



COMMITTEE OF ADJUSTMENT MINUTES

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

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

Regrets: Keith Medenblik

Staff Present: Ruth Conard, Planner

Greg Macdonald, Senior 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 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.

b) Minor Variance D13VAR23.019H – Rosen

Location: 573 Main 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 side yard setback to an addition from the minimum 2.25 m to permit a side yard setback to the first storey of 0.66 m.
2. To permit a balcony on the second floor of the interior side yard, whereas the by-law does not permit a balcony on the second floor of the interior yard.
3. To reduce the side yard setback from the minimum 1.5 m to permit a side yard setback of 0.2 m (existing shed).
4. To increase the encroachment of the roof overhang for of an accessory structure from the maximum 50% of the side yard setback (0.076 m from the side lot line) to permit a roof overhang encroachment of 100% (0 m from the side lot line), (existing shed).

To accommodate a proposed addition to the dwelling, and an existing shed.

Owner(s): Hillary Rosen, **Agent:** Alana Nielsen

The Secretary-Treasurer stated that issues with Credit Valley Conservation need to be resolved, and that the decision for this application needs to be deferred (the owner and agent were in agreement).

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) 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 421 sq m.

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

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

The Town Planner referenced the deferral (the decision was deferred as another structure needed to be added to the sketch, which resulted in a revised total floor area

calculation); and noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

Committee deliberations included: the objection letter, the purpose of the balcony, and the use of the structure.

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 6:15 p.m.