



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, May 02, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

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

1. CHAIR'S OPENING REMARKS.
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. **It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED** "THAT THE MINUTES OF THE HALTON HILLS COMMITTEE OF ADJUSTMENT HEARING HELD ON APRIL 12, 2018 BE ADOPTED."
4. REQUESTS FOR DEFERRAL: None.
5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:

**5A. HEARING #1**

**MINOR VARIANCE APPLICATION D13VAR18.012H - CARDON**

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

1. TO REDUCE THE INTERIOR SIDE YARD SETBACK FROM THE MINIMUM 1 M TO PERMIT A 0.16 M INTERIOR SIDE YARD SETBACK (DETACHED GARAGE).
2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 7.4 M (DETACHED GARAGE).
3. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 40 SQ M TO PERMIT A 132.6 SQ M ACCESSORY

**4. BUILDING (DETACHED GARAGE).  
TO ACCOMMODATE A PROPOSED DETACHED GARAGE.**

LOCATION: MUNICIPALLY KNOWN AS 45 EDITH STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): CHERYL CARDON, 45 EDITH STREET, GEORGETOWN ON L7G 3B2

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC., 66 MAIN STREET SOUTH, GEORGETOWN, ON L7G 3G3

**Present:**

- Doug Matthews, agent

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

**D. Matthews:** Stated that the foundation is being kept, and the peak of the garage will now be located at the centre of the driveway.

**It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE D13VAR18.012H - CARDON, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:**

1. The detached garage shall be constructed generally in accordance with the architectural design as shown in the building elevations on drawing MV-2 prepared by Matthews Design & Drafting Services Inc., date stamped by the Committee of Adjustment on April 3, 2018, to the satisfaction of the Commissioner of Planning & Sustainability."

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
  2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
  3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
  4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The condition was read out.
  - The associated Planning report is dated April 26, 2018.
  - The Chairman informed those in attendance of the 20-day appeal period.

**5B. HEARING #2**

**MINOR VARIANCE APPLICATION D13VAR18.010H - QADEER**

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

1. TO INCREASE THE ACCESSORY DWELLING UNIT FLOOR AREA WITHIN A SINGLE DETACHED DWELLING FROM THE MAXIMUM 70 SQ M TO PERMIT A 114.47 SQ M ACCESSORY DWELLING UNIT (SECOND FLOOR UNIT).

**TO ACCOMMODATE AN ACCESSORY DWELLING UNIT.**

LOCATION: MUNICIPALLY KNOWN AS 24 JOHN STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): AMTUL QADEER, 4587 BADMINTON DR., MISSISSAUGA, ON L5M 3H6

AGENT: SANJEEV KUMAR, 3086 HAROLD SHEARD DRIVE, MISSISSAUGA, ON L4T 1V5

**Present:**

- Sanjeev Kumar, agent
- Dennis McLay, 2 Comset Gate, Georgetown, ON L7G 1J1

**K. Hamilton:** Noted no objection to approval, subject to condition.

**S. Kumar:** Stated that they want to increase the floor area.

**D. McLay:** Spoke in favour of the proposal, noting that the duplex has existed since the 1970s.

**It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED “THAT MINOR VARIANCE D13VAR18.010H - QADEER, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:**

1. The applicant shall enter into an Agreement with the Town regarding the encroachment of the dwelling onto Victoria Street, on the east side of the property, to the satisfaction of the Commissioner of Planning and Sustainability.”

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
  2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
  3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
  4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The condition was read out.
  - The associated Planning report is dated April 26, 2018.
  - The Chairman informed those in attendance of the 20-day appeal period.

**5C. HEARING #3**

**CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H & D13VAR18.011H - ROSATI**

**CONSENT:** TO CREATE A NEW LOT. THE PARCEL TO BE SEVERED IS DESCRIBED AS LT 34, PL 1269 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS PART OF 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN).

**MINOR VARIANCE:** REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO PERMIT THE EXISTING DETACHED ACCESSORY 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.

**TO ACCOMMODATE AN EXISTING DETACHED ACCESSORY BUILDING.**

LOCATION: MUNICIPALLY KNOWN AS 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): MAURO ROSATI, 2 ALLISON COURT, GEORGETOWN, ON L7G 4S4

**Present:**

- Mauro Rosati, owner
- Carla Delange, 53 Normandy Boulevard, Georgetown, ON L7G 1V9
- Brianna Anderson, 51 Normandy Boulevard, Georgetown, ON L7G 1V9

**J. McMulkin:** Stated that the creation of the lot meets all policies, and the variance is to recognize an existing garage. Noted no objection to approval, subject to conditions.

**M. Rosati:** Stated that a single family dwelling will go up on the new lot.

**C. Delange:** Spoke against the proposal noting drainage problems that need to be resolved.

**B. Anderson:** Spoke against the proposal noting her concern regarding water damage.

**A. Cook:** Asked if Town staff could address concerns.

**J. McMulkin:** Responded that the Town is holding securities for a Site Alteration permit related to the existing house, and is collecting more securities to address drainage through a larger retaining wall and swale.

**T. Jenney:** Asked if drainage problems can be remedied.

**J. McMulkin:** Responded that he cannot speak to the issue, but can state that drainage will not worsen by the proposal being approved.

**T. Jenney:** Asked if cash-in-lieu of parkland had been paid.

The Secretary-Treasurer clarified that it will be paid as part of clearing the conditions.

**A. Cook:** Asked what assurance there is that a swale will not be filled in by future owners.

**J. McMulkin:** Responded that if it is under the Site Alteration permit, then it can be remedied.

Discussions took place between the Committee and Town staff related to drainage problems, and adding an additional condition for a swale or weeping tiles. Eventually, it was determined that further input from Engineering staff was required.

**It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED “THAT CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H & D13VAR18.011H - ROSATI, BE DEFERRED FOR NO MORE THAN ONE YEAR FROM DATE OF HEARING.”**

Reason for Deferral: In order for the Town (Engineering) to further assess concerns related to drainage.

- The associated Planning report is dated April 27, 2018.

6. OTHER MATTERS: No discussions occurred.

7. **It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED “THAT this Committee of Adjustment do now ADJOURN to meet again at 7:00 p.m. on Wednesday, June 13, 2018, or at the call of the Chair.”**

The hearing adjourned at approximately 7:30 p.m.

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**Chair**

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