



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **October 4, 2023**, at 6 p.m. via Zoom.

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

Staff Present: John McMulkin, Senior Planner
Ruth Conard, 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) Minor Variance D13VAR23.026H – Kuhar

Location: 13192 Steeles Avenue, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

Minor Variance Purpose: Requesting relief from Zoning By-law 2000-0138,

1. To reduce the side yard setback from the minimum 4 m to permit a side yard setback of 1.91 m.

To accommodate a proposed addition to an existing single detached dwelling.

Owner(s): Sukhwinder Kuhar, **Agent:** Agha Mirza

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 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.

b) Minor Variance D13VAR23.027H – Eden Oak

Location: 23 Gamble Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

Minor Variance Purpose: Requesting relief from Zoning By-law 2010-0050 (as amended by 2017-0047, as the deck provision is a site specific in 2017-0047),

1. To increase the projection of a deck from the rear wall, from the maximum 2 m, to permit a 3 m projection beyond the rear wall.

To accommodate a proposed rear yard deck.

Owner(s): Eden Oak Inc., Gerald McGrogan, **Agent:** David Huie

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 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.

c) Minor Variance D13VAR23.028H – Trafalgar Meadows

Location: 11571, 11583, 11597, 11603 & 11605 Trafalgar Road, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the minimum front yard setback for an end unit to the corner rounding from the minimum 2.5 metres to permit the following:
 - a. 2.49 metres for Block 1 unit 1
 - b. 2.45 metres for Block 1 unit 5
 - c. 2.48 metres for Block 4 unit 28
 - d. 2.48 metres for Block 4 unit 32
2. To reduce the minimum side yard setback for an end unit from the minimum 1.5 metres to permit the following:
 - a. 1.23 metres for Block 5 unit 33
 - b. 1.23 metres for Block 7 unit 52
 - c. 1.23 metres for Block 8 unit 53
 - d. 1.23 metres for Block 10 unit 70
 - e. 1.23 metres for Block 11 unit 71
 - f. 1.23 metres for Block 12 unit 84
 - g. 1.23 metres for Block 13 unit 85
 - h. 0.82 metres for Block 15 unit 98
3. To reduce the minimum side yard setback for an end unit abutting a private road from the minimum 2.5 metres to permit the following:
 - a. 1.5 metres for Block 19 unit 123
 - b. 1.5 metres for Block 20 unit 124
4. To reduce the minimum rear yard setback from the minimum 6.0 metres to permit a rear yard setback of 5.0 metres for the following Blocks:
 - a. Block 5
 - b. Block 6
 - c. Block 7
 - d. Block 8
 - e. Block 9
 - f. Block 10
 - g. Block 11
 - h. Block 12
 - i. Block 13
 - j. Block 14
 - k. Block 15
 - l. Block 16

- m. Block 17
5. To reduce the distance between buildings from the minimum 3.0 metres to permit the following:
 - a. Distance between Block 18 and Block 19 – 2.5 metres
 - b. Distance between Block 20 and Block 21 – 2.5 metres
 6. To permit balconies to encroach into the required rear yard setback a maximum of 1.3 metres for the following Blocks, whereas the By-law does not permit balconies to encroach:
 - a. Block 5
 - b. Block 6
 - c. Block 7
 - d. Block 8
 - e. Block 9
 - f. Block 10
 - g. Block 11
 - h. Block 12
 - i. Block 13
 - j. Block 14
 - k. Block 15
 - l. Block 16
 - m. Block 17
 7. To permit a balcony to be located 1.45 metres from an interior side lot line, whereas the minimum required setback is 1.5 metres (Block 21 unit 131).
 8. To permit the encroachment of stairs accessing rear yard decks to exceed 1.9 metres where required by grade.
 9. To permit air conditioners to be located in the front yard for the following Blocks:
 - a. Block 1
 - b. Block 2
 - c. Block 3
 - d. Block 4
 - e. Block 18
 - f. Block 19
 - g. Block 20
 - h. Block 21
 10. To permit air conditioners to be located less than 1.0 metre from the interior side lot line for the following Blocks:
 - a. Block 1 units 2, 3, 6 & 7
 - b. Block 2 units 10, 11, 14 & 15

- c. Block 3 units 18, 19, 22 & 23
- d. Block 4 units 26, 27, 30 & 31

To accommodate a proposed subdivision.

Owner(s): 2810007 Ontario Inc., David Nagpal, **Agent:** Robert Russell Planning Consultants Inc., Rob Russel

The Town Planner noted no staff objections to approval, subject to conditions. The agent was present to speak to the application, and provided a brief history of the proposal.

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.

d) Minor Variance D13VAR23.029H – Miedema

Location: 52 Langstone Crescent, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the floor area of a detached garage from the maximum 40 sq m to permit a floor area of 75 sq m.

To accommodate a proposed addition to an existing detached garage.

Owner(s): Jeffery Miedema

The Town Planner referenced received written support from 12 Moultrie Cresnet, and noted no staff objections to approval, subject to condition. The owner 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.

4. ADJOURNMENT

Adjourned at approximately 6:35 p.m.