



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **February 7, 2024**, at 6 p.m. via Zoom.

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

Staff Present: Ruth Conard, 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) **Minor Variance D13VAR20.018H – 2570997 Ontario Inc.**

Location: 16268 17 Side Road, Town of Halton Hills (Esquesing),
Regional Municipality of Halton

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

1. To reduce the distance to the front lot for an existing dwelling used as accessory farm employee accommodation from the minimum 30 m to permit a 10 m distance.

2. To increase the distance from the detached dwelling on the same lot to an existing dwelling used as accessory farm employee accommodation from the maximum 30 m to permit a 250 m distance.

To accommodate a proposed accessory farm employee accommodation (existing dwelling).

Owner(s): 2570997 Ontario Inc., Hernak Daliwhal, **Agent:** Robert Russell Planning Consultants Inc., Rob Russell

The Town Planner noted no staff objections to approval, subject to conditions. The owner and agent were present to speak to the application, and the agent noted that they had no issues with the conditions.

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.

b) 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 1.22 m.

To accommodate a proposed addition (including garage and proposed accessory dwelling unit).

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

The Town Planner noted no staff objections to approval (of the revised proposal), 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 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 D13VAR24.001H – 6 Dawkins Crescent

Location: 6 Dawkins Crescent, Town of Halton Hills (Acton), 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 20 sq m to permit a floor area of 40.6 sq m.
2. To increase the number of accessory structures from the maximum 2, to permit a total of 3 accessory structures.

To accommodate an existing pergola structure and two existing sheds.

Owner(s): James Lippett & Carmen Stef

The Town Planner referenced received support from 4 and 8 Dawkins Crescent, and an objection received from 96 Beardmore Crescent regarding glare from the roof of the existing pergola; and verbally amended the Planning report to include a condition to cover the existing roof sheathing with a product that will reduce the solar reflective glare. The Town Planner noted no staff objections to approval, subject to conditions.

The owners were present to speak to the application.

Tony Van Helden (4 Dawkins Crescent) was present and spoke in favour of the application.

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 D13VAR24.002H – 45 Church Street West

Location: 45 Church Street West, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To permit one proposed silo, whereas the by-law only permits two additional silos beyond the number that existed on February 26, 1996 (three silos were already constructed since 1996).

To accommodate a proposed silo.

Owner(s): P & H Milling Group, W. Bruce MacIntyre (Parrish & Helmbecker Limited), **Agent:** Van Harten Land Surveyors, Chris Corosky

The Town Planner noted no staff objections to approval, subject to condition. The owner and agent were present to speak to the application. The agent asked about the condition that references the location and construction of the silo, and the Secretary-Treasurer clarified that the condition requires the silo to be generally in accordance with the sketches.

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.

e) D13VAR24.003H – 19 Barraclough Boulevard

Location: 19 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 for all accessory structures from the maximum 20 sq m to permit a total floor area of 48 sq m.

To accommodate an existing cabana and a proposed pool shed.

Owner(s): Patrick Lizotte, **Agent:** Alana + Kelly Design, Alana Nielsen

The Town Planner noted no staff objections to approval, subject to condition. The owner and agent were 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.

4. ADJOURNMENT

Adjourned at approximately 6:30 p.m.