



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **October 5, 2022**, at 6 p.m. via Zoom.

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

Staff Present: Greg Macdonald, Senior Planner
Josh Salisbury, 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 D13VAR22.035H – Pancevski

Location: 48 Confederation Street, Town of Halton Hills (Glen Williams), 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 2.25 m to permit an interior side yard setback of 0.91 m (south).
- 2.** To reduce the interior side yard setback from the minimum 2.25 m to permit an interior side yard setback of 1.94 m (north).

To accommodate a proposed attached garage and rear addition to the dwelling.

Owner(s): Toni & Kristina Pancevski, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

The Secretary-Treasurer stated that an additional variance is required and once that variance is confirmed, another circulation will need to take place, and noted that the decision for this application needs to be deferred.

It was MOVED by Neal Panchuk, SECONDED, and CARRIED

THAT the decision for the application be deferred.

b) Minor Variance D13VAR22.036H – Sood

Location: 10 Elizabeth 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 width of one of the parking spaces from the minimum 2.75 m to permit a width of 2.7 m.

To accommodate a proposed width reduction for one parking space for a proposed accessory dwelling unit in an existing detached dwelling.

Owner(s): Varun Sood & Somya Kalra, **Agent:** Muhammad Afzal

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 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.

c) Minor Variance D13VAR22.037H – Morris

Location: 105 Acton Boulevard, 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 of an accessory structure from the maximum 3.5 m to permit a height of 5.13 m.

To accommodate the existing backyard structure.

Owner(s): Jill Morris, **Agent:** Kelvin Hollenbeck

The Town Planner referenced additional letters of support, and noted no staff objections to approval, subject to condition(s). The owner and agent 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.

d) Minor Variance D13VAR22.033H – Madduluri

Location: 98 Autumn Circle, Town of Halton Hills (Esquesing), 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 exterior side lot line (9.45 m) than the main building from the exterior side lot line (26.19 m)
2. To increase the floor area of an accessory structure from the maximum 60 sq m to permit a floor area of 346.61 sq m.
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 346.61 sq m.
4. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 8.84 m.

To accommodate a proposed detached garage / cabana with loft.

Owner(s): Swamy & Rukmini Madduluri, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

The Town Planner referenced the deferral, acknowledged the changes to the proposal, and noted that the objections from the previous hearing remain the same: including the

accumulative impact of the height and size of structure, the proximity to lot line, and its appearance as a second dwelling, and recommended that the application be refused.

The agent was present to speak to the application, and noted that if the structure was to be attached, then variances would not be required.

Committee deliberations included: elevation, addition of a breezeway, and the accumulative effect of the variances not being minor.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be refused.

4. ADJOURNMENT

Adjourned at approximately 6:25 p.m.