



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **April 3, 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
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 a deferral.

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 D13VAR24.008H – 17 Guelph Street

Location: 17 Guelph Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the interior side yard setback shown on schedule 3 of By-law 2022-0007 from the minimum 6.3 m to permit a 1.5 m interior side yard setback (north-east corner of building).
2. To reduce the rear yard setback as shown on schedule 3 of By-law 2022-0007 from the minimum 25.7 m to permit a 13.2 m rear yard setback (north-east corner of building).
3. To reduce the exterior side yard setback as shown on schedule 3 of By-law 2022-0007 from the minimum 2.8 m and 4 m to permit a 2.4 m exterior side yard setback.
4. To reduce the number of parking spaces from the minimum 21 to permit 10 parking spaces.

To accommodate a proposed 12-unit apartment building.

Owner(s): Homestarts Non-Profit Housing Corporation, Georg Schneider,
Agent: Tim Welch Consulting Inc., Leah Bennett Cooke

Deferral: the Secretary-Treasurer noted that there are hydro issues that need to be addressed (proximity of the proposal to the hydro pole and existing infrastructure).

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) Minor Variance D13VAR24.007H – 11 Academy Road

Location: 11 Academy Road, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the minimum interior side yard setback from the minimum 1.2 m to permit an interior side yard setback of 1.13 m.
2. To permit a door providing access to a dwelling to be located in a wall that is 1.13 m from a lot line, whereas the by-law requires the wall to be located a minimum of 1.2 m from a lot line.

To accommodate a detached dwelling under construction.

Owner(s): Eva Bosnjak & Robert Grubestic

The Town Planner noted no staff objections to approval, subject to conditions. The owners were 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.

4. ADJOURNMENT

Adjourned at approximately 6:05 p.m.