharge direction of the downspouts for the proposed back and front additions and covered porches. Note must be included: "Stormwater roof leaders must discharge to a sodded area via concrete splash pads or raingarden".
  - c. Clear limits of existing and any and proposed hardscaping, if applicable.
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 a lot coverage of 32%, whereas a maximum lot coverage of 30% is allowed, representing an increase of 2%

The Subject Property, known municipally as 529 White Drive, is located generally north of Derry Road and west of Thompson Road. Currently, the Subject Property is occupied by a one-storey detached dwelling with an attached garage and a pool in the rear yard. The application seeks to facilitate a renovation and addition to the existing dwelling, including a slight expansion of the building footprint, the expansion of the front yard covered porch, and the addition of a new covered porch in the northern interior side yard. To facilitate the proposed design, the application



### General Description of Application

seeks to increase to the maximum permitted lot coverage. Planning staff have no concerns with the proposed minor variance.

### 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. Lands 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, and is located within a Mature Neighbourhood Area.

Policy 8.2.1.1 establishes that within the Residential Area, lands are predominantly intended for a mix of low, medium, and high-density residential uses.

Policy 8.2.5.1 states that proposed development in the form of new housing, replacement housing, and additions and alterations within Mature Neighbourhood Areas may be permitted provided they are compatible and respectful of the character of the neighbourhood by incorporating scale, massing, building height, and other characteristics that are prevalent in the Mature Neighbourhood Area.

Policy 8.2.5.2 directs that proposed development should be generally consistent with the setbacks, orientation and building separation distances within the Mature Neighbourhood Area. Landscaping and fencing are encouraged to maintain established aesthetics and privacy.

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 Low Density Residential 7, Exception 310 (RLD7\*310) by Zoning By-law 016-2014, and is within a Mature Neighbourhood Area. The RLD7 Zone permits a range of low-rise residential uses, including detached, duplex, and semi-detached dwellings. Zoning Exception 310 does not establish provisions relevant to the application.

Variance One: Table 6B-2(\*2) and Table 6B-2(l) permits a maximum lot coverage of 30% for lots with an area less than 660 square metres. The Zoning by-law permits covered porches to exceed this maximum lot coverage by 1.5%, provided there is no gross floor area or amenity



## Zoning

area above. The application seeks to permit a maximum lot coverage of 32%, resulting in an increase of 2%.

## Consultation

### *Public Consultation*

Notice for the applicable 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 on the application 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

The application seeks a slight increase in the permitted lot coverage to facilitate an addition to the existing detached dwelling. Planning staff have no concerns with the application, and do not anticipate adverse impacts on adjacent properties.

The intent of the maximum lot coverage imposed by the Zoning By-law is to prevent overdevelopment of residential properties, and to ensure sufficient open space for yards. The requested minor variance is minor, and the application respects all minimum setbacks and maximum height provisions of the Zoning By-law. As such, the application maintains the intent of the Zoning By-law and does not result in overdevelopment.

While the proposed development will result in a total lot coverage of 33.12%, the application requests a maximum lot coverage of 32% to account for the 1.5% overage permitted for covered porches.

Similarly, the application maintains the general intent of the Official Plan. The proposed addition will remain consistent with the scale, massing, building height, building separations, and setbacks prevalent in the surrounding neighbourhood, as called for within Mature Neighbourhood Areas. In addition, the application will facilitate the residential use intended for the Subject Property.

Given the minor increase in the proposed lot coverage, Planning staff do not anticipate negative impacts on adjacent properties. Further, the proposed minor variance is desirable, as it will allow for a functional and reasonable addition to the existing dwelling. The requested variance will also allow for additional covered porch space, providing outdoor amenity area and adding visual interest to the exterior of the dwelling.



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## Consultation

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:

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## Attachments

Figure 1 - Site Plan

Figure 2 - Architectural Plans