



# The Corporation of the Town of Milton

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Report To: Committee of Adjustment and Consent

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From: Development Services

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Date: July 25, 2024

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File No: A-24-028M

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Subject: 836 Maple Avenue

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

1. That the development shall be located and constructed in accordance with the site plan and building elevations, prepared by Alana + Kelly Design Co. date stamped by Town Zoning on June 18th, 2024.
2. That a building permit application be obtained within two (2) years from the date of this decision;
3. 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:

- Allow the lot coverage on a property to be 31%, whereas the Zoning By-law permits a maximum of 30% lot coverage on lots where the lot area is less than 660 square metres.

The subject property is municipally known as 836 Maple Avenue and is generally located south of the intersection of Thompson Road North and Steeles Avenue East. The subject property contains a single-detached dwelling with an attached garage. Surrounding uses are primarily residential, including single-detached dwellings.

The applicant is proposing to construct a covered porch at the front of the house. The Zoning By-law requires that a maximum of 30% lot coverage is permitted on lots with a lot area less than 660 square metres. The applicant is seeking relief to the Zoning By-law to permit a maximum lot coverage of 31%.



## Official Plan Designation (including any applicable Secondary Plan designations)

The subject property is designated as Residential Area on Schedule B - Urban Area Land Use Plan within the Town of Milton Official Plan. This designation establishes that the primary use of land shall be a mix of low, medium and high density residential development. A variety of medium and high density residential uses are permitted.

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

## Zoning

The subject lands are zoned Residential Low Density VII (RLD7) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD7 zone permits a variety of residential uses, including detached and semi-detached dwellings.

Section 6.2, Table 6B-2 & 6B-2(l) of the Zoning By-law permits a maximum 30% lot coverage for sites with a lot area less than 660 square metres. The intent of this provision is to ensure that the site does not become overdeveloped. The applicant is seeking relief to allow for a maximum lot coverage of 31%.

## Consultation

### *Public Consultation*

Notice for the hearing was provided pursuant to the Planning Act on July 10th, 2024. As of the writing of this report on July 17th, 2024, staff have not received any comments from members of the public.

### *Agency Comments*

No objections were filed with respect to the variance application from Town Staff or external agencies.

## Development Services Comments

In order for a permit to be issued to construct the proposed dwelling, all relevant Zoning By-law provisions must be met, including the maximum lot coverage of 30%. The applicant is requesting permission to increase the lot coverage to 31%.

The proposed lot coverage increase is minor in nature and supportable by Planning Staff. The proposed porch is desirable for the neighbourhood and creates a positive contribution to the property's façade. The proposed porch will further enhance the subject site and the impact to surrounding properties is negligible.

Due to the nature of the application Planning Staff have discussed the request with Development Engineering. Development Engineering Staff have confirmed that despite the increase in lot



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## Consultation

coverage, the application does not pose any issues relating to stormwater management or drainage and they have no concerns with the application as it stands.

Planning Staff has no objection to the proposal, subject to the conditions set-out above being fulfilled. Therefore, the variance being requested is minor in nature, desirable for the development of the subject lands, maintains the intent of the Zoning By-law, and conforms to the Official Plan.

Respectfully submitted,  
Madison Polidoro  
Planner, Development Review

For questions, please contact:      Madison.Polidoro@Milton.ca      Phone: Ext. 2311