



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **November 4, 2020**, at 6 p.m. via Zoom.

Members Present: Todd Jenney, Chair, Jane Watson, Lloyd Hillier, Neal Panchuk, Thomas Hill

Staff Present: John McMulkin, Planner
Ruth Conard, Planner
Tharushe Jayaveer, 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 D13VAR20.018H – 2570997 Ontario Inc.

Location: 16268 17 Side Road, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

- 1.** To reduce the distance to the front lot for an existing dwelling used as accessory farm employee accommodation from the minimum 30 m to permit a 10 m distance.
- 2.** To increase the distance from the detached dwelling on the same lot to an existing dwelling used as accessory farm employee accommodation from the maximum 30 m to permit a 250 m distance.

To accommodate a proposed accessory farm employee accommodation (existing dwelling).

Owner(s): 2570997 Ontario Inc., Hernak Daliwhal, **Agent:** Robert Russell Planning Consultants Inc., Rob Russell

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the Committee's decision for the subject application be deferred.

- The Region is awaiting outstanding documents and information.
- The owner/agent agreed with deferral prior to the hearing and were not present.

b) Minor Variance D13VAR20.019H – Van Ryn

Location: 53 Confederation 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 40 sq m to permit a 120 sq m accessory building (detached garage).
2. To increase the total floor area for all accessory structures from the maximum 60 sq m to permit a total floor area of 130 sq m (detached garage and existing sheds).
3. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 6.2 m (detached garage).

To accommodate a proposed detached garage.

Owner(s): William & Susan Van Ryn

The Town Planner noted no objections to approval, subject to updated condition. The owner was present to answer questions.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

c) Minor Variance D13VAR20.020H – Rocha

Location: 4 Ainley Trail, 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 total floor area for all accessory structures from the maximum 20 sq m to permit a total floor area of 34 sq m (existing cabana and shed).

To accommodate an existing cabana.

Owner(s): Marlene & Domingos Rocha

The Town Planner noted no objections to approval. The owner was present to answer questions.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved.

d) Minor Variance D13VAR20.021H – Perusse

Location: 70 King Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the floor area for two accessory structures from the maximum 20 sq m each to permit a floor area of 35.1 sq m each (swim spa and golf simulator).
2. To increase the height for two accessory structures from the maximum 3.5 m to permit a height of 4.1 m each (swim spa and golf simulator).

To accommodate proposed accessory structures (2), (swim spa and golf simulator).

Owner(s): Vaughn Perusse & Rossana Cossaro

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the Committee's decision for the subject application be deferred.

- The Committee requested updated elevation drawings depicting the structures in more detail.
- The Town Planner had not conducted a site visit and was unaware of grading issues.

e) Minor Variance D13VAR20.022H – Worthington Homes (Humberstone) Inc.

Location: 3 & 5 Halton Hills Drive, 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 a 0.3 metres reserve from the minimum 2.7 metres to permit the following:
 - 2.67 metres for Block 4 unit 25
 - 2.68 metres for Block 10 unit 65
 - 2.44 metres for block 12 unit 74

- 2.05 metres for block 12 unit 78
2. To reduce the setback from a porch encroachment into the exterior side yard, from the minimum 1.5 metres to permit the following:
 - 1.40 metres from the 0.3 metre reserve for block 4 unit 25
 - 1.49 metres from the 0.3 metre reserve for block 10 unit 65
 - 1.10 metres from the 0.3 metre reserve for block 12 unit 78
 3. To reduce the interior side yard setback to a porch from the minimum 1.2 metres to permit the following:
 - 0.60 metres for block 11 unit 66
 - 1.15 metres for Block 11 Unit 73
 4. To reduce the minimum garage width from the minimum 3.5 metres to permit the following:
 - 3.35 metres for block 16 units 99, 100 and 101.

To accommodate proposed townhouses.

Owner(s): Worthington Homes (Humberstone) Inc., Ron Bawks

The Town Planner noted no objections to approval, subject to amended variance, and updated condition. The owner was present to answer questions.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved as amended, subject to condition.

- Variance 3 amended as follows: variance for unit 73 eliminated, and variance for unit 66 amended to 0.27 m.

4. ADJOURNMENT

Adjourned at approximately 7:15 p.m.