



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Development Services

Date: 8/14/2024

File No: A24-036/M

Subject: 422 Woodward Avenue

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

1. That a detailed Grading Plan and a Stormwater Management Brief be provided, to the satisfaction of Town Engineering Staff, at the time of building permit.
2. That a Building Permit 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 permit:

- Requesting permission to allow the lot coverage on a property to be 29%, whereas the Zoning By-law permits a maximum of 25% lot coverage where the lot area is between 660 and 830 square metres.

The subject property is known municipally as 422 Woodward Avenue and is generally located southwest of the intersection of Woodward Avenue and Ontario Street North. The subject property contains a single detached dwelling with a detached garage. Surrounding uses are primarily residential, including single-detached dwellings.

The applicant is proposing to construct an addition to the existing house as well as a front porch. The Zoning By-law requires that a maximum of 25% lot coverage is permitted on lots with a lot area between 660 and 830 square metres. The applicant is seeking relief to the Zoning By-law to permit a maximum lot coverage of 29%.

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



Official Plan Designation (including any applicable Secondary Plan designations)

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 Site Specific Residential Low Density II (RLD2*299) under the Town of Milton Zoning By-law 016-2014, as amended. The RLD2*299 zone permits a variety of residential uses, including detached and semi-detached dwellings.

Section 6.2, Table 6B-1(I) of the Zoning By-law permits a maximum lot coverage of 25% for lots with an area between 660 and 830 square metres. The lot coverage calculation includes the existing dwelling and garage as well as the proposed extension and proposed porch. The applicant is requesting an increase in the maximum lot coverage to 29% (an increase of 4%) to accommodate the proposed extension and porch.

The proposed lot coverage increase complies with all other performance standards in the Zoning By-law.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on, August 7th, 2024. As of the writing of this report on August 14th, 2024, staff have not received any comments from members of the public.

Agency Consultation

Development Engineering

Development Engineering requested that a Detailed Grading Plan and Stormwater Management Brief at the time of building permit.

Development Services Comments

In order for a permit to be issued to construct the proposed extension and porch, all relevant Zoning By-law provisions must be met, including the maximum lot coverage provision of 25%. The applicant is requesting permission to increase the lot coverage to 29%

Planning Staff is of the opinion that the increase in lot coverage is minor in nature and will not pose a significant impact to neighbouring properties. Development Engineering did not have any objection to the application, however they have requested a detailed Grading Plan demonstrating the location of downspouts as well as swale location, direction and slopes. Further Development Engineering have requested a Stormwater Management brief due to the increase in lot coverage to assure the proposed addition will allow for proper drainage, that is contained to the site.



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Consultation

Planning staff have reviewed the request to allow an increase in lot coverage and offer no objection to the proposed variance approval. Planning staff is of the opinion that the relief 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