

## **MINUTES**

Committee of Adjustment hearing on **Wednesday, August 7, 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:

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

## 1. CALL TO ORDER / CHAIR'S OPENING REMARKS.

2. DISCLOSURES OF PECUNIARY INTEREST. None declared.

#### 3. RECEIPT OF PREVIOUS MINUTES.

It was MOVED by Wayne Scott, SECONDED, and CARRIED THAT the minutes of the hearing held on Wednesday, July 3, be received.

#### 4. APPLICATIONS HEARD:

#### 4A. HEARING #1 Minor Variance D13VAR19.018H - Brajkovic

**Location:** 159 Jeffrey Avenue, Town of Halton Hills (Acton), Regional Municipality of Halton

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

**1.** To reduce the interior side yard setback from the minimum 1.8 m to permit a 1.28 m interior side yard setback (addition).

#### To accommodate a proposed addition to an existing dwelling.

Owner: Boris Brajkovic, Agents: Tomasz Goral

Present (oral submissions): Tomasz Goral

The Town Planner objected to approval, noting that the proposal does not meet the

criteria of the zone standards adopted as a result of the Mature Neighbourhood Character Study; and lacks unique circumstances to justify relief. The agent noted that it is easier to construct on existing walls, provided 6 letters of support, and a sketch depicting the variance. Discussions included lot comparisons, letters of support, and there being a variety of dwelling types and storeys on surrounding streets.

It was MOVED by Wayne Scott, SECONDED, and CARRIED THAT the application be approved, subject to condition.

## 4B. HEARING #2 Minor Variance D13VAR19.019H - Lemma

**Location:** 10 Brucewood Road, Town of Halton Hills (Georgetown), 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 3.95 m exterior side yard setback (addition).

#### To accommodate a proposed addition to an existing dwelling.

**Owner:** Etsegenet Lemma

Present (oral submissions): Vincenzo Gentile, owner's consultant

The Town Planner noted no objection to approval, subject to condition. The consultant stated that they are building on an existing wall, and that the property is a corner lot.

It was MOVED by Jane Watson, SECONDED, and CARRIED THAT the application be approved, subject to condition.

#### 4C. HEARING #3 Minor Variance D13VAR19.020H - Tavares

**Location:** 37 Barraclough Boulevard, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

- **1.** To reduce the interior side yard setback from the minimum 1.5 m to permit a 1 m interior side yard setback (storage shed).
- 2. To reduce the rear yard setback from the minimum 1.5 m to permit a 1 m rear yard setback (covered outdoor living).
- **3.** To increase the total floor area of all accessory structures from the maximum 20 sq m to permit a total floor area of 98.3 sq m.
- **4.** To increase the height for a single accessory building from the maximum 4.5 m to permit a height of 5.56 m (storage shed / covered outdoor living).
- **5.** To increase the floor area for a private detached garage from the maximum 60 sq m to permit an 85 sq m private detached garage.
- 6. To increase the height for a private detached garage from the maximum 4.5 m to permit a height of 5.91 m.
- 7. To increase the encroachment of the roof overhang from the maximum 50% of the

side yard setback (0.5 m from the side and rear lot lines) to permit a roof overhang encroachment of 70% (0.3 m from the side and rear lot lines), (storage shed / covered outdoor living).

# To accommodate a proposed accessory building (covered outdoor living/storage shed) and garage addition.

Owner: Robert Tavares, Agent: Patryk Kot

Present (oral submissions): Robert Tavares

The Town Planner noted no objection to approval, subject to read condition. The owner was present to answer any questions. Discussions included elimination of variances, as the lot can accommodate minimum setbacks; and whether to defer the decision, or issue an amended decision that removes variances.

It was MOVED by Thomas Hill, SECONDED, and CARRIED THAT the decision for the application be deferred until the next hearing.

• Wayne Scott was not in support of deferral.

### 4D. HEARING #4 Minor Variance D13VAR19.021H - 1909995 ON Inc.

Location: 214 Mill Street East, Town of Halton Hills (Acton), Regional Municipality of Halton

Purpose: 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 2.77 m front yard setback (addition).

## To accommodate a proposed addition to an existing dwelling.

**Owner:** 1909995 ON Inc., Doug Pattison, **Agent:** Silvercreek Commercial Builders, Suzanne Clarke

#### Present (oral submissions): Doug Pattison

The Town Planner noted no objection to approval, subject to conditions. The owner was present to answer any questions. Discussions included whether the proposal was in keeping with the neighbourhood.

It was MOVED by Thomas Hill, SECONDED, and CARRIED THAT the application be approved, subject to conditions.

• Neal Panchuk was not in support of approval, and voted for refusal of the application.

## 4E. HEARING #5 D13VAR19.022H - Papineau

**Location:** 10600 Sixth Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

Purpose: 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 151 sq m accessory building (garage).
- 2. To increase the total accessory building floor area from the maximum 120 sq m to permit a 172 sq m total accessory building floor area.
- **3.** To increase the height for a single accessory building from the maximum 5 m to permit a height of 7.5 m (garage).
- **4.** To increase the driveway width from the maximum 7 m to permit a driveway width of 10.45 m.

## To accommodate a proposed accessory building and driveway.

Owners: Joanna & Darcy Papineau, Agent: TC Designs, Teresa Correia

**Present** (oral submissions): Teresa Correia, Darcy Papineau, Maureen Kirincic, John Harrison

The Town Planner noted that 3 objections were received regarding use, location, noise and height of the accessory building; the structure cannot be used for human habitation, or a business; if a contravention occurs, a complaint may be filed with By-law Enforcement staff; and noted no objection to approval, subject to read condition.

The agent submitted a letter of support and documents depicting the proposal, and noted that the garage is for personal use; hedges will be maintained; windows shown on the north elevation sketch are eliminated; and a house could be built where the garage is located. The owner noted that the garage is not for commercial purposes, and referenced the eliminated windows. M. Kirincic spoke against the proposal, noting a concern with height. J. Harrison spoke against the proposal, noting concerns with size, height, privacy, and noise. In response to questions, the owner noted that the structure cannot be located in the back due to Conservation Halton restrictions. The agent and owner offered to reduce the height, and agreed to the maintenance of the hedgerow.

It was MOVED by Thomas Hill, SECONDED, and CARRIED THAT the application be approved as amended, subject to conditions.

- Wayne Scott was not in support of approval of the amended variance and added second condition, and voted for refusal of the application.
- 5. **ADJOURNMENT:** approximately 7:40 p.m.

Secretary-Treasurer

C: Halton Hills Clerks, Deputy Clerk - Legislation & Elections