



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, October 03, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

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

1. CHAIR'S OPENING REMARKS.
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. THE MINUTES OF SEPTEMBER 05, 2018 WERE ACCEPTED.
4. REQUESTS FOR DEFERRAL (FROM APPLICANTS):

D13VAR18.040H - ELDON, 12220 20 SIDE ROAD (ESQUESING): The Committee deferred their decision for the subject application, in order for the applicant to address Halton Region concerns (applicant needs to determine location of accessory structure based on the Region's requirement of a 30 m buffer from the significant woodlands).
5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:
 - 5A. **HEARING #1**

MINOR VARIANCE APPLICATION D13VAR17.017H - ALMEIDA (REVISED)
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 169.39 SQ M ACCESSORY BUILDING (DETACHED GARAGE WITH SIDE PORCH).

2. TO INCREASE THE TOTAL ACCESSORY BUILDING FLOOR AREA FROM THE MAXIMUM 80 SQ M TO PERMIT A 229.39 SQ M ACCESSORY BUILDING FLOOR AREA FOR ALL ACCESSORY STRUCTURES (DETACHED GARAGE AND CABANA).
3. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 7.16 M (DETACHED GARAGE).
TO ACCOMMODATE A PROPOSED DETACHED GARAGE WITH SIDE PORCH.

LOCATION: 22 DAVIDSON DRIVE (ESQUESING)

OWNER(S): JOHN & PAMELA ALMEIDA

AGENT: DARREN SANGER-SMITH

Present:

- John Almeida, owner

T. Boutassis: Noted no objection to approval, and referenced an objection from a neighbouring property owner wanting landscaping to be included as a condition. Stated that the received objection does not change the Planning recommendation.

J. Almeida: Stated that they have contemplated the objection and have decreased the size and height of the garage. Noted that 11 Davidson has a garage with a higher height, and that mature trees will be planted to give the site a forested facade.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR17.017H - ALMEIDA, BE APPROVED, SUBJECT TO CONDITION."

- Reasons for decision: The Committee considered the variance(s) to be minor in nature, to be desirable for the appropriate use of the land, building or structure, to meet the intent and purpose of the Official Plan, and the Zoning By-law.
- The associated Planning report is dated September 26, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

MINOR VARIANCE APPLICATION D13VAR18.037H - PETRAUSKAS

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 66 SQ M ACCESSORY BUILDING (GARAGE ADDITION).
2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 4.8 M (GARAGE ADDITION).
TO ACCOMMODATE A PROPOSED GARAGE ADDITION.

LOCATION: 201 MOUNTAINVIEW ROAD NORTH (GEORGETOWN)

OWNER(S): VICTORIA PETRAUSKAS

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

Present:

- Doug Matthews, owner's agent

J. McMulkin: Noted no objection to approval, subject to condition.

D. Matthews: Stated that there they are extending the garage for more room.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.037H - PETRAUSKAS, BE APPROVED, SUBJECT TO CONDITION."

- Reasons for decision: The Committee considered the variance(s) to be minor in nature, to be desirable for the appropriate use of the land, building or structure, to meet the intent and purpose of the Official Plan, and the Zoning By-law.
- The associated Planning report is dated September 27, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

MINOR VARIANCE APPLICATION D13VAR18.038H - FERKUL

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

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 80 SQ M TO PERMIT A 102 SQ M ACCESSORY BUILDING (SHED).

TO ACCOMMODATE AN EXISTING SHED.

LOCATION: 12388 TENTH LINE (ESQUESING)

OWNER(S): FRANK FERKUL

AGENT: HUBERT MAKAREWICZ

Present:

- Frank Ferkul, owner

J. McMulkin: Noted no objection to approval.

F. Ferkul: Stated that the shed is for storage purposes.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.038H - FERKUL, BE APPROVED."

- Reasons for decision: The Committee considered the variance(s) to be minor in nature, to be desirable for the appropriate use of the land, building or structure, to meet the intent and purpose of the Official Plan, and the Zoning By-law.
- The associated Planning report is dated September 27, 2018.

- The Chairman informed those in attendance of the 20-day appeal period.

5D. HEARING #4

MINOR VARIANCE APPLICATION D13VAR18.039H - WILSON

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

1. TO INCREASE THE ACCESSORY DWELLING UNIT FLOOR AREA OF A SINGLE DETACHED DWELLING FROM THE MAXIMUM 70 SQ M TO PERMIT A 85.7 SQ M ACCESSORY DWELLING UNIT.

TO ACCOMMODATE A PROPOSED ACCESSORY DWELLING UNIT WITHIN A SINGLE DETACHED DWELLING.

LOCATION: 10248 TENTH LINE (ESQUESING)

OWNER(S): STEPHEN & VERONICA WILSON

Present:

- Stephen Wilson, owner

T. Boutassis: Noted no objection to approval.

S. Wilson: Stated that they need to accommodate a wheelchair in the space.

It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.039H - WILSON, BE APPROVED, SUBJECT TO CONDITION."

- Reasons for decision: The Committee considered the variance(s) to be minor in nature, to be desirable for the appropriate use of the land, building or structure, to meet the intent and purpose of the Official Plan, and the Zoning By-law.
- The associated Planning report is dated September 26, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

6. OTHER MATTERS. No discussions occurred.

7. ADJOURNMENT (NEXT HEARING: NOVEMBER 07, 2018 AT 7:00 P.M.)
The hearing adjourned at approximately 7:30 p.m.

Secretary-Treasurer

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