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, June 13, 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 Keith Hamilton, Planner John McMulkin, Planner Jeff Markowiak, Manager of Development Review Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

1. CHAIR'S OPENING REMARKS.

2. DISCLOSURES OF PECUNIARY INTEREST: None declared.

3. THE MINUTES OF MAY 02, 2018 WERE ACCEPTED.

4. REQUESTS FOR DEFERRAL (FROM APPLICANTS):

5E. - D13VAR18.016H - TOTH: THE COMMITTEE DEFERRED THEIR DECISION FOR THE SUBJECT APPLICATION, IN ORDER FOR THE APPLICANT TO ADDRESS CONSERVATION HALTON CONCERNS.

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

THE SECRETARY-TREASURER NOTED THAT AS THE DECISIONS FOR THE ROSATI CONSENT & MINOR VARIANCE APPLICATIONS (5A - 11 DELREX BOULEVARD) WERE DEFERRED AT THE PREVIOUS HEARING, AND SINCE WAYNE SCOTT WAS NOT PRESENT THEN, THAT HE NOT PARTICIPATE IN THE DISCUSSION OR VOTE.

5A. HEARING #1 - (2 APPLICATIONS)

CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H - ROSATI & D13VAR18.011H - ROSATI

CONSENT: TO CREATE A **NEW LOT**. THE PARCEL TO BE SEVERED IS DESCRIBED AS LT 34, PL 1269 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS PART OF 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN).

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

1. TO PERMIT THE EXISTING DETACHED ACCESSORY BUILDING ON THE LOT, WHEREAS NO DETACHED ACCESSORY BUILDING OR STRUCTURE SHALL BE ERECTED ON A LOT PRIOR TO THE ERECTION OF THE MAIN BUILDING ON THE LOT.

TO ACCOMMODATE AN EXISTING DETACHED ACCESSORY BUILDING.

LOCATION: MUNICIPALLY KNOWN AS 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): MAURO ROSATI

Present:

- Mauro Rosati, owner
- Steve Grace, Engineering
- Carla Delange

J. McMulkin: Noted no objection to approval, subject to conditions, and mentioned that that Engineering has no issues related to drainage.

M. Rosati: Stated that he has worked with Town staff throughout the process.

C. Delange: Asked about the drainage drawing, and noted drainage problems. The Secretary-Treasurer provided her with a copy of the drainage drawing.

S. Grace had a discussion with C. Delange to clarify what the drawing showed, explaining that any drainage issues on other properties are not caused by this proposal.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H - ROSATI & D13VAR18.011H - ROSATI, BE APPROVED, SUBJECT TO THE CONDITIONS OUTLINED IN THE PLANNING REPORT."

Reasons for Approval - Consent:

- The Town/Committee considered the matters set out under Section 51 (24) of the Planning Act, 1990, as amended.
- The Committee considered the proposal to conform to the Regional Official Plan.
- The Committee considered the proposal to conform to the Local Official Plan.

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 June 8, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

MINOR VARIANCE APPLICATION D13VAR18.014H - MAKOSKY
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,
1. TO REDUCE THE SIDE YARD SETBACK FROM THE MINIMUM 4.5 M TO PERMIT A 1.6 M SIDE YARD SETBACK (ATTACHED GARAGE).
TO ACCOMMODATE A PROPOSED ADDITION TO A DWELLING (ATTACHED GARAGE).

LOCATION: MUNICIPALLY KNOWN AS 8373 FIFTH LINE, TOWN OF HALTON HILLS (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): JAMES MAKOSKY

Present:
- J. Makosky

J. McMulkin: Noted no objection to approval, subject to a Conservation Halton Letter of Permission condition that was omitted from the report.

J. Makosky: Stated that he needed additional storage.

T. Jenney: Asked if the referenced condition was acceptable.

J. Makosky: Responded yes.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.014H - MAKOSKY, BE APPROVED, SUBJECT TO CONDITION."

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 June 8, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

MINOR VARIANCE APPLICATION D13VAR18.017H - KUYVENHOVEN GREENHOUSES

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

1. TO REDUCE THE DISTANCE BETWEEN THE ACCESSORY FARM EMPLOYEE ACCOMMODATIONS AND THE LOT LINE FROM THE MINIMUM 30 M TO PERMIT A 16.7 M DISTANCE.

