



## **COMMITTEE OF ADJUSTMENT MINUTES**

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

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

Staff Present: Tharushe Jayaveer, 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**

The Chair's comments about the procedure were as follows:

- Town staff would speak.
- Owner or agent would be given an opportunity to speak.
- Any members of the public would be given an opportunity to speak (owner or agent would have an opportunity to respond, if needed).
- The Committee would then deliberate, ask any questions, and make a decision.
- A decision would be subject to a 20 day appeal period.

#### **a) Minor Variance D13VAR22.007H – Shantz**

**Location:** 24 Ewing Street, Town of Halton Hills (Georgetown), 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 20 sq m to permit a floor area of 42.2 sq m.
2. To increase the height for an accessory structure from the maximum 3.5 m to permit a height of 3.9 m.

**To accommodate a proposed accessory structure.**

**Owner(s):** Elwood Shantz

The Town Planner noted no staff objections to approval, subject to condition. The owner was present to speak to the application.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

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.
4. Be minor in nature.

**b) Minor Variance D13VAR22.008H – Watch Tower**

**Location:** 13893 Highway 7, Town of Halton Hills (Esquesing), 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 50 sq m to permit a floor area of 51.6 sq m.
2. To increase the height for an accessory structure from the maximum 4.5 m to permit a height of 5.6 m.
3. To increase the number of accessory structures from the maximum 2, to permit 7 existing and 1 proposed accessory structure(s).

**To accommodate a proposed accessory structure.**

**Owner(s):** Watch Tower Bible and Tract Society of Canada, Justin Noseworthy, **Agent(s):** Korsiak Urban Planning, Alison Bucking

The Town Planner stated a correction to the first variance (increasing from 50 sq m, not 20 sq m), and noted no staff objections to approval. The agent was present to speak to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be 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.
4. Be minor in nature.

**c) Minor Variance D13VAR22.009H – Gougeon**

**Location:** 32 Church Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the floor area for a detached garage from the maximum 40 sq m to permit a floor area of 44.7 sq m.
2. To increase the height for a detached garage from the maximum 4.5 m to permit a height of 5.09 m.
3. To reduce the side yard setback from the minimum 1 m, to permit a side yard setback of 0.91 m (detached garage).
4. To permit a detached garage to be built closer to the front lot line (6.1 m) than the main building (dwelling) from the front lot line (6.81 m).

**To accommodate a proposed detached garage.**

**Owner(s):** Peter Scholz & Michelle Gougeon, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

The Town Planner stated that the variances were revised to address an objection that was subsequently withdrawn, and noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

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.
4. Be minor in nature.

**d) Minor Variance D13VAR22.010H – SGR Gillz Holdings Inc.**

**Location:** 0 Wallace Street, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To permit no screening of the outdoor storage for the interior side lot lines.

**To accommodate a proposed transportation terminal.**

**Owner(s):** SGR Gillz Holdings Inc., Prithpal Singh, **Agent:** DSH Planning, Andrew Head

The Town Planner noted no staff objections to approval. The agent, and Sahil Gill (SGR Trucklines) were present to speak to the application.

It was MOVED by Thomas Hill, SECONDED, and CARRIED

THAT the application be 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.
4. Be minor in nature.

**e) D13VAR22.011H – AMICO 42 MILL LTD**

**Location:** 26, 36, 38, and 42 Mill 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 minimum resident parking requirement from 1.5 spaces per apartment dwelling unit (291 spaces) to permit 1.4 resident parking spaces per apartment dwelling unit (272 spaces).

**To accommodate resident parking for 2 apartment buildings (one under construction and one to be built in the future).**

**Owner(s):** AMICO 42 MILL LTD, Cindy Prince

The Town Planner noted no staff objections to approval. Hal Kersey (AMICO) was present to speak to the application, and noted his agreement with the Planning report.

Committee deliberations included: issues with the requested parking reduction; anticipated overflow parking (onto visitor parking and street); number of vehicles per household; existing overflow parking issues around town; disagreement with the Parking Study about the walkability of the location; and seeing the reduction as an extreme deficiency.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the application be refused.

The Committee considered the requested variance(s) to:

1. Not meet the intent and purpose of the Official Plan.
2. Not meet the intent and purpose of the Zoning By-law.
3. Not be desirable for the appropriate use of the land, building or structure.
4. Not be minor in nature.

#### **4. ADJOURNMENT**

Adjourned at approximately 6:40 p.m.