



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **July 7, 2021**, 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

The order was altered to address deferrals.

a) **Minor Variance D13VAR21.015H – Pannu**

Location: 9061 Eighth Line, 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 4.5 m, to permit a 2.25 m side yard setback to the attached carport (north).
2. To reduce the side yard setback from the minimum 4.5 m, to permit a 2.44 m side yard setback (south).

To accommodate a proposed new dwelling.

Owner(s): Gurtejbir Singh Pannu & Kanwarjeet Singh Pannu, **Agent:** Harpreet Bhons

The Secretary-Treasurer noted that a Hydrogeological study is required, and as such, Town staff are recommending that the decision for this application be deferred. The owner and agent had concurred.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

b) Minor Variance D13VAR21.016H – Polanski

Location: 73 West Branch 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 rear yard setback (for a deck with a height of 0.6 m or greater above grade) from the minimum 3 m, to permit a 0.85 m rear yard setback.
2. To reduce the side yard setback (for a deck with a height of 0.6 m or greater above grade) from the minimum 1 m, to permit a 0.72 m side yard setback (south).
3. To reduce the side yard setback (for a deck with a height of less than 0.6 m above grade) from the minimum 0.6 m, to permit a 0 m side yard setback (north lower deck).

To accommodate an existing two-level deck built around the swim spa.

Owner(s): Mark & Diana Polanski

The Secretary-Treasurer noted that discussions are required to attempt to address some of the objections, and as such, Town staff are recommending that the decision for this application be deferred. The owner had concurred.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

d) Minor Variance D13VAR21.018H – Forbes

Location: 5 Dufferin Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the setback from the right-of-way owned by a federally regulated railway company from 30 m to permit a setback of 19.62 m.

To accommodate a proposed addition to the dwelling.

Owner(s): April Forbes, **Agent:** Alana Nielsen

The Secretary-Treasurer noted that the owner and agent are considering alterations to the proposal, and as such, Town staff are recommending that the decision for this application be deferred.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

c) Minor Variance D13VAR21.017H – Lenstra

Location: 12430 20 Side Road, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 8.2 m.
2. To increase the floor area for a single accessory structure from the maximum 80 sq m to permit a 223 sq m accessory structure.
3. To increase the total floor area for all accessory structures from the maximum 120 sq m to permit a total floor area of 280 sq m.

To accommodate a proposed accessory structure.

Owner(s): Marvin Lenstra

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

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

e) Minor Variance D13VAR21.019H – Tribble

Location: 13850 Sixth Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 7.57 m.

2. To increase the floor area for a single accessory structure from the maximum 80 sq m to permit a 195.1 sq m accessory structure.
3. To increase the total floor area for all accessory structures from the maximum 120 sq m to permit a total floor area of 211 sq m.
4. To increase the driveway width from the maximum 7 m to permit an existing driveway width of 12.75 m.

To accommodate a proposed accessory structure, and existing driveway.

Owner(s): Lance Tribble, **Agent:** Chris Feenstra

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

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

f) Minor Variance D13VAR21.020H – Osborne

Location: 14190 Eighth Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 5.18 m.
2. To increase the floor area for a single accessory structure from the maximum 80 sq m to permit a 112 sq m accessory structure.

To accommodate a proposed addition to an existing accessory structure (garage).

Owner(s): Brenda & Mark Osborne

The Town Planner advised that due to the requirements of the Building Code, the existing garage will be demolished, and rebuilt. Noted no objections to approval, subject to condition. The owner was present to answer questions.

The Secretary-Treasurer noted that since the proposal is no longer for an addition, references to an addition will be removed on the decision (no variances were amended).

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

g) Minor Variance D13VAR21.021H – Domingues

Location: 3 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 structure (cabana) to be built closer to the exterior side lot line (4.9 m) than the main building (dwelling) from the exterior side lot line (7.65 m).

To accommodate a proposed cabana.

Owner(s): George Domingues

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

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

Thomas Hill did not participate in the vote due to internet connectivity issues.

4. ADJOURNMENT

Adjourned at approximately 6:30 p.m.