



Memorandum to Committee of Adjustment Members

Minor Variance Application: A-23/053/M 111 Robinwood Crescent

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 maximum lot coverage of 24%, whereas a maximum lot coverage of 20% is permitted for a lot with a lot area greater than 830 square metres.

The subject property is known municipally as 111 Robinwood Crescent and is legally described as Lot 228 on Registered Plan 568. The property is located on the north side of Robinwood Crescent, in a low density residential neighbourhood.

The applicant is proposing to construct a new two storey single detached dwelling on the lands. The subject minor variance has been requested to permit the addition of a 2 storey rear covered balcony to the dwelling.

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

The subject property is designated as Residential Area in the Town of Milton Official Plan on Schedule B 'Urban Area Land Use Plan'. This designation permits single detached dwellings and accessory structures.

The property is also located within a Mature Neighbourhood Area on Schedule F of the Town of Milton Zoning By-law 016-2014. On October 19th, 2020 Milton Council passed Official Plan Amendment No. 60 and an accompanying Zoning By-law Amendment for the Downtown Character Area in accordance with the Mature Neighbourhoods Character Study. The Official Plan Amendment updated the Town's policies to better manage development in Mature Neighbourhood and Character Areas, and the Zoning By-law Amendment introduced new standards that apply to low-density residential development in the Downtown Character Area.

The Official Plan policies intend for Mature Neighbourhood Areas around the Central Business District to remain relatively stable. The policies specify that in these areas, infill and development must be compatible with and respectful of the existing neighbourhood character.

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

Zoning:

Zoning By-law 016-2014, as amended. In this zone, single-detached dwellings and accessory structures are permitted

Section 6.2, Table 6B(I) states that a maximum lot coverage of 20% is permitted for a lot with a lot area greater than 830 square metres. The applicant is proposing an increase to the lot coverage to 24% (an increase of 4%). The lot coverage increase includes the area of the roofed balcony addition.

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the *Planning Act* on August 16, 2023. As of the writing of this report on August 23, 2023, 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 Review Comments:

The applicant has requested an increase in the maximum permitted lot coverage to 24% whereas a lot coverage of 20% is permitted. The increase is requested to facilitate the addition of a 2 storey covered balcony to the rear of the dwelling.

Planning staff have reviewed the requested variance and do not object to its approval. The proposed increase in lot coverage is minor and will not significantly change the massing of the home. Staff note that the applicant made revisions to the design of the covered balcony in response to urban design's staff's preliminary comments. The size of the 2nd storey balcony was reduced to minimize the impact of the addition on the privacy of the adjacent neighbours and to provide additional massing variation to the dwelling. Urban design staff reviewed the revised proposal and had no additional concerns.

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.

Recommendation:

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

1. That the rear covered balcony shall be located and constructed in accordance with the building elevations, prepared by Jansen Consulting, date stamped by Town Zoning on August 4, 2023.
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.

Natalie Stopar

Natalie Stopar, MCIP, RPP
Planner, Development Review

August 23, 2023