



## **COMMITTEE OF ADJUSTMENT MINUTES**

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

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

Staff Present: John McMulkin, Senior Planner  
Ruth Conard, Planner  
Tharushe Jayaveer, Planner  
Greg Macdonald, Senior 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) D13VAR22.019H - Cervini**

**Location:** 43 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 35 sq m.

**To accommodate a proposed accessory structure.**

**Owner(s):** Rocco & Miranda Cervini, **Agent:** Sean Hannan, Unique Hardscapes

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

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

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 Minor Variance D13VAR22.020H – Millington**

**Location:** 12889 15 Side Road, 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 40 sq m to permit a floor area of 62.5 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 75 sq m.
3. To increase the driveway width from the maximum 7 m to permit a driveway width of 8.54 m.

**To accommodate a proposed detached garage.**

**Owner(s):** Daniel Millington & Matthew George

The Town Planner referenced a correction to the condition listed in the staff report (wrong structure was listed), and noted no staff objections to approval, subject to condition(s). The owner was present to speak to the application.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

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 D13VAR22.021H – 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 height for an accessory structure from the maximum 4.5 m to permit a height of 7.4 m.
2. To increase the floor area for an accessory structure from the maximum 50 sq m to permit a floor area of 161 sq m.
3. To increase the number of accessory structures from the maximum 2, to permit 8 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 referenced a correction to the description portion of the staff report (wrong proposal was listed) and addressed a received objection from 77 Joselyn Crescent regarding views, and internet and cell blockers. Responded that views would not be impacted as the building will be built far away from the road, blockers are not present, and that the homeowner was advised to contact their cell and internet provider(s). Noted no staff objections to approval. The agent and owner were present to speak to the application.

Committee deliberations included: phones working properly while on the property during the site visits/phone tour.

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.

**d) Minor Variance D13VAR22.022H – Mold-Masters**

**Location:** 221 Guelph Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To permit an accessory structure to be built closer to the front lot line (4.3 m) than the main building from the front lot line (30.28 m).

**To accommodate a proposed shelter for the skate park.**

**Owner(s):** Town of Halton Hills, Mark Taylor

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

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

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) Minor Variance D13VAR22.023H – Canadian Property Holdings**

**Location:** 315 Guelph 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 required parking spaces from the minimum 586 to permit 439 parking spaces.

**To accommodate an expansion to the existing retail use.**

**Owner(s):** Canadian Property Holdings (Ontario) Inc., Evan Williams, **Agent:** IBI Group, Tracy Tucker

The Town Planner noted no staff objections to approval. The agent was present to speak to the application.

Committee deliberations included: the abundance of available parking at the site.

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.

**f) Minor Variance D13VAR22.024H – Fourth Dimension**

**Location:** 66 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 permit a 2.75 m x 5.5 m standalone space, whereas the by-law permits parking on a driveway providing direct access to a private garage or carport.

**To accommodate a proposed parking space for the existing dwelling.**

**Owner(s):** Fourth Dimension Contracting Inc., Ahmed Abdeljalil, **Agent:** Professional Floor Plans Inc., Raed Al-Rawi

The Town Planner noted no staff objections to approval, subject to condition(s). The agent was present to speak to the application.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

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.

**g) Minor Variance D13VAR22.025H – Jarmoszka**

**Location:** 140 Rexway 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 side yard setback for a second storey, from the minimum 1.8 m to permit a side yard setback of 1.67 m (west).

**To accommodate the as-built dwelling under construction.**

**Owner(s):** Slawomir Jarmoszka

The Town Planner stated that the surveyor used the incorrect drawings, creating the need for a variance of 13 cm; and noted no staff objections to approval, subject to condition(s). The owner was present to speak to the application.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

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.

**4. ADJOURNMENT**

Adjourned at approximately 6:45 p.m.