

**COMMITTEE OF ADJUSTMENT
AGENDA**

Date: Wednesday, October 7, 2020, 6:00 p.m.
Location: VIA ZOOM
Members: T. Jenney, T. Hill, L. Hillier, N. Panchuk, J. Watson

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST
3. APPLICATIONS TO BE HEARD

3.a Minor Variance D13VAR20.017H - de Jager

2

Location: 163 Mowat Crescent, 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 3 m to permit a 1.2 m exterior side yard setback.

To accommodate a proposed addition to the dwelling.

Owner(s): Ashley de Jager, Agent: Matthew de Jager

4. ADJOURNMENT

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: Tharushe Jayaveer, Planner – Policy/Development Review

DATE: September 29, 2020

RE: Planning Recommendation for
Application D13VAR20.017H – de Jager
Municipally known as 163 Mowat Crescent
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the exterior side yard setback from the minimum 3.0 m to permit a 1.2 m exterior side yard setback.

To accommodate a proposed addition to the dwelling.

Proposal

The Applicant is proposing to construct a one storey addition to the side of the existing semi-detached dwelling; the addition is intended to increase the size of the kitchen and dining room. The Applicant is applying to reduce the minimum exterior side yard setback from 3.0 m to 1.2 m in order to construct the addition.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated “Low Density Residential Area” in the Town’s Official Plan. This designation permits single detached, semi-detached and duplex dwellings and accessory buildings and structures. The Town’s Official Plan does not specifically identify policies related to minimum exterior side yard setbacks.

Town of Halton Hills Zoning By-Law

The subject property is zoned “Low Density Residential Two (LDR2)” in the Town’s Comprehensive Zoning By-law 2010-0050 as amended. The LDR-2 zone permits semi-detached dwellings and

accessory buildings and structures. In a LDR2 zone, the by-law limits exterior side yard set backs to a minimum of 3.0 m.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

Planning

The Applicant is proposing to reduce the minimum exterior side yard setback from 3.0 m to 1.2 m in order to construct an addition to the existing dwelling. The intent of the minimum exterior side yard setback requirement is to maintain sightlines for vehicular traffic and maintain spatial separation between the dwelling and the lot line for landscaping and snow storage. Given the extent of the proposed addition and the location, the requested variance would have no impact on these considerations.

Therefore, Planning staff has no objection to the proposed variance.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the *Planning Act*. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition(s):

1. The location of the addition to the existing semi-detached dwelling shall be constructed, as generally shown on the Proposed Addition main Floor Concept Plan, date stamped by the Committee of Adjustment on August 27, 2020, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- The Town's Engineering Department will not support an entrance on/along the side of the property line.

Region of Halton

- Regional staff make note that this application is subject to CTC Source Protection Plan Policy REC-1 related to the implementation of best management practices such as Low Impact Development (LID) with the goal to maintain predevelopment recharge, to be implemented by the Town of Halton Hills.

Halton Hills Hydro

- The existing hydro service to this residence is underground from HHH's hydro padmount transformer (C08P478) on Mowat Cr. It is unclear of the exact route of the underground secondary service, however, given the plans provided in this application, it is possible the proposed addition may be in conflict with the underground secondary cable and/ or the existing meter base location. For this reason we advise the customer/ their contractor to obtain locates prior to excavating.
- Customer to request for hydro disconnection prior to commencement of construction if required and submit temporary service request as required. Customer shall request for a Technical Service Layout Request for permanent service when required. Location and method of servicing is at the sole discretion of Halton Hills Hydro. The customer should review our Condition of Service prior to submitting applications. Please find links below;
 - TSLO - <https://website-245714.appspot.com/about/engineering/new-service-upgrades/application-electrical-service-form/>
 - COS - <https://storage.googleapis.com/website-245714.appspot.com/1/2019/07/HHHI-Conditions-of-Service-FINAL-2019.pdf>
- Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.
- Please contact Codi for further information at Ext. 414.