



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **May 1, 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) **Consent D10CON24.002H – 33 Normandy Boulevard & Minor Variance D13VAR24.009H – 33 Normandy Boulevard**

Location: 33 Normandy Boulevard, Town of Halton Hills (Georgetown), Regional Municipality of Halton

Consent Purpose: Proposed new lot (Parcel B, ± 437 sq m). The parcel is shown on the sketch of the subject lands prepared by Fiddes Clipsham Inc., date stamped as received by the Committee of Adjustment on March 21, 2024.

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

1. To permit a half storey to have a floor area of 60% of the floor area of the floor below, whereas the By-law requires the half storey not exceed 50% of the floor area of the floor below (proposed dwelling).
2. To reduce the minimum lot frontage from the required 15 m to permit a lot frontage of 12.3 m (retained lot).

To accommodate a proposed new lot and a new single detached dwelling.

Legal Description: LT 17, PL 383; HALTON HILLS

Owner(s): Matthew & Jennifer Edwards, **Agent:** Urban in Mind, Dorothy Yeung

The Town Planner referenced a received objection from 25 Normandy Boulevard regarding matters including traffic and parking; responded that Transportation (and other) staff have no concerns; addressed a correction to the Planning report (any instances referencing 12.5 m should have stated 12.3 m); and noted no staff objections to approval, subject to conditions.

The owners and agent were present to speak to the applications. The agent gave a brief presentation.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the applications be approved, subject to conditions.

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 D13VAR24.010H – 46 Meadowlark Drive

Location: 46 Meadowlark 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 reduce the required minimum front yard landscaping from 40% (23.54 sq m) of the front yard area to permit 37.7% (22.23 sq m) of the front yard area.

To accommodate additional parking for a proposed accessory dwelling unit.

Owner(s): Amit Nagpal, **Agent:** Shivang Tarika

The Town Planner referenced received objections from 43, 45 and 48 Meadowlark Drive regarding matters including landscaping reduction, street parking, accessory dwelling units, property values and impact to views; and responded that the landscaping reduction is minor, street parking will be alleviated by this application, provincial legislation permits accessory dwelling units, and property values and impact to views are not considered by staff or the Committee. The Town Planner noted no staff objections to approval, subject to conditions.

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 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 6:30 p.m.