



## **COMMITTEE OF ADJUSTMENT MINUTES**

Minutes of the Committee of Adjustment hearing held on **December 1, 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  
Greg Macdonald, Senior Planner  
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

### **1. CALL TO ORDER**

### **2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST**

Neal Panchuk declared a pecuniary interest as his lawyer, Bert Arnold was representing D13VAR21.036H – Auciello and D13VAR21.037H – Auciello. He did not participate in the discussion or vote for either application.

### **3. APPLICATIONS HEARD**

The order was altered to address a deferral.

When an application is approved, the Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan,
2. Meet the intent and purpose of the Zoning By-law,
3. Be desirable for the appropriate use of the land, building or structure, and
4. Be minor in nature.

#### **d) Minor Variance D13VAR21.038H – Shahiraj**

**Location:** 13161 22 Side Road, Town of Halton Hills (Henderson's Corners), Regional Municipality of Halton

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

1. To reduce the interior side yard setback from the minimum 4.5 m to permit a 3 m interior side yard setback (north-east).

**To accommodate a proposed new dwelling.**

**Owner(s):** Rupinder & Sukhraj Shahiraj, **Agent:** Cosimo Mazzaferro

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 agent had concurred.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

**a) Minor Variance D13VAR21.014H – Younis**

**Location:** 12121 Eighth Line, 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 maximum permitted lot coverage from 15% (198.5 sq m) to permit a lot coverage of 19.23% (254.49 sqm).

**To accommodate a proposed new dwelling.**

**Owner(s):** Muhammad Younis, **Agent:** Steve Hamelin Design Studio, Laura Page

The Town Planner referenced received public objections, and noted no staff objections to approval, subject to condition. Stephen Closs (GSAI) was present on behalf of the owner and agent, and spoke to the application.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

**b) Minor Variance D13VAR21.036H – Auciello**

**Location:** 14 Gamble Street, 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 maximum permitted lot coverage from 15% (133.1 sq m) to permit a lot coverage of 28.5% (252.6 sq m).

**To accommodate a proposed new dwelling.**

**Owner(s):** Brittany Auciello, **Agent:** Herbert Arnold, Arnold Foster LLP

The Town Planner noted no staff objections to approval, subject to condition. The agent was present and spoke to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

**c) Minor Variance D13VAR21.037H – Auciello**

**Location:** 17 Gamble Street, 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 maximum permitted lot coverage from 15% (183.3 sq m) to permit a lot coverage of 24.5% (299.4 sq m).

**To accommodate a proposed new dwelling.**

**Owner(s):** Amanda Auciello, **Agent:** Herbert Arnold, Arnold Foster LLP

The Town Planner noted no staff objections to approval, subject to condition. The agent was present and spoke to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

**4. ADJOURNMENT**

Adjourned at approximately 6:25 p.m.