



**COMMITTEE OF ADJUSTMENT  
MINUTES**

Minutes of the Committee of Adjustment hearing held on **December 6, 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  
John McMulkin, 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 order of the listed applications as shown on the agenda was altered to address attendance.*

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 D13VAR23.034H – Hastie**

**Location:** 59 Cobblehill Road, Town of Halton Hills (Acton), 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 accessory garage from the maximum 40 sq m to permit a floor area of 53.2 sq m.
2. To permit the construction of a porch within the 4.5 m site triangle.
3. To permit the encroachment of a porch 1.18 m from the front lot line, whereas the bylaw indicates that no porch shall be located closer than 1.5 m to a front lot line.
4. To permit the encroachment of a porch 0.9 m from the exterior side lot line, whereas the by-law indicates that no porch shall be located closer than 1.5 m to an exterior side lot line.

**To accommodate a proposed porch and detached garage.**

**Owner(s):** Steven Hastie

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

It was MOVED by Todd Jenney, 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 D13VAR23.035H – Cruz**

**Location:** 13520 5 Side Road, 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 interior side yard setback from the minimum 4.5 m to permit an interior side yard setback of 3 m, to the second storey addition over the garage (east).
2. To increase the driveway width from the maximum 7 m to permit a driveway width of 29.8 m.
3. To reduce the interior side yard setback for a driveway from the required 4.5 m to permit an interior side yard setback of 0 m to the driveway (east).
4. To increase the floor area of an accessory structure from the maximum 80 sq m to permit a floor area of 169 sq m.

5. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 178 sq m.

**To accommodate an existing second storey addition over the garage, existing driveway, and proposed accessory structure.**

**Owner(s):** Inervis Maria Bello Cruz & Natanael Perera Caceres, **Agent:** Douglas Lozada

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

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.

**d) Minor Variance D13VAR23.036H – Rakhra**

**Location:** 8343 Tenth 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 reduce the side yard setback from the minimum 4.5 m to permit an interior side yard setback of 3.9 m (north).

**To accommodate a detached dwelling under construction.**

**Owner(s):** Paramjit Kaur Rakhra

The Town Planner noted no staff objections to approval, subject to condition. The owner and her son (Balraj Rakhra) 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 D13VAR23.037H – Gallinger**

**Location:** 21 Gooderham Drive, 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 an accessory structure from the maximum 20 sq m to permit a floor area of 25.3 sq m.

**To accommodate a proposed accessory structure (pavilion).**

**Owner(s):** Tom Gallinger **Agent:** Scott Wood

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 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.

**a) Minor Variance D13VAR23.032H – Dykas**

**Location:** 52 Barraclough Boulevard, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To increase the total floor area of all accessory structures from the maximum 20 sq m to permit a floor area of 45.6 sq m.

**To accommodate a proposed accessory structure (cabana).**

**Owner(s):** Dan Dykas, **Agent:** Alana + Kelly Design, Alana Nielsen

The Town Planner referenced received objections from 48, 49 and 50 Barraclough Boulevard regarding size/location of cabana, washroom, plumbing, inspections, visual

impact, infiltration gallery, grading and drainage. The Town Planner responded that the proposal is consistent with previous relief granted on Barraclough, cabana meets all setbacks, washrooms and plumbing are not part of the Minor Variance application, revised proposal has reduced visual impact, the infiltration gallery is not intended to accept stormwater from patios or paved areas, the stormwater master plan is a high-level study which would not look at the construction of a cabana, and that the proposal meets the 4 tests. The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

Caterina Mikhaiel (50 Barraclough Boulevard) was present, and spoke against the application. Issues captured in Town Planner comments.

Sandra Marich (49 Barraclough Boulevard) was present, and spoke against the application. Issues captured in Town Planner comments.

Committee deliberations included: passionate pleas versus facts and data, estate lots (Barraclough subdivision) having the driveways and hardscaping already there to begin with, matters raised being outside of the Committee's jurisdiction, and the proposal meeting the 4 tests.

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 7:10 p.m.