



COMMITTEE OF ADJUSTMENT MINUTES

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

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

Staff Present: Tharushe Jayaveer, Planner
Greg Macdonald, Senior Planner
John McMulkin, 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 D13VAR21.018H – 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 22.06 m.

To accommodate a proposed addition to the dwelling.

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

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

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

b) Minor Variance D13VAR21.030H – Pereira

Location: 50 Wildwood Road, 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 floor area for a single accessory structure from the maximum 60 sq m to permit a 155.9 sq m accessory structure.
2. To increase the total floor area for all accessory structures from the maximum 80 sq m to permit a total floor area of 199.2 sq m.
3. To increase the height for an accessory structure from the maximum 4.5 m to permit a height of 5.85 m.
4. To reduce the side yard setback from the minimum 1.5 m, to permit a 1.26 m side yard setback (accessory structure).

To accommodate a proposed accessory structure.

Owner(s): Paulo Pereira & Charmaine Attard, **Agent:** Uniquely Designed, Danny Carreiro

Oral Submission:

- Henry Kaplan, 0 Ann Street, Georgetown (Toronto mailing address)

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

Henry Kaplan spoke against the application, and noted various concerns regarding the variance(s) not being minor, and a Zoning By-law Amendment being required instead.

The Town Planner responded that the application is appropriate to come before the Committee, and spoke about the variance(s) being minor.

In response to Committee questions, the agent noted that the structure will be used for car and equipment storage; the design is to match the dwelling; and that the second floor area will not be built or occupied.

Committee discussions included: proposal being a one storey structure, and any future second floor area within the structure requiring further planning approvals; the variances being minor; and the structure being appropriate for the lot.

It was MOVED by Todd Jenney, SECONDED, and CARRIED THAT the application be approved, subject to condition.

c) Minor Variance D13VAR21.031H – Pavao

Location: 11310 Fifth 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 7.5 m.
2. To increase the floor area for a single accessory structure from the maximum 80 sq m to permit a 96 sq m accessory structure.

To accommodate a proposed (one storey) accessory structure.

Owner(s): Florimundo Pavao

The Town Planner noted no staff 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.

d) Minor Variance D13VAR21.032H – Bansal

Location: 10609 Fourth 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 1.33 m side yard setback (addition).

To accommodate a proposed first storey addition, and full second storey addition.

Owner(s): Mohan Singh Bansal, **Agent:** Amritpal Singh Bansal

The Town Planner noted no staff objections to approval, subject to condition. The owner and agent were present to answer questions. In response to the agent's comment about the condition in the report, the Secretary-Treasurer clarified that the condition will be updated to remove the reference to 'accessory buildings'.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

4. ADJOURNMENT

Adjourned at approximately 7:00 p.m.