



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, November 07, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

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

1. CHAIR'S OPENING REMARKS.
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. THE MINUTES OF OCTOBER 03, 2018 WERE ACCEPTED.
4. REQUESTS FOR DEFERRAL (FROM APPLICANTS): None.
5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:

**5A. HEARING #1**

**MINOR VARIANCE APPLICATION D13VAR18.041H - 1792318 ONTARIO INC**  
 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 313 SQ M ACCESSORY BUILDING (EXISTING HERITAGE BUILDING).
2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 5 M TO PERMIT A HEIGHT OF 6.85 M (EXISTING HERITAGE BUILDING).
3. TO PERMIT THE EXISTING DETACHED ACCESSORY BUILDING (EXISTING HERITAGE 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.

4. TO INCREASE THE WIDTH OF THE DRIVEWAY (IN THE FRONT YARD OF THE PROPOSED NEW DWELLING) FROM THE MAXIMUM 7 M TO PERMIT A 7.7 M DRIVEWAY WIDTH.

**TO ACCOMMODATE A PROPOSED DRIVEWAY, AND THE CONVERSION OF AN EXISTING HERITAGE DWELLING TO AN ACCESSORY STRUCTURE.**

**LOCATION:** 9111 THIRD LINE (ESQUESING)

**OWNER(S):** 1792318 ONTARIO INC., RANBIR DHALIWAL

**Present:**

- Ranbir Dhaliwal, owner
- Pat Farley (48 Baylor Crescent)
- Robert Merry (9110 Fourth Line)

**T. Boutassis:** Noted that since the report, it has been determined that two additional conditions related to the heritage structure agreement and insurance are required. Advised that the Secretary-Treasurer spoke with the applicant and he has no issues with the revised conditions.

**R. Dhaliwal:** Stated that he will fulfill all the conditions listed.

**P. Farley:** Spoke in favour of the creative solution in saving a heritage building.

**R. Merry:** Asked if the house is designated, and noted that 2 dwellings cannot exist on the same lot.

**T. Boutassis:** Responded that the house is designated, and is being preserved as an accessory structure, and there will only be one dwelling on the lot.

**R. Merry:** Asked if he could also do this on his property.

**T. Boutassis:** Responded that he cannot comment and staff with expertise in Heritage would need to review any proposal.

**R. Merry:** Asked what happens if they take the house down.

**T. Boutassis:** Responded that they will not be able to obtain a demolition permit.

**It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.041H - 1792318 ONTARIO INC, BE APPROVED, SUBJECT TO CONDITIONS."**

- 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 October 31, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

**5B. HEARING #2**

**MINOR VARIANCE APPLICATION D13VAR18.042H - DEVEAUX**

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 56 SQ M ACCESSORY BUILDING (DETACHED GARAGE).
2. TO REDUCE THE SIDE YARD SETBACK FROM THE MINIMUM 1 M TO PERMIT A 0.46 M SIDE YARD SETBACK (DETACHED GARAGE).

**TO ACCOMMODATE AN EXISTING DETACHED GARAGE.**

**LOCATION:** 38 JOHN STREET SOUTH (ACTON)

**OWNER(S):** GORDON DEVEAUX

**Present:**

- G. Deveaux

**T. Boutassis:** Noted no objection to approval.

**G. Deveaux:** Thanked staff for help during the process.

**It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.042H - DEVEAUX, 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 October 29, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

**6. OTHER MATTERS.** No discussions occurred.

**7. ADJOURNMENT** (NEXT HEARING: NOVEMBER 20, 2018 AT 7:00 P.M.)  
The hearing adjourned at approximately 7:15 p.m.

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**Secretary-Treasurer**

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