TOWN OF HALTON HILLS

COMMITTEE OF ADJUSTMENT

MINUTES

Committee of Adjustment hearing on **Wednesday, April 3, 2019** at 6 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

MEMBERS PRESENT: Gordon Driedger, Jane Watson, Neal Panchuk, Thomas Hill, Wayne Scott
STAFF PRESENT: John McMulkin, Planner Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

1. ELECTION OF CHAIR / APPOINTMENT OF SECRETARY-TREASURER:

It was MOVED by Jane Watson, SECONDED, and CARRIED
"THAT *(as per By-Law No. 2019-0011*), Gordon Driedger be elected as Chair of the Town of Halton Hills Committee of Adjustment for the 2019-2022 term of Council, or until successors are appointed.**"**

It was MOVED by Thomas Hill, SECONDED, and CARRIED
"THAT Niloo Hodjati be appointed as Secretary-Treasurer of the Town of Halton Hills Committee of Adjustment for the 2019-2022 term of Council, or until successors are appointed.**"**

2. CHAIR'S OPENING REMARKS.

3. DISCLOSURES OF PECUNIARY INTEREST: None declared.

4. APPLICATIONS HEARD BY THE COMMITTEE:
Minor Variance or Permission (*Planning Act, Section 45*)
Consent (*Planning Act, Section 53*)

The Secretary-Treasurer advised that there are no requests for deferral.

4A. HEARING #1

Minor Variance D13VAR19.008H - Daley

Location: 68 Church Street West (Acton), Town of Halton Hills, Regional Municipality of Halton

Purpose: 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 1.75 m exterior side yard setback (addition to dwelling).

To accommodate a proposed addition to a dwelling.

Present (oral submissions)**:**

- Stuart Bowen

J. McMulkin: Stated that the proposal is in a Mature Neighbourhood, and the proposed addition is modest, and screened by existing trees. Noted no objection to approval, subject to read condition.

S. Bowen was present to answer any questions.

T. Hill: Noted that the addition would be well screened.

It was MOVED by Wayne Scott, SECONDED, and CARRIED
"THAT MINOR VARIANCE D13VAR19.008H - DALEY, 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 March 26, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

4B. HEARING #2

Minor Variance D13VAR19.009H - Kanis

Location: 29 Joycelyn Crescent (Georgetown), Town of Halton Hills, Regional Municipality of Halton

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

1. To increase the allowable accessory buildings from the maximum 2 to permit 3 accessory buildings.
2. To reduce the front yard setback from the minimum 6 m to permit a 3.5 m front yard setback (addition to dwelling).
3. To increase the driveway width from the maximum 6.1 m to permit a 9.23 m driveway width.
4. To reduce the side yard setback from the minimum 1 m to permit a 0.28 m side yard setback (proposed relocation of shed A).
5. To reduce the side yard setback from the minimum 1 m to permit a 0.65 m side yard setback (existing shed B).
6. To reduce the rear yard setback from the minimum 1 m to permit a 0.47 m rear yard setback (existing shed B).
7. To reduce the rear yard setback from the minimum 1 m to permit a 0.51 m rear yard setback (existing shed C).

To accommodate a proposed addition to a dwelling, and driveway width.

Present (oral submissions)**:**

- Graham Barrett

J. McMulkin: Stated that the proposal is adjacent to a park, and a large tree in the front yard provides screening. Noted that the dwelling has the farthest set back from the centerline of the road, and would be approximately 1 metre closer than the next closest house. Advised that Engineering has no concerns with the driveway, and that a porch railing will separate pedestrians from vehicles. Noted no objection to approval, subject to read conditions.

G. Barrett: Stated that the existing sheds were put up by a previous owner, and submitted a picture of the existing house.

J. Watson: Asked what the 3 sheds were used for.

G. Barrett: Responded that they were used for pool equipment, tools, etc.

N. Panchuk: Asked if the existing fence would be partially removed.

G. Barrett: Responded he was not sure what the plan is for the fence, and submitted a picture depicting the fence as it stands currently.

N. Panckuk: Asked if the shrubs will be kept.

G. Barrett: Responded as far as he knew.

T. Hill: Stated that the sheds are constructed from aluminum and easy to move, there are no issues from neighbours, and the property is private with no negative impact.

W. Scott: Asked if a new shed can be built.

J. McMulkin: Responded that they could demolish and rebuild a shed as long as it meets the noted setbacks.

G. Driedger: Noted that the existing driveway is wide, and asked if the decision is legitimizing an existing situation.

J. McMulkin: Responded that the driveway was widened in previous years.

G. Barrett: Responded that a small portion of the driveway is being removed to accommodate the garage.

There were discussions regarding the driveway and J. McMulkin approached the Committee and clarified measurements on the sketch.

G. Barrett submitted a petition which presented 7 signatures from surrounding neighbours in support of approval.

It was MOVED by Thomas Hill, SECONDED, and CARRIED
"THAT MINOR VARIANCE D13VAR19.009H - KANIS, 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 March 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

5. ADJOURNMENT: approximately 6:20 p.m., next hearing: May 1, 2019 at 6 p.m.

_____

Secretary-Treasurer

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