



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 06, 2019** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

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

1. CHAIR'S OPENING REMARKS (Acting Chair: Todd Jenney).
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. THE MINUTES OF DECEMBER 05, 2018 WERE ACCEPTED.
4. REQUESTS FOR DEFERRAL (FROM APPLICANTS): None.
5. APPLICATIONS HEARD BY THE COMMITTEE:

5A. HEARING #1

Minor Variance D13VAR18.003H - Baskaran

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 195.1 sq m accessory building (accessory building).
2. To increase the total accessory building floor area from the maximum 120 sq m to permit a 201 sq m accessory building floor area for all accessory structures (accessory building).

To accommodate a proposed accessory building.

Location: 11503 15 Side Road (Esquesing)

The Secretary-Treasurer advised that V. Baskaran was not able to attend due to a

scheduling conflict.

T. Boutassis: Stated that the application was originally heard in 2018, and the deferral was to allow Conservation Halton and Halton Region concerns to be addressed. Noted no objection to approval, subject to conditions.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR18.003H - BASKARAN, BE APPROVED, SUBJECT TO CONDITIONS.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 29, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

Minor Variance D13VAR18.040H - Eldon

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 223.26 sq m accessory building (accessory building).
2. To increase the total accessory building floor area from the maximum 120 sq m to permit a 289.63 sq m accessory building floor area for all accessory structures.
3. To increase the height for a single accessory building from the maximum 5 m to permit a height of 8.21 m (accessory building).

To accommodate existing structures, and a proposed accessory building.

Location: 12220 20 Side Road (Esquesing)

Present (oral submissions):

- Bill Eldon

J. McMulkin: Stated that the application was originally heard in 2018, and the deferral was to allow Halton Region concerns to be addressed. Noted no objection to approval, subject to condition.

B. Eldon: Was present to answer any questions.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR18.040H - ELDON, BE APPROVED, SUBJECT TO CONDITION.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 29, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

Minor Variance D13VAR19.001H - Showalter

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 4.2 m front yard setback (addition).
2. To reduce the side yard setback from the minimum 1.2 m to permit a 0.61 m side yard setback (porch).
3. To reduce the setback from the interior side lot line from the minimum 1 m to permit a 0.61 m setback (air conditioner).

To accommodate a proposed addition and porch.

Location: 12 McNabb Street (Georgetown)

Present (oral submissions):

- Doug Matthews, agent

T. Boutassis: Stated the subject property is located in a mature neighbourhood, and when considering the variance to reduce the front yard setback, staff reviewed the drawings and conducted a site visit. Advised that the difference in distance from the front property line to the existing porch and the proposed porch, is approximately 1 meter. Noted no objection to approval, subject to condition.

D. Matthews: Stated that the proposal is for a (partial) second storey addition and porch.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.001H - SHOWALTER, BE APPROVED, SUBJECT TO CONDITION.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 30, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5D. HEARING #4

Minor Variance D13VAR19.002H - Corkum

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 45 sq m accessory building (pavilion).

To accommodate a proposed pavilion.

Location: 30 Barraclough Boulevard (Glen Williams)

Present (oral submissions):

- Timothy Corkum, owner

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

T. Corkum: Asked for clarification on timing.

The Secretary-Treasurer clarified what the next steps would be.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.002H - CORKUM, BE APPROVED, SUBJECT TO CONDITION.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 30, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5E. HEARING #5

Minor Variance D13VAR19.003H - IAD Capital

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

1. To permit 5 existing loading spaces and 3 proposed loading spaces to be located in the front yard, whereas loading spaces are not permitted in the front yard.

To accommodate a proposed addition to an industrial building.

Location: 30 Armstrong Avenue (Georgetown)

Present (oral submissions):

- Julian Attree, owner

T. Boutassis: Noted no objection to approval.

J. Attree: Was present to answer any questions.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.003H - IAD CAPITAL, BE APPROVED.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 29, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5F. HEARING #6

Minor Variance D13VAR19.004H - Grove

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 7.27 m rear yard setback (dwelling).

To accommodate an existing foundation of a dwelling under construction.

Location: 585 Main Street (Glen Williams)

Present (oral submissions):

- Paul Grove, owner

J. McMulkin: Noted no objection to approval.

P. Grove: Was present to answer any questions.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.004H - GROVE, BE APPROVED.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5G. HEARING #7

Minor Variance D13VAR19.005H - Kandola

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

1. To increase the total floor area of all accessory structures from the maximum 20 sq m to permit a total of 107 sq m (proposed cabana and existing structures).
2. To increase the height for a single accessory building from the maximum 4.5 m to permit a height of 5.3 m (cabana).

To accommodate a proposed cabana.

Location: 29 Barraclough Boulevard (Glen Williams)

Present (oral submissions):

- Jasvir Kandola, owner

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

J. Kandola: Stated that he had no issues with the conditions, and will move the shed.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.005H - KANDOLA, BE APPROVED, SUBJECT TO CONDITIONS.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5H. HEARING #8

Minor Variance D13VAR19.006H - Van Zeumeren

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

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit a 1.22 m exterior side yard setback (garage).

To accommodate a proposed garage.

Location: 11 Arletta Street (Georgetown)

Present (oral submissions):

- Doug Matthews, agent

J. McMulkin: Stated the subject property is located in a mature neighbourhood, and advised that there is an existing line of trees for screening, the existing carport already has a deficient exterior side yard setback, and the property is located in a quiet neighbourhood (with less traffic). Noted no objection to approval, subject to condition.

D. Matthews: Was present to answer any questions.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR19.006H - VAN ZEUMEREN, BE APPROVED, SUBJECT TO CONDITION.”

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5I. HEARING #9

Minor Variance D13VAR19.007H - Upson

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 254.3 sq m accessory building (accessory building).
2. To increase the total accessory building floor area from the maximum 120 sq m to permit a 265.44 sq m accessory building floor area for all accessory structures.
3. To increase the height for a single accessory building from the maximum 5 m to permit a height of 7.4 m (accessory building).

To accommodate a proposed accessory building.

Location: 9116 Sixth Line (Esquesing)

Present (oral submissions):

- H. Arnold, agent

J. McMulkin: Gave a history of the proposal as it had been refused by the Committee in the past. Noted that a new application is before the Committee, and that a neighbour

who had previously objected is in support of the new application. Advised that the appearance of the structure will be reduced due to: sloping grade, tall trees providing screening, orientation of the building showing the width and the full length, and the applicant stating that no commercial activities will be undertaken. Noted no objection to approval, subject to condition.

H. Arnold: Stated that the existing accessory building is being demolished and the applicant worked with the neighbour to determine the proposed location.

W. Scott: Asked for clarification as to the application noting the section of the by-law that deals with replacements of storage buildings.

H. Arnold: Responded that he was pointing out that they have the right to replace it.

W. Scott & H. Arnold discussed whether the shed located on the sketch is included. The Secretary-Treasurer clarified that the total floor area includes all structures on site.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR19.007H - UPSON, BE APPROVED, SUBJECT TO CONDITION."

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated January 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

6. OTHER MATTERS. No discussions occurred.

7. ADJOURNMENT (NEXT HEARING: APRIL 03, 2019 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