TOWN OF HALTON HILLS

COMMITTEE OF ADJUSTMENT

MINOR VARIANCE OR PERMISSION (The *Planning Act*, 1990, Section 45)
CONSENT (The *Planning Act,* 1990, Section 53)

MINUTES

Committee of Adjustment hearing on **Wednesday, March 07, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

MEMBERS PRESENT: Allan Cook (Chair), Todd Jenney, Blair Roedding, Wayne Scott
STAFF PRESENT: Tony Boutassis, Senior Planner Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

1. CHAIR'S OPENING REMARKS.

2. DISCLOSURES OF PECUNIARY INTEREST: None declared.

3. **It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED** **"**THAT THE MINUTES OF THE HALTON HILLS COMMITTEE OF ADJUSTMENT HEARING HELD ON FEBRUARY 07, 2018 BE ADOPTED.**"**

4. REQUESTS FOR DEFERRAL: No discussions occurred.

5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:

5A. HEARING #1

MINOR VARIANCE APPLICATION D13VAR18.004H - ROLPH
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,
1. TO REDUCE THE REAR YARD SETBACK FROM THE MINIMUM 7.5 M TO PERMIT A 6.3 M REAR YARD SETBACK (EXISTING ADDITION).
TO ACCOMMODATE AN EXISTING ADDITION TO A DWELLING.

LOCATION: PROPERTY DESCRIBED AS LOT 215, PL 660; S/T 248137,48362 HALTON HILLS, MUNICIPALLY KNOWN AS 5 STOCKMAN CRESCENT, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): JAMIE ROLPH, 5 STOCKMAN CRESCENT, GEORGETOWN ON L7G 1J5

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC., 66 MAIN STREET SOUTH, GEORGETOWN, ON L7G 3G3

Present:

- Doug Matthews, agent

T. Boutassis: Noted no objection to approval, subject to condition.

D. Matthews: Stated that the owner built an outdoor sitting structure, and that overdue taxes have already been paid.

W. Scott: Stated that the condition should be left in the decision.

T. Jenney: Noted his agreement.

It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.004H - ROLPH, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. The Owner shall provide proof of payment of outstanding property taxes in the amount of $11,364.29, plus any penalty fees, to the satisfaction of the Town.**"**

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.

- The condition was read out.
- The associated Planning report is dated February 28, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

MINOR VARIANCE APPLICATION D13VAR18.005H - SCHULTZ
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO REDUCE THE FRONT YARD SETBACK FROM THE MINIMUM 9 M TO PERMIT A 4 M FRONT YARD SETBACK (DETACHED GARAGE).

TO ACCOMMODATE A PROPOSED DETACHED GARAGE.

LOCATION: PROPERTY DESCRIBED AS PT LT 32, CON 5 ESQ, AS IN 521581; HALTON HILLS/ESQUESING, MUNICIPALLY KNOWN AS 14229 FOURTH LINE, TOWN OF HALTON HILLS (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): MICHAEL SCHULTZ & MADELEINE HAGUE, 14229 FOURTH LINE, ACTON, ON L7J 2L8

AGENT: GM SQUARED CONTRACTING, GLEN MOSS, 15 AIREDALE COURT, GEORGETOWN ON L7G 1G33

Present:
- Glenn Moss, agent

T. Boutassis: Noted no objection to approval.

G. Moss: Stated that the property slopes and there is only one flat area for the garage.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.005H - SCHULTZ, BE APPROVED."

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.

- The associated Planning report is dated February 27, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

MINOR VARIANCE APPLICATION D13VAR18.006H - JARMOSZKA
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,
1. TO REDUCE THE FRONT YARD SETBACK FROM THE MINIMUM 6 M TO PERMIT A 3.29 M FRONT YARD SETBACK (ADDITION).
TO ACCOMMODATE A PROPOSED ADDITION TO A DWELLING.

LOCATION: PROPERTY DESCRIBED AS PT PPK LT 1, PL CAVANAGH , SE OF ANN ST, AS IN 165721 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS 33 ANN STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): SLAWEK JARMOSZKA, 33 ANN STREET, GEORGETOWN, ON L7G 2V3

Present:
- Slawek Jarmoszka, owner

T. Boutassis: Noted that 2 objections have been received since the report was written,

but there are no changes to the report, and he is still recommending approval.

