



## **COMMITTEE OF ADJUSTMENT MINUTES**

Minutes of the Committee of Adjustment hearing held on **March 7, 2022**, at 6 p.m. via Zoom.

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

Staff Present: John McMulkin, 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**

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.

#### **a) Minor Variance D13VAR22.003H – Chawla**

**Location:** 13315 Fourth Line, Town of Halton Hills (Bannockburn), Regional Municipality of Halton

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

1. To increase the floor area for an accessory structure from the maximum 40 sq m to permit a floor area of 69 sq m.
2. To increase the total floor area for all accessory structures from the maximum 60 sq m to permit a total floor area of 69 sq m.
3. To increase the height for an accessory structure from the maximum 4.5 m to permit a height of 6.7 m.

**To accommodate a proposed detached garage.**

**Owner(s):** Lovneet Chawla, **Agent:** Pamir Rafiq

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

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

**b) Minor Variance D13VAR22.005H – Duguay**

**Location:** 56 Main Street North, Town of Halton Hills (Acton), 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 3.5 m to permit a height of 4.7 m.
2. To increase the floor area for an accessory structure from the maximum 20 sq m to permit a floor area of 34 sq m.
3. To reduce the rear yard setback from the minimum 1 m, to permit a rear yard setback of 0.1 m (shed).
4. To reduce the side yard setback from the minimum 1 m, to permit a side yard setback of 0 m (driveway).
5. To reduce the side yard setback from the minimum 1.2 m, to permit a side yard setback of 0.47 m (deck with a height of less than 0.6 m).

**To accommodate the conversion of an existing garage to an accessory structure (personal use sound studio); existing shed, driveway, and deck.**

**Owner(s):** Robby Duguay, **Agent:** Renny Cannon, Studio Cannon Architecture

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

Committee deliberations included: soundproofing; and reversing the structure back to a garage if needed.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

**c) Minor Variance D13VAR22.006H – Jeffery**

**Location:** 27 George 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 side yard setback from the minimum 1.8 m, to permit a side yard setback of 1.08 m (existing garage - south).
2. To increase the height for an accessory structure from the maximum 3.5 m, to permit a height of 3.85 m (cabana).
3. To increase the number of accessory structures from the maximum 2, to permit 3 accessory structures.

**To accommodate a proposed two-storey addition (connecting the existing detached garage and dwelling), and an additional accessory structure (cabana).**

**Owner(s):** Justin & Lisa Jeffery, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

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

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

#### **4. ADJOURNMENT**

Adjourned at approximately 6:30 p.m.