2. TO PERMIT FARM EMPLOYEE ACCOMMODATIONS TO BE LOCATED ON A LOT WITH 4.09 HECTARES, WHEREAS A MINIMUM LOT AREA OF 20 HECTARES IS REQUIRED.

3. TO INCREASE THE DISTANCE BETWEEN THE ACCESSORY FARM EMPLOYEE ACCOMMODATIONS AND THE DETACHED DWELLING FROM THE MAXIMUM 30 M TO PERMIT A FURTHER DISTANCE.

TO ACCOMMODATE PROPOSED ACCESSORY FARM EMPLOYEE ACCOMMODATIONS.

LOCATION: MUNICIPALLY KNOWN AS 10089 FOURTH LINE, TOWN OF HALTON HILLS (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): KUYVENHOVEN GREENHOUSES INC., ANDREW KUYVENHOVEN

Present:

- Andrew Kuyvenhoven

T. Boutassis: Noted no objection to approval.

A. Kuyvenhoven: Stated that flowers are grown in the greenhouses.

It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.017H - KUYVENHOVEN, 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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5D. HEARING #4

MINOR VARIANCE APPLICATION D13VAR18.015H - ORGAR
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 40 SQ M TO PERMIT A 57.23 SQ M ACCESSORY BUILDING (DETACHED GARAGE).
2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 6.42 M (DETACHED GARAGE).
3. TO INCREASE THE WIDTH OF A DRIVEWAY FROM THE MAXIMUM 7 M TO PERMIT A 10 M WIDE DRIVEWAY.

TO ACCOMMODATE A PROPOSED DETACHED GARAGE.

LOCATION: MUNICIPALLY KNOWN AS 123 CRESCENT STREET, TOWN OF HALTON HILLS (ACTON), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): DUSTIN ORGAR

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC.

Present:

- Doug Matthews

K. Hamilton: Noted no objection to approval, subject to condition.

D. Matthews: Stated that he was there to answer any questions.

It was MOVED by Todd Jenney, SECONDED by Wayne Scott, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.015H - ORGAR, BE APPROVED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING REPORT."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5F. HEARING #5

MINOR VARIANCE APPLICATION D13VAR18.018H - CASTIGLIONE
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 20 SQ M TO PERMIT A 22.68 SQ M ACCESSORY BUILDING

(GAZEBO).

2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 3.5 M TO PERMIT A HEIGHT OF 4.6 M (GAZEBO).

TO ACCOMMODATE A PROPOSED GAZEBO.

LOCATION: MUNICIPALLY KNOWN AS 26 HEWSON CRESCENT, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): AL CASTIGLIONE

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC.

Present:

- Doug Matthews

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

D. Matthews: Stated that the height increase is needed due to the grade.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.018H - CASTIGLIONE, BE APPROVED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING REPORT."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5G. HEARING #7

MINOR VARIANCE APPLICATION D13VAR18.019H - GEORGE

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

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 60 SQ M TO PERMIT A 75.5 SQ M ACCESSORY BUILDING (DETACHED GARAGE).

2. TO INCREASE THE TOTAL ACCESSORY BUILDING FLOOR AREA FROM THE MAXIMUM 80 SQ M TO PERMIT A 100 SQ M ACCESSORY BUILDING FLOOR AREA FOR ALL ACCESSORY STRUCTURES (SHED & DETACHED GARAGE).

3. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 8.5 M (DETACHED GARAGE).

TO ACCOMMODATE AN EXISTING SHED, AND A PROPOSED DETACHED GARAGE.

LOCATION: MUNICIPALLY KNOWN AS 11 DAVIDSON DRIVE COLES COURT, TOWN OF HALTON HILLS (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): DEAN GEORGE

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC.

Present:

- Doug Matthews

T. Boutassis: Noted no objection to approval of variances 1 and 2, subject to condition, but recommended refusal of variance 3 related to height. Stated that the proposed height would be an 89% increase, and the treed strip of land to the south could eventually be developed for residential uses, leading to the removal of the trees.

D. Matthews: Submitted various pictures, as well as a revised sketch showing a height of 7.72 m.

W. Scott: Noted that the height for the proposal has no adverse effects, and is reasonable.

T. Jenney: Asked if the revision to 7.72 m changes the Town's recommendation.

T. Boutassis: Responded no, noting that the Town would accept a height of 7 m.

It was MOVED by Todd Jenney, SECONDED by Wayne Scott, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.019H - GEORGE, BE APPROVED AS AMENDED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING REPORT."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5H. HEARING #8

MINOR VARIANCE APPLICATION D13VAR18.021H - ROCHE
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 5.18 M FRONT YARD SETBACK (ADDITION).

