



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **April 5, 2023**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Jane Watson, Lloyd Hillier, Keith Medenblik, Jason Smith

Staff Present: Ruth Conard, Planner
Josh Salisbury, Planner
Greg Macdonald, Senior Planner
Jeff Jelsma, Director of Development Engineering
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 order of the listed applications as shown on the agenda was altered to address a deferral.

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.

c) Minor Variance D13VAR23.009H – Hauver

Location: 39 Irwin Crescent, Town of Halton Hills (Georgetown), 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 6.5 m.
2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 83.5 sq m.

To accommodate a proposed two-storey accessory structure.

Owner(s): Mike Hauver, **Agent:** Ryan Green

The Secretary-Treasurer stated that the owner/agent will be working with staff to revise the proposal, and that the decision for the application needs to be deferred.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) Minor Variance D13VAR23.007H – Persaud

Location: 74 Autumn Circle, 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 of an accessory structure from the maximum 4.5 m to permit a height of 8 m.
2. To increase the floor area of an accessory structure from the maximum 60 sq m to permit a floor area of 140 sq m.
3. To increase the total floor area for all accessory structures from the maximum 80 sq m to permit a total floor area of 240.4 sq m.

To accommodate a proposed two-storey detached garage.

Owner(s): Len and Sandra Persaud

The Town Planner referenced support received from 85, 80, 45 and 68 Autumn Circle, and noted no staff objections to approval, subject to condition. The owners were present to speak to the application.

Sherri Thompson (20 Credit Street) was in attendance and asked questions.

It was MOVED by Todd Jenney, 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 D13VAR23.008H – Sprickerhoff

Location: 10237 Fourth Line, 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 of an accessory structure from the maximum 80 sq m to permit a floor area of 328.2 sq m.
2. To increase the total floor area for all accessory structures from the maximum 120 sq m to permit a total floor area of 404 sq m.

To accommodate a proposed storage loft within the existing accessory structure.

Owner(s): Carole Sprickerhoff, **Agent:** Matthew Fratarcangeli

The Town Planner referenced an objection received from 10293 Fourth Line, and suggested that another structure on site may need to be included in the calculations. The agent was present and confirmed that the structure in question was not shown on the sketch. The Secretary-Treasurer advised that a deferral of the decision would allow for a revised sketch to be submitted to determine any changes to the variances.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the application be deferred.

d) Minor Variance D13VAR23.010H – Yandean

Location: 9 Heather Court, Town of Halton Hills (Georgetown), 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 5.3 m.

2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 65.7 sq m.

To accommodate a proposed two-storey accessory structure.

Owner(s): Brian Yandeau, **Agent:** Ryan Green

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

Sherri Thompson (20 Credit Street) was in attendance and asked questions.

It was MOVED by Lloyd Hillier, 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.

e) Minor Variance D13VAR23.011H – Sareen

Location: 11080 Winston Churchill Boulevard, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To reduce the side yard setback for a dwelling from the minimum 4.5 m to permit a side yard setback of 3 m (north).
2. To increase the driveway width from the maximum 6.1 m, (when a garage door faces an interior side lot line) to permit a driveway width of 11.81 m.
3. To reduce the interior side yard setback for a driveway in the front yard from the minimum 4.5 m to permit a side yard setback of 1.5 m (south)

To accommodate a proposed dwelling.

Owner(s): Anil, Sunita, and Ankit Sareen, **Agent:** Amritpal Bansal, Khalsa Design Inc.

The Town Planner referenced concerns received from 11070 Winston Churchill Boulevard regarding possible drainage and grading impacts, and responded that grading and drainage would be reviewed at the site alteration and building permit phase. Noted

no staff objections to approval, subject to conditions. The owner and agent were present to speak to the application.

Bruce Reed (11070 Winston Churchill Boulevard) was in attendance and spoke about existing drainage issues on his property.

Jeff Jelsma, Director of Development Engineering spoke about the site alteration process, grading and drainage patterns, the Building Code, and standards.

Committee deliberations included grading and drainage impacts, Engineering's involvement, building permit process (site alteration), and the design of the driveway.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to conditions.

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 D13VAR23.012H – Biyong

Location: 330 Maple Avenue, 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 to the second storey from the minimum 1.8 m to permit a side yard setback of 1.73 m (north-east).
2. To reduce the side yard setback to the second storey from the minimum 1.8 m to permit a side yard setback of 1.76 m (south-west).

To accommodate a detached dwelling under construction.

Owner(s): Simon Clement Biyong Biyong

The Town Planner referenced objections received from 15 Gardiner, and 328 Maple Avenue, noting issues that included illumination, and grading, and responded that lighting would be related to Community Standards and grade changes cannot be addressed through the Minor Variance process. Noted no staff objections to approval, subject to condition. The owner, Jerald Mackenzie (lawyer), and Miguel Bourgos (contractor) were present to speak to the application.

Beatrice and Kevin Sharkey (328 Maple Avenue) were in attendance and spoke against the application, noting concerns with the foundation, and outside lighting.

Sherri Thompson (20 Credit Street) was in attendance and asked questions.

It was MOVED by Todd Jenney, 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.

4. ADJOURNMENT

Adjourned at approximately 7:25 p.m.