



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **September 1, 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
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 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

Oral Submissions:

- Anne Marie Caneco, 81 Foxtail Court

The Town Planner referenced received objections which included concerns with safety, liability, and visual impacts; and stated that the Chief Building Official has no safety concerns; there are existing trees and screening; a pergola and planters will be added; property values cannot be taken into consideration; and that views across properties cannot be reserved. Noted no staff objections to approval, subject to conditions.

The owner noted that the property slopes, he wanted a safe area for his children, and that the horizontal wood slant design of the pergola would not allow any climbing.

Anne Marie Caneco spoke against the application, and noted concerns regarding safety, and liability.

Committee deliberations included: planter boxes and issues with maintenance; height of the structure; safety; liability; the deck being modified; and setbacks not having been taken into consideration.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be refused.

b) Minor Variance D13VAR21.028H – Drzewiecki

Location: 11 Credit Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To permit the lot line that abuts Beaver Street to be deemed the front lot line, whereas the Zoning By-law requires the shortest lot line that abuts a street (Erin Street) to be deemed as the front lot line.
2. To increase the number of driveways from the maximum one driveway per lot, to permit two driveways.

To accommodate a proposed new dwelling.

Owner(s): Wieslaw Drzewiecki & Ewa Drzewiecka, **Agent(s):** Mirka Kulesza, Elan Design Studio Inc.

Oral Submissions:

- Pat and John Burton, 7 Beaver Street, Glen Williams, c/o Jeff Duncan
- Alex Leger, 15 Beaver Street, Glen Williams

The Town Planner noted a received objection which included concerns with size, location, demolition, severance, and trees; and responded that the proposal meets coverage and location requirements; a demolition cannot be stopped; no severance is proposed; and trees cannot be a condition. Noted no staff objections to approval, subject to conditions.

The agent discussed the proposal, addressed the received objection, and noted that the existing house is not suitable for accessibility needs.

Jeff Duncan: Referenced issues from his objection, but also noted that he had no problems with the development in general, and that his concerns were alleviated.

Alex Leger: Stated that he had no objections to the proposal.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

c) Minor Variance D13VAR21.029H – Langdana

Location: 35 Barraclough Boulevard, 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 61 sq m.

To accommodate a proposed accessory structure.

Owner(s): Karen Langdana, **Agent(s):** Eric Langdana

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

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

4. ADJOURNMENT

Adjourned at approximately 7:00 p.m.