



## COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **August 2, 2023**, at 6 p.m. via Zoom.

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

Staff Present: 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) Consent D10CON23.004H – Panchuk & Minor Variance D13VAR23.020H – Panchuk**

**Location:** 100 Confederation Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

**Consent Purpose:** Proposed **new lot**, and proposed **daylight triangle** (related to the Glen Williams Estates proposed Draft Plan of Subdivision, File No. D12SUB20.001).

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

1. To reduce the lot frontage from the minimum 30 m to permit a lot frontage of 23.3 m (severed lot).
2. To reduce the lot area from the minimum 0.2 ha to permit a lot area of 0.1 ha (severed lot).
3. To reduce the lot frontage from the minimum 30 m to permit a lot frontage of 0 m (retained lot).
4. To permit an existing accessory garage and barn on a lot prior to the erection of the main building (retained lot).

**To accommodate a proposed new lot, and improved access to future subdivision (related to Draft Plan of Subdivision, File No. D12SUB20.001).**

**Legal Description:** PT LT 21, CON 9 ESQ, AS IN 607981; HALTON HILLS/ESQUESING

**Owner(s):** Neal & Ivana Panchuk, **Agent:** Wellings Planning Consultants Inc., Glenn Wellings

The Secretary-Treasurer stated that the decision for the applications needs to be deferred as staff need time to determine if the applications are premature for a decision (there is a related subdivision proposal before the Ontario Land Tribunal), and to determine conditions (the owner and agent were in agreement with a deferral).

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the applications be deferred.

**b) Minor Variance D13VAR23.021H – Shepherd**

**Location:** 12265 Regional Road 25, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To increase the floor area of an individual accessory structure from the maximum 80 sqm to permit a floor area of 228 sqm.
2. To increase the total floor area of all accessory structures from the maximum 120 sqm to permit a total floor area of 244 sqm.
3. To increase the height of an accessory structure from the maximum 5 m to permit a height of 6.2 m.

**To accommodate a proposed accessory storage building.**

**Owner(s):** Ryan & Callie Shepherd

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

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.

#### **4. ADJOURNMENT**

Adjourned at approximately 6:10 p.m.