



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **June 5, 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
Ivan Drewnitski, Traffic Planning Coordinator
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None. A brief discussion took place to clarify the disclosure procedure.

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 D13VAR24.012H – 51 Ontario Street

Location: 51 Ontario 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 exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 0.02 m.

To accommodate a second storey addition.

Owner(s): Florent Lefevre-Schlick & Diana Zdravecky

Deferral: the Secretary-Treasurer noted that there are issues with Hydro (proximity of proposal to the energized power lines) and Engineering (encroachment on Town lands) that need to be addressed.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) Minor Variance D13VAR24.011H – 81 Wildwood Road

Location: 81 Wildwood Road, 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 floor area of an individual accessory structure from the maximum 40 sq m to permit a floor area of 55 sq m.
2. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 64 sq m.

To accommodate a proposed accessory structure.

Owner(s): Paolo Reich & Debra Reich

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

c) Minor Variance D13VAR24.013H – 7975 Trafalgar Road

Location: 7975 Trafalgar Road, Town of Halton Hills (Premier Gateway),
Regional

Municipality of Halton

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

1. To permit 70% of the required parking spaces (14 spaces) to be located in a yard abutting Steeles Avenue, whereas the By-law permits 20% of the required parking spaces (4 spaces) to be located in a yard abutting Steeles Avenue.
2. To reduce the lot coverage from the minimum 25% (1150 sq m) to allow for a lot coverage of 15% (694 sq m) of the lot area.

To accommodate the proposed Gas Bar, Convenience Restaurant, and