



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **April 7, 2021**, at 6 p.m. via Zoom.

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

Staff Present: Jeff Markowiak, Director of Development Review
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

The order was altered to accommodate applicants.

b) **Minor Variance D13VAR21.006H – Brar**

Location: 15769 5 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 side yard setback from the minimum 1.5 m to permit a 1.23 m side yard setback (accessory structure).
2. To reduce the rear yard setback from the minimum 1.5 m to permit a 1.22 m rear yard setback (accessory structure).

To accommodate the already-relocated existing heritage-listed accessory structure.

Owner(s): Ranjit Singh Brar

The Town Planner noted no objections to approval, subject to condition. The owner was present to answer questions. Discussions included the structure foundation and heritage status.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

c) Minor Variance D13VAR21.007H – Pinheiro

Location: 33 Logan 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 side yard setback from the minimum 1 m to permit a 0.6 m side yard setback (cabana).
2. To reduce the rear yard setback from the minimum 1 m to permit a 0.6 m rear yard setback (cabana).
3. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.3 m from the side lot line) to permit a roof overhang encroachment of 80% (0.12 m from the side lot line), (cabana).

To accommodate a proposed cabana.

Owner(s): Emanuel Pinheiro

The Town Planner referenced written support which were received after the report was finalized, and noted no objections to approval, subject to condition. The owner was present to answer questions. Discussions included the existing concrete foundation being moved by the contractor, so that the structure may be built to the requirements of the Zoning By-law.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be refused.

d) Minor Variance D13VAR21.008H – Lemma

Location: 10 Brucewood Road, 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 4.5 m to permit a 3.82 m exterior side yard setback (addition).
2. To reduce the rear yard setback from the minimum 7.5 m to permit a 7.41 m rear yard setback (addition).

To accommodate an addition to the existing house under construction.

Owner(s): Etsegenet Lemma, **Agent:** Tony Rocchetti

The Town Planner noted no objections to approval, subject to condition. The owner and agent were present to answer questions. Discussions included how a height variance was never required as the height of the dwelling is permitted by the Zoning By-law, and that the existing footprint and foundation walls were used for the new build.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

e) Minor Variance D13VAR21.005H – Arias

Location: 120 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 reduce the side yard setback from the minimum 2.25 m to permit a 0.61 m side yard setback (driveway).
2. To increase the driveway width from the maximum 7 m to permit a driveway width of 9 m.
3. To reduce the side yard setback from the minimum 2.25 m to permit a 0.98 m side yard setback (attached garage).

To accommodate the as-built attached carport, which is proposed to be enclosed as a garage, and driveway.

Owner(s): Carlos Arias, **Agent:** Joliette Arias

Oral Submission: Chris Sargent, 118 Confederation Street

The owner joined the hearing after it was already in session.

The Town Planner addressed the written objection which was received after the report was finalized. In response to the concerns, stated that the setbacks and driveway are existing situations, the shed does not require variances, the hammerhead is to allow vehicles to maneuver and exit safely, and screening is not included as part of conditions. The Director of Development Engineering spoke to the grading and site alteration process.

Chris Sargent, 118 Confederation Street: spoke against the application noting issues with the carport, screening, drainage, and driveway, however, later noted no issues with the driveway.

The owner spoke about the proposal, the retaining wall, problems with various contractors, and stated that he does not need the existing carport.

Committee Discussions included the retaining wall, grading, drainage, driveway, and the existing carport.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT Variances 1 & 2 be approved, subject to conditions, and Variance 3 be refused.

Variances related to the driveway were approved, and the variance related to the existing carport was refused.

4. ADJOURNMENT

Adjourned at approximately 7:45 p.m.