



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **May 9, 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
Greg Macdonald, Senior Planner
Tharushe Jayaveer, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTERES**

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 D13VAR23.013H – Heilman

Location: 11408 22 Side Road, Town of Halton Hills (Limehouse), 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 5.3 m.

2. To increase the floor area of an accessory structure from the maximum 40 sq m to permit a floor area of 140 sq m.
3. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 183.2 sq m.

To accommodate a proposed accessory structure.

Owner(s): Dennis Heilman

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

Committee deliberations included: preservation of trees, and received public comments in support of the proposal.

It was MOVED by Keith Medenblik, 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 D13VAR23.014H – Halton Region Police Station

Location: Steeles Avenue/Sixth Line, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 00-138, as amended,

1. To permit 41% of the required parking spaces (56 spaces) to be located in a yard abutting Steeles Avenue, whereas the By-law permits 20% of the required parking spaces (28 spaces) to be located in a yard abutting Steeles Avenue.
2. To reduce the number of loading spaces from the minimum 3, to permit 0 loading spaces.

To accommodate a proposed police station.

Owner(s): Regional Municipality of Halton (Mark Hassen), **Agent:** AECOM Canada, Jeffrey Merkus

The Town Planner noted no staff objections to approval. The owner, agent, and consultant (Jason Chiu) were present to speak to the application.

Committee deliberations included: error in report referencing accessory storage, landscaping requirements, and vehicular traffic.

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 D13VAR23.015H – Sharmeen

Location: 13425 Highway 7, Town of Halton Hills (Henderson's Corners), Regional Municipality of Halton

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

1. To reduce the front yard setback from the minimum 7.5 m to permit a front yard setback of 7.04 m.
2. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 4.85 m.
3. To increase the floor area of an accessory structure from the maximum 40 sq m to permit a floor area of 74 sq m.
4. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 74 sq m.

To accommodate a proposed addition to the dwelling and a detached garage.

Owner(s): Sadoon Mohiuddin & Iqra Sharmeen, **Agent:** Imran Khan

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

It was MOVED by Lloyd Hillier, 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.

d) Minor Variance D13VAR23.016H – Van Dongen

Location: 9268 Fifth 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 distance between the farm employee accommodation and the detached dwelling from the maximum 30 m to permit an 84 m distance.

To accommodate a proposed farm employee accommodation building.

Owner(s): Adrian & Agnes Van Dongen **Agent:** Michael Van Dongen

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

e) Minor Variance D13VAR23.017H – Brar

Location: 9562 Sixth 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 height of the dwelling from the maximum 11 m to permit a height of 11.44 m.
2. To increase the width of a driveway in the front yard from the maximum 6.1 m (when a garage door used for motor vehicle access faces an interior side lot line), to permit a width in the front yard of 11.61 m.
3. To increase the floor area of an accessory structure from the maximum 80 sq m to permit two cabanas each with a floor area of 84.26 sq m.
4. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 242.2 sq m.

To accommodate a proposed dwelling, and 3 accessory structures (2 cabanas and 1 gazebo).

Owner(s): Gurjinder Brar, **Agent:** Ian Robertson Design, Michael Grisch

The Town Planner noted no staff objections to approval, subject to conditions. 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 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 D13VAR23.018H – Conestoga Cold Storage

Location: 16408 Steeles Avenue, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

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

1. To reduce the number of parking spaces from the minimum 367, to permit 110 parking spaces.
2. To permit 100% of the required parking spaces (110 spaces) to be located in a yard abutting Steeles Avenue, whereas the By-law permits 20% of the required parking spaces (22 spaces) to be located in a yard abutting Steeles Avenue.
3. To reduce the landscape strip along Tenth Line from the minimum 3 m to permit a 0 m landscape strip.

To accommodate a proposed warehouse.

Owner(s): 2793524 Ontario Inc., Brian Beech, **Agent:** Wellings Planning Consultants Inc., Glenn Wellings

The Town Planner noted no staff objections to approval, subject to conditions. The agent, owner (including Gavin Sargeant), and consultant (Vivian Patel) were present to speak to the application.

Committee deliberations included: parking justification, future parking needs, number of shifts, automation, and future phases of site development.

It was MOVED by Jane Watson, 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.

4. ADJOURNMENT

Adjourned at approximately 6:50 p.m.