



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: A26-018M

Subject: 7 Peru Road

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 site plan prepared by Shafe Inc. and stamped by Town Zoning on March 24, 2026.
2. That the Owner provides Development Engineering with an Engineering Grading Plan (signed and stamped by a Qualified Professional) for their review and satisfaction.
3. That the Owner updates the Site Plan to include a note about erosion and sediment control measures and ensuring works are controlled and contained to the subject property.
4. That the Owner updates the Site Plan to include a note regarding works within the municipal road allowance.
5. That the Owner obtains an Entrance Permit.
6. That a Building Permit be obtained within two (2) years from the date of the decision; and
7. 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:

1. To allow an interior side yard setback (for one of the side yards) of 3.18 metres, a difference of - 1.82 metres;
2. To allow for a garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres; and
3. To allow for a porch depth of 2.05 metres, a difference of + 0.85 metres.



General Description of Application

The subject property is known municipally as 7 Peru Road and located near the corner of Peru Road and Steeles Avenue West. The subject property contains a single-detached dwelling which will be demolished. The applicant is proposing to construct a new single-detached dwelling with an attached three car garage. Surrounding uses are residential and rural (agricultural and environmental) lands.

This minor variance application is a result of a proposed custom home on the subject property.

Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule A (Urban Land Use Plan) of the Town's Official Plan. It should be noted that a portion of the rear of the property is identified as Natural Heritage System. The Residential Area designation permits single-detached dwellings and accessory structures.

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 Medium Density 2 (RMD2*371) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD1 zone permits a variety of residential uses, including detached dwellings.

Variance One: Interior Side Yard Setback

Section 6.2 Table 6B-1 Footnote (*4), i) d) of the Town's Zoning By-law states that for a detached dwelling with an attached garage, the minimum interior side yard setback is 5 metres where the lot frontage is equal to or greater than 30 metres. The applicant is requesting permission to allow for an interior side yard setback of 3.18 metres, a difference of - 1.82 metres, to facilitate the proposed development.

Variance Two: Garage Face Extension

Section 6.3.3, ii) a) of the Town's Zoning By-law states that for a dwelling with an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 metres provide that a front porch/veranda is constructed with a maximum depth of 1.2 metres. The applicant is requesting permission to allow for the garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres, to facilitate the proposed development.

Variance Three: Porch Depth

Section 6.3.3 ii) a) of the Town's Zoning By-law states that for a dwelling with an attached garage, the garage face may extend beyond the building front wall of the first storey by a maximum of 1.8 meters provided that a front porch/veranda is constructed with a maximum depth of 1.2 metres.



Zoning

The applicant is requesting permission to allow for a porch with a depth of 2.05 metres, a difference of + 0.85 metres, to facilitate the proposed development.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act 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 Engineering requires additional information and studies to be provided at the time of Building Permit review and approval. Conditions of development approval have been included to ensure that the following are provided:

- Complete, engineered grading plan prepared, signed, and sealed by a licensed Professional Engineer (or Professional Land Surveyor where applicable)
- The Site Plan must be updated with the following note: "Prior to commencement of any works within municipal road allowance, the Owner is responsible for obtaining all necessary permits from the Engineering Services Department, Town of Milton, for the purposes of vehicular access to the property, (Entrance Permit)."
- Site Plan must be updated with the following note: "The Contractor is fully responsible to ensure that all erosion and sedimentation resulting from the proposed works is controlled and contained within the work site."

Development Services Comments

The applicant has requested a minor variance application to seek relief from three sections of the Town's Zoning By-law (016-2014) to facilitate the development of a custom built single-detached dwelling which includes specific design features. The existing dwelling and attached garage will be demolished ahead of time.

Variance One: Interior Side Yard Setback

The applicant is requesting permission to allow for an interior side yard setback of 3.18 metres, a difference of - 1.82 metres. Planning staff do not have any concerns with the proposed interior side yard setback as its in keeping with the existing setback. Development Engineering did not have any concerns with the proposed setback.

Variance Two: Garage Face Extension & Variance Three: Porch Depth

The applicant is requesting permission to allow for the garage face to extend 2.1 metres beyond the building front wall of the first storey, a difference of + 0.3 metres. Further, the applicant is requesting permission to allow for a porch with a depth of 2.05 metres, a difference of + 0.85



Consultation

metres. Planning staff do not have any concerns with the two variances requested to allow for the garage face and porch wall to both extend further out. There will be no impact to the surrounding properties as these are minimal design standards being requested to facilitate the custom home.

Planning staff have reviewed the requested variances and offer no objection to their 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

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For questions, please contact:

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Attachments

Figure 1 - Site Plan