



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

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

Date: April 30, 2026

File No: A26-011M

Subject: 501 Ontario Street South

Recommendation: THAT the application for minor variance **BE APPROVED.**

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:

- To allow for the definition of 'lot' to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist"

The subject property is known as 501 Ontario Street South and located near the corner of Ontario Street South and Laurier Avenue. The subject property is related to a Site Plan application (SP-25/24). The Site Plan application is facilitating the construction of a six-storey residential building on the subject property, and two other buildings are included in the second phase of the development. Surrounding uses are residential and commercial.

The purpose of this minor variance application is to amend the Town's definition of lot to the subject property to allow for the condominium boundary lines to not exist for the purposes of administering the Town's Zoning By-law 016-2014).

The proposed development is being reviewed through a related Site Plan application (SP-25/24) and Plan of Condominium application (24CDM-25004M) which captures Building A however, Building B and C will proceed at later time. It was identified through this process that a minor variance application would be required to address the definition of "lot" given that Buildings B and C will proceed through a separate Plan of Condominium application.



Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A of the Urban Land Use Plan of the Town of Milton's Official Plan. The permissions in this designation allow for high density residential uses.

It is Staff's opinion that the proposal is in conformity with the Town of Milton Official Plan.

Zoning

The subject lands are zoned Site Specific Residential High Density Zone (RHD*336) and Site Specific Natural Heritage System Zone (NHS*337) under the Town of Milton Zoning By-law 016-2014, as amended. The proposed development of residential uses is within the lands zoned as RHD*336 and are permitted.

Section 3 of the Town's Zoning By-law defines "lot" as a parcel or contiguous parcels of land in one ownership which is capable of being legally conveyed in accordance with the Planning Act or is described in accordance with a registered Plan of Condominium.

The applicant is requested permission allow for the proposed definition of "lot" to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist."

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on April 20, 2026. As of the writing of this report on April 22, 2026, 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.

Development Services Comments

The applicant has requested a minor variance to allow for the definition of "lot" to mean the following: "for the purposes of administering the zoning by-law any lot lines created by a Plan of Condominium within the lot boundaries shall be deemed not to exist." As noted above, the proposed development is being reviewed through a related Plan of Condominium application (24CDM-25004M) which captures Building A, however Building B and Building C will proceed at a later time which triggered the need to revise the definition of lot.



Consultation

Given that the property will proceed with two separate phases, the requested variance is a result of two separate Plan of Condominiums being registered on the property which will impact how the Town's Zoning By-law is applied and create new property lines internal to the site. The current definition of lot would then create a number of future zoning deficiencies once the Plan of Condominium are processed and registered.

The requested variance does not result in physical changes to the site design or proposed development. Further, there will be no impact on the adjacent properties, and it will only facilitate a different form of ownership.

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.

Respectfully submitted,

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

For questions, please contact:

Phone: Ext. 2311

Attachments

Figure 1 - Site Plan