



COMMITTEE OF ADJUSTMENT

Minutes of the Committee of Adjustment hearing held on **September 6, 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
Josh Salisbury, 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 D10CON23.005H – Olson & Minor Variance D13VAR23.022H – Olson**

Location: 34 Church Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

Consent Purpose: Proposed new lot (Parcel A, ± 0.024 ha) together with a maintenance easement (over Parcel B, ± 0.0025 ha). The parcels are shown on the sketch of the subject lands prepared by Fiddes Clipsham Inc., date stamped as received by the Committee of Adjustment on July 10, 2023.

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

1. To reduce the lot frontage for an existing semi from the minimum 7 m to permit a lot frontage of 6.5 m.

2. To reduce the setback to the proposed attached garage from the minimum 5.5 m to permit a setback of 0.7 m.

To accommodate the proposed severance of an existing semi-detached dwelling.

Legal Description: PT LT 100, PL 27, AS IN 830510 TOWN OF HALTON HILLS

Owner(s): Barry Olson & Sonya Burns, **Agent:** Herbert Arnold, Arnold Foster LLP

The Town Planner referenced a received objection from 60 Charles Street regarding property values, and responded that property values cannot be taken into consideration; noted no staff objections to approval, subject to conditions (for the Consent). The owner and agent were present to speak to the applications. The agent noted his satisfaction with the conditions.

Donna Picoulas, 60 Charles Street: stated that since her communication with staff, she understands the proposal and is withdrawing her objection.

Michele Gougeon, 32 Charles Street: asked various questions and spoke against the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the applications be approved, subject to conditions (for the Consent).

For the Minor Variance, 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.

For the Consent, the Committee considered:

- The matters set out under Section 51 (24) of the *Planning Act*, 1990, as amended.
- The proposal to conform to the Regional Official Plan.
- The proposal to conform to the Local Official Plan.

b) Minor Variance D13VAR23.023H – Sahota

Location: 8420 Ninth Line, 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 height of an accessory structure from the maximum 5 m to permit a height of 7.95 m.

2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 126 sq m.
3. To increase the total floor area for all accessory structures from the maximum 120 sq m to permit a floor area of 133 sq m.

To accommodate a proposed detached garage.

Owner(s): Saranjit Sahota, **Agent:** Peter Vozikas

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

Committee deliberations included: the Region's comments about future road widening, and whether that impacts the proposal.

It was MOVED by Keith Medenblik, 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.

c) Minor Variance D13VAR23.024H – Polish Parishes Credit Union

Location: 12005 Steeles Avenue, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To reduce the front yard setback from the minimum 9.5 m to permit a front yard setback of 5.07 m (Steeles Avenue).
2. To reduce the exterior side yard setback from the minimum 9.5 m to permit an exterior side yard setback of 4.44 m (Sixth Line).
3. To permit the construction of an addition to the existing building within a 12 m site triangle.
4. To permit an expansion of 19.8 sq m to a business office, whereas the By-law does not permit expansions to any buildings or structures for any use.

To accommodate an addition to a business office, for an elevator and vestibule.

Owner(s): St. Stanislaus - St. Casimir's Polish Parishes Credit Union, Tomasz Cudzich,

Agent: Our Cool Blue Architects Inc. - Tom Kolbasenko

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

It was MOVED by Jason Smith, 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.

d) Minor Variance D13VAR23.025H – Klassen

Location: 3 Tweedle Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To reduce the side yard setback to the first storey of an addition from the minimum 2.25 m to permit a side yard setback of 0.91 m.
2. To reduce the side yard setback to the second storey of an addition from the minimum 3.45 m to permit a side yard setback of 0.91 m.

To accommodate a proposed addition to a garage, and a proposed accessory dwelling unit.

Owner(s): Matthew & Kajsa Klassen, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

The Town Planner noted staff objections to approval, and recommended that the application be refused. Discussions took place, and the agent asked for a deferral. The Secretary-Treasurer stated that a revision would not guarantee approval.

It was MOVED by Keith Medenblik, SECONDED, and CARRIED

THAT the decision for the subject application be deferred.

4. ADJOURNMENT

Adjourned at approximately 7:15 p.m.

MINUTES