



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **September 2, 2020**, at 6 p.m. via Zoom.

Members Present: Thomas Hill, Jane Watson, Neal Panchuk

Staff Present: Greg Macdonald, Senior Planner
John McMulkin, Planner
Ruth Conard, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

3. APPLICATIONS HEARD

a) Minor Variance D13VAR20.013H – Rastin

Location: 620 Main Street, Town of Halton Hills (Glen Williams), 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 60 sq m to permit a 147.64 sq m accessory building (proposed garage).
2. To increase the floor area for a single accessory building from the maximum 60 sq m to permit a 87.37 sq m accessory building (existing shed).
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 235.01 sq m.
4. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 7.96 m (proposed garage).
5. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 4.7 m (existing shed).

To accommodate an existing shed, and proposed garage.

Owner(s): Chris Rastin, **Agent:** New Age Design, Richard Kossak

The Town Planner noted no objections to approval, subject to condition. The owner and agent were present to answer any questions.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

b) Minor Variance D13VAR20.014H – Beyerlein

Location: 14 Gower Court, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the minimum interior side yard setback from 1 m to permit a 0 m interior side yard setback (play structure).
2. To reduce the minimum rear yard setback from 1.2 m to permit a 0.7 m rear yard setback (play structure).

To accommodate an existing accessory structure (play structure).

Owner(s): Harald & Krista Beyerlein

The Town Planner noted no objections to approval, referenced received written support, and stated that although a neighbor had requested screening, they have since withdrawn the concern and may plant a tree instead. The owners were present to answer any questions. Discussions included whether the structure can be moved, the intent of setbacks, and visual impacts being secondary. The Town Planner indicated that the structure is within the height allowance, meets the intent of setbacks, and if it was moved, it would only be required to move 50 cm.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved.

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

c) Minor Variance D13VAR20.015H – ADM Agri-Industries

Location: 24 Ontario Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To permit the construction of a 19.3 m tall accessory silo, whereas only

buildings and structures that existed on the effective date of the Zoning By-law are permitted.

To accommodate a proposed sugar silo.

Owner(s): ADM Agri-Industries, Ian Pinner **Agent:** Cargill Limited, Jeff Pattenden

The Town Planner noted no objections to approval, subject to conditions. Staff from Cargill (Jeff Pattenden & Adam Slater), and their consultants (George Kraelling & Roger Langlois) were present to answer any questions. Taylor Wellings from the Region of Halton was also present. Discussions included the conditions required by the Region, and questions / comments from the public (*responses were provided to the public prior to the hearing*). The height of the silo was also discussed, and it was explained that the height is governed by the diameter, meaning that a decrease in height would increase the diameter.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

d) Minor Variance D13VAR20.016H – 35 Raylawn Inc.

Location: 35 Raylawn Crescent, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the number of residential units from the existing 20 to permit 21 residential units.

To accommodate the conversion of ground level parking spaces to residential.

Owner(s): 35 Raylawn Inc., Tong Hahn, **Agent:** Fryett Turner Architects Inc., James Fryett

The Town Planner noted no objections to approval. The owner and agent were present to answer any questions. Discussions included the need for a condition to address screening by the visitor parking area, and a condition was included.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

4. ADJOURNMENT

Adjourned at approximately 7:20 p.m.