S. Jarmoszka: Stated that there will be 12 feet from the garage to the street.

It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.006H - JARMOSZKA, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. The addition to the dwelling shall be constructed generally in accordance with the architectural design as shown in the building elevations on drawings A2.2, A2.3 and A2.4, date stamped by the Committee of Adjustment on January 31, 2018, to the satisfaction of the Commissioner of Planning & Sustainability.**"**

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.

- The condition was read out.
- The associated Planning report is dated March 01, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5D. HEARING #4

MINOR VARIANCE APPLICATION D13VAR18.007H - NORMANDY DEVELOPMENT INC.

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO PERMIT A BUILDING, VEGETATIVE PLANTING, OR LANDSCAPING THAT HAS A HEIGHT OF GREATER THAN 1 M TO BE LOCATED IN A SITE TRIANGLE ON A CORNER LOT.

2. TO REDUCE THE NUMBER PARKING SPACES FROM THE MINIMUM 30 SPACES TO PERMIT 26 PARKING SPACES.

TO ACCOMMODATE A PROPOSED COMMERCIAL PLAZA.

LOCATION: PROPERTY DESCRIBED AS PT LTS 1 & 2, PL 383, AS IN 663923; LT 3, PL 383; HALTON HILLS, MUNICIPALLY KNOWN AS 0 NORMANDY BOULEVARD (120 GUELPH STREET), TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): NORMANDY DEVELOPMENT INC., SAM GANNI, 45 SORBONNE DRIVE, BRAMPTON ON L6P 1Z3

AGENT: PROFESSIONAL FLOOR PLANS INC., RAED AL-RAWI, 5147 PRESERVATION CIRCLE, MISSISSAUGA, ON L5M 7T4

Present:

- Raed Al-Rawi, agent
- William Weir, 4 Prince Charles Drive, Georgetown, ON L7G 3T7
- Gregory Hajer, 2 Prince Charles Drive, Georgetown, ON L7G 3T7

T. Boutassis: Stated that a parking study has been submitted and staff are satisfied and note no objection to approval.

R. Al-Rawi: Stated that they have been working with Town staff for the past 6 months, and have provided everything that was required.

W. Weir: Stated that he is not opposed to the application, but is concerned about traffic and cars parking on the street in front of houses.

G. Hajer: Stated that he is concerned about traffic and parking but is happy to see this proposal.

T. Boutassis: Stated that the subject site is also associated with a Site Plan application, and the proposal is for a medical office, pharmacy and retail. Indicated that Transportation staff reviewed the parking justification report, and are satisfied that 26 parking spots are more than enough.

G. Hajer: Asked for clarification where the drawing shows parking for solar cars.

R. Al-Rawi: Responded that the Town has energy and heat requirements, and there will be an electrical charger for electrical cars. Indicated that there will be 4 offices which will all be medical related, and the retail aspect will include a pharmacy. Noted that they have added space for bicycles, a sidewalk around the building, and will have restrictions such as no left turns on Normandy Boulevard.

W. Scott: Referenced the sketch, asking if there was room for additional parking.

T. Boutassis: Responded that landscaping would be going in the referenced area.

W. Scott: Asked if the vegetation is required by the owner or the municipality.

R. Al-Rawi: Responded that it is a municipal and regional requirement, and is needed for storing snow.

It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.007H - NORMANDY DEVELOPMENT INC., BE APPROVED."

<u>Reasons for Approval - Minor Variance</u>:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.

4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.

- The associated Planning report is dated February 28, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

6. OTHER MATTERS: Committee paperwork.

7. **It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED**
"THAT this Committee of Adjustment do now ADJOURN to meet again at 7:00 p.m. on Thursday, April 12, 2018, or at the call of the Chair.**"**
The hearing adjourned at approximately 7: 40 p.m.

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Chair

C: Halton Hills Clerks, Attention: Council and Committee Services Coordinator