



COMMITTEE OF ADJUSTMENT

MINUTES

JULY 8, 2020

Minutes of the Committee of Adjustment hearing held on **July 8, 2020**, at 6 p.m. via Zoom.

Members Present: Gordon Driedger, Chair, Thomas Hill, Wayne Scott, Jane Watson, Neal Panchuk

Staff Present: Jeff Markowiak, Director of Development Review
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 D13VAR20.005H - Zaatreh

Location: 2 Holdroyd Court, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

- 1.** To permit an accessory building (cabana) to be built closer to the exterior side lot line (5.5 m) than the main building (dwelling) from the exterior side lot line (12.12 m).
- 2.** To increase the total floor area of all accessory structures from the maximum 20 sq m to permit a total floor area of 75 sq m (cabana).

To accommodate a proposed cabana.

Owner(s): Salim & Ranin Zaatreh

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

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

b) Minor Variance D13VAR20.006H - Mackay

Location: 178 Delrex Boulevard, 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 a single accessory building from the maximum 40 sq m to permit a 53 sq m accessory building (garage).
2. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 4.9 m (garage).
3. To increase the driveway width from the maximum 7 m to permit a driveway width of 8.4 m.

To accommodate a proposed garage.

Owner(s): Scott & Lisa Mackay

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

It was MOVED by Wayne Scott, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

c) Minor Variance D13VAR20.007H - Cordes

Location: 9435 Regional Road 25, Town of Halton Hills (Esquesing), 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 4.5 m to permit a 3 m interior side yard setback (addition).
2. To increase the driveway width from the maximum 7 m to permit a 16.45 m driveway width.

To accommodate a proposed addition.

Owner(s): Heinz & Ilona Cordes, **Agent:** Jansen Consulting, Sean Macdonald

The Town Planner noted no objections to approval, subject to read conditions. The agent (Jeff Jansen) was present to answer any questions.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

d) Minor Variance D13VAR20.008H – Cambridge Aggregate

Location: 0 Wallace Street, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To permit the shortest lot line that abuts a street (Commerce Crescent) to be deemed the front lot line, whereas the Zoning By-law requires the longest lot line that abuts a street (Wallace Street) to be deemed as the front lot line.
2. To permit outdoor storage to be screened by an opaque fence with a minimum height of 1.8 m for the lot lines adjacent to an industrial lot.
3. To permit no screening of the outdoor storage for the lot line adjacent to the abutting Town owned lands to the north-west of the site.

To accommodate a proposed transportation terminal.

Owner(s): Cambridge Aggregate Services Inc., Chris Isley, **Agent:** Dryden, Smith & Head Planning Consultants Ltd., Andrew Head

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

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved.

e) Minor Variance D13VAR20.009H – HHIDGP

Location: 6 Cleve Court, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 57-91, as amended,

1. To increase the height of the buildings to the top of the parapet from the maximum 10.6 m to permit a height of 14 m.
2. To decrease the lot frontage on an accessible public road from the minimum 45 m to permit a lot frontage of 28 m.

To accommodate proposed warehouse and accessory office uses.

Owner(s): Halton Hills Industrial Development GP, Stephen Rawlin, **Agents:** Triovest Realty, Daniel Castiglione & Gagan Sobti

The Town Planner noted no objections to approval. The agent (Daniel Castiglione) was present to answer any questions.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved.

f) Minor Variance D13VAR20.010H – Vickery

Location: 13634 Fourth Line, Town of Halton Hills (Bannockburn), Regional Municipality of Halton

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

1. To permit an accessory building to be built closer to the front lot line whereas the by-law requires that accessory structures not be permitted any closer to the front lot line than the main building from the front lot line.
2. To increase the floor area for a single accessory building from the maximum 40 sq m to permit a 111.20 sq m accessory building.
3. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 139.74 sq m.
4. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 6.4 m.

To accommodate a proposed garage.

Owner(s): Wade Vickery, **Agent:** Matthews Design and Drafting Services Inc., Doug Matthews

The Town Planner noted no objections to approval, subject to read condition. The agent was present to answer any questions.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

g) Minor Variance D13VAR20.011H – 2183025 ON Ltd.

Location: 284 Queen Street East, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To permit a half storey situated partially within the roof to have a floor area of 68% of the floor area of the floor below, whereas the By-law requires the half storey not exceed 50% of the floor area of the floor below.

To accommodate proposed 1.5 storey townhouses (increase the floor area of the partial second storey for the previously approved 1.5 storey townhouses).

Owner(s): 2183025 Ontario Limited, Jonas White, **Agent:** Astrid J. Clos Planning, Astrid Clos

The Town Planner noted no objections to approval, subject to read condition. The agent was present to answer any questions. Discussions included the change in zoning to Medium Density in order to allow for the 16 half-storey bungaloffs, and that the subject Minor Variance will not increase the height of the bungaloffs.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

4. ADJOURNMENT

Adjourned at approximately 6:55 p.m.