



## COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **June 2, 2021**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Jane Watson, Lloyd Hillier, Neal Panchuk, Thomas Hill

Staff Present: Jeff Markowiak, Director of Development Review  
Greg Macdonald, Planner  
John McMulkin, Planner  
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

### 1. CALL TO ORDER

### 2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

### 3. APPLICATIONS HEARD

#### a) Minor Variance D13VAR21.014H – Younis

**Location:** 12121 Eighth Line, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

**Purpose:** Requesting relief from Zoning By-law 2010-0050, as amended,

1. To increase the maximum permitted lot coverage from 15% (198.5 sq m) to permit a lot coverage of 19.6% (259 sq m).

**To accommodate a proposed dwelling.**

**Owner(s):** Muhammad Younis, **Agent:** Steve Hamelin Design Studio, Laura Page

The Secretary-Treasurer noted that septic design information, and a revised site plan must be submitted to determine any additional variances required, and as such, Town staff are recommending that the decision for this application be deferred. The agent had concurred.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

**b) Minor Variance D13VAR21.004H – Faber**

**Location:** 12425 Kirkpatrick Lane, Town of Halton Hills (Limehouse), Regional Municipality of Halton

**Purpose:** Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the setback from the right-of-way owned by a federally regulated railway company from 30 m to permit a setback of 15.75 m.
2. To reduce the interior side yard setback from the minimum 4.5 m, to permit a 2.06 m side yard setback.
3. To reduce the front yard setback from the minimum 7.5 m, to permit a 5.5 m front yard setback.
4. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 136 sq m for all accessory structures.

**To accommodate a proposed addition to the dwelling, and a new canopy structure.**

Notes:

- Some individuals spoke throughout the hearing, however, each person's main points are grouped together as one paragraph.
- The Secretary-Treasurer requested a recess at approximately 6:30 p.m. as members of the public disappeared from the virtual platform. Calls were placed and it was indicated that power had been temporarily lost in Limehouse. By approximately 6:35 p.m., the parties had rejoined, and the hearing resumed.

Oral Submissions:

- Doug Matthews, Matthews Design & Drafting
- Andrew Norman, 12429 Kirkpatrick Lane
- Susan Cox, 12438 Kirkpatrick Lane
- Karen Mantha, 12428 Kirkpatrick Lane

The Town Planner addressed received public objections which included issues with size and architectural style of the proposed addition; property values; impact to wells; fire separation; parking issues: railway impacts; and a business operating from the accessory structure. Responded that size cannot be restricted in the zone; impact to property values cannot be considered; no objections were received from commenting agencies; property exceeds minimum required parking spaces; and that staff or Committee cannot

take concerns about a business into consideration, and any such complaints may be filed with By-law Enforcement. Noted no objections to approval, subject to conditions.

Doug Matthews: spoke on behalf of the owners. Noted that they have a blended family and require additional space; the addition is on the opposite side of the railway setback; views cannot be into someone else's yard; fire separation will be addressed under the Building Code; and any extra traffic will be during construction only.

Andrew Norman: spoke in favour of the proposal.

Susan Cox: spoke against the proposal. Noted concerns with the narrowness of Kirkpatrick Lane; parking issues; speeding vehicles; vehicles parked on street impacting snow removal; the addition potentially being built larger than requested; and asked if they can build without requiring a Minor Variance.

Karen Mantha: clarified her written comments about impacts to view.

Committee deliberations included: fire separation requirements, exterior finishes such as 'fieldstone' not being combustible, suitability of the addition, and clarifying that people regularly come before the Committee for similar variances.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

#### **4. ADJOURNMENT**

Adjourned at approximately 7:10 p.m.