TO ACCOMMODATE A PROPOSED ADDITION TO A DWELLING.

LOCATION: MUNICIPALLY KNOWN AS 72 MOORE PARK CRESCENT, TOWN OF

HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): CAROLYN ROCHE

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC.

Present:
- Doug Matthews

K. Hamilton: Noted no objection to approval, subject to condition.

D. Matthews: Stated that the variance is needed for the front porch.

It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.021H - ROCHE, BE APPROVED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING REPORT (REVISED TO REFLECT SUBMITTED DRAWING)."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5I. HEARING #9

MINOR VARIANCE APPLICATION D13VAR18.020H - GEORGE
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 40 SQ M TO PERMIT A 98.11 SQ M ACCESSORY BUILDING (DETACHED GARAGE).
2. TO INCREASE THE TOTAL ACCESSORY BUILDING FLOOR AREA FROM THE MAXIMUM 60 SQ M TO PERMIT A 105.54 SQ M ACCESSORY BUILDING FLOOR AREA FOR ALL ACCESSORY STRUCTURES (SHED & DETACHED GARAGE).
3. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 5.7 M (DETACHED GARAGE).

TO ACCOMMODATE AN EXISTING SHED, AND A PROPOSED DETACHED GARAGE ADDITION.

LOCATION: MUNICIPALLY KNOWN AS 22 COLES COURT, TOWN OF HALTON HILLS (BANNOCKBURN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): JOHN GEORGE

Present:
- J. George

K. Hamilton: Noted no objection to approval, subject to condition.

D. Matthews: Stated that he was there to answer any questions.

It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.020H - GEORGE, BE APPROVED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING REPORT."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5J. HEARING #10

MINOR VARIANCE APPLICATION D13VAR18.022H - THOMAS
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 5.6 M FRONT YARD SETBACK (ADDITION).
2. TO REDUCE THE REAR YARD SETBACK FROM THE MINIMUM 7.5 M TO PERMIT A 1.8 M REAR YARD SETBACK (ADDITION).
TO ACCOMMODATE A PROPOSED ADDITION TO A DWELLING.

LOCATION: MUNICIPALLY KNOWN AS 21 ELIZABETH STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): DAN & THERESA THOMAS

Present:
- The applicants were not present.

K. Hamilton: Noted no objection to approval, subject to condition.

The Secretary-Treasurer noted that since the applicants were not present, the Committee could approve the application, or defer their decision.

It was MOVED by Wayne Scott, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.022H - THOMAS, BE APPROVED, SUBJECT TO THE CONDITION OUTLINED IN THE PLANNING

REPORT."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5K. HEARING #11

MINOR VARIANCE APPLICATION D13VAR18.023H - BCIMC REALTY
REQUESTING RELIEF FROM ZONING BY-LAW 57-91, AS AMENDED,
1. TO REDUCE THE NUMBER OF PARKING SPACES FROM THE MINIMUM 374 SPACES TO PERMIT 203 PARKING SPACES (WAREHOUSE).
2. TO REDUCE THE WIDTH OF THE PLANTING STRIP ABUTTING FIFTH LINE FROM THE MINIMUM 7 M TO PERMIT A 3 M PLANTING STRIP (WAREHOUSE).
TO ACCOMMODATE A PROPOSED WAREHOUSE.

LOCATION: MUNICIPALLY KNOWN AS 40 WESTBRIDGE DRIVE, TOWN OF HALTON HILLS (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): BCIMC REALTY, QUADREAL PROPERTY GROUP, GUS TSORAKLIDIS

AGENT: JOHN D. ROGERS & ASSOCIATES, MICHAEL CRABTREE

Present:
- Michael Crabtree, agent

J. McMulkin: Identified errors in the report as the wrong by-law was listed, and a condition related to a permit from Conservation Halton was missing. Noted no objection to approval, subject to condition.

M. Crabtree: Stated that they are going through site plan for the warehouse and have submitted a parking justification report, and a landscape plan.

T. Jenney: Asked if the referenced condition was acceptable.

M. Crabtree: Responded yes.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.023H - BCIMC REALTY, BE APPROVED, SUBJECT TO CONDITION."

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 June 7, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5L. HEARING #12 - (2 APPLICATIONS)

CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.006H - WATSON & D13VAR18.013H - WATSON

CONSENT: LOT ADDITION. THE PARCEL TO BE SEVERED IS DESCRIBED AS PART OF LOTS 4 AND 5, PLAN 37, NORTH WEST OF ALBERT STREET, PARTS 1, 2 AND 3 PLAN 20R5275 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS PART OF **0 ALBERT STREET**, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON. THE PARCEL IS TO BE ADDED TO AN ABUTTING PROPERTY DESCRIBED AS PART OF LOTS 4, 5 AND 6, PLAN 37, NORTH WEST OF ALBERT STREET SAVE AND EXCEPT PARTS 1, 2 AND 3, PLAN 20R5275 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS **5 ALBERT STREET**, TOWN OF HALTON HILLS (GEORGETOWN), PURPORTEDLY OWNED BY MARK STUART WATSON & LAURA THERESA WATSON.

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

1. TO REDUCE THE FRONTAGE FROM THE MINIMUM 15 M TO PERMIT A 12 M FRONTAGE.

TO ACCOMMODATE A PROPOSED LOT ADDITION.

LOCATION: MUNICIPALLY KNOWN AS PART OF 0 ALBERT STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): MARK STUART WATSON

AGENT: ARNOLD, FOSTER LLP, HERBERT ARNOLD

Present:

- H. Arnold, agent

J. McMulkin: Stated that Planning is not in support of the applications and that the applicant refused to submit a planning brief justifying the proposal and its impact on the significant heritage resource. Indicated that Engineering could not provide comments as the various requested plans and a topographic survey were never submitted. Noted that the proposal would establish a lot frontage of 12 m on Albert Street, which is not in keeping with the character of the neighbourhood. Recommended that the applications be refused.

H. Arnold: Stated that 0 Albert Street was created in 1983, and before the owner sells

the lot, he wants to increase the setback to his home, for maintaining the side of the building. Noted that the heritage building will stay and the Heritage Committee is in support of the proposal, which is something that is missing from the planning report. Submitted multiple maps and drawings of the lots, and the minutes from the Heritage Committee where the proposal was discussed.

J. McMulkin: Noted that the parcels on the one of the submitted maps shows the parcels as they exist today and does not take into account the reduced frontage.

J. Markowiak: Stated that a 12 m frontage would be a unique one-off situation which could create precedence, and another lot with a 12 m frontage could be created on the other side of the building.

H. Arnold: Responded that a building lot on the other side of the building would be new development and the Heritage Committee would not consider it. Noted the side yard is needed for maintenance and for a scissor lift.

W. Scott: Asked for clarification regarding the various boundaries on one of the plans.

H. Arnold: Responded that the dotted lines are from an old plan, and the hard lines are the boundaries of the subject parcels.

W. Scott: Asked if there are any areas where the frontage is similar.

J. McMulkin: Responded that there is a parcel nearby but the frontage was reduced in 1926.

T. Jenney: Asked why there was no rational provided to the Town, noting that there was no justification in the application either.

J. McMulkin: Stated that a rationale or justification was not provided, and that the planning brief or letter could have been prepared by the owner.

J. Markowiak: Stated that the Town position has not changed and most homes can be properly maintained with a 1.2 m setback, noting that this would effectively change the zoning classification of the lot.

H. Arnold: Noted that the planner (who wrote the report) was not present at the Heritage Committee meeting where the Heritage planner made a presentation, and that the report is missing the fact that the Heritage Committee is in support of the applications.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED "THAT CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.006H - WATSON & D13VAR18.013H - WATSON, BE APPROVED, SUBJECT TO THE CONDITIONS OUTLINED IN THE PLANNING REPORT."

Reasons for Approval - Consent:

- The Town/Committee considered the matters set out under Section 51 (24) of the Planning Act, 1990, as amended.

- The Committee considered the proposal to conform to the Regional Official Plan.
- The Committee considered the proposal to conform to the Local Official Plan.

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 June 8, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

6. OTHER MATTERS.

7. ADJOURNMENT (NEXT HEARING: JULY 04, 2018 AT 7:00 P.M.)

The hearing adjourned at approximately 9:00 p.m.

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Secretary-Treasurer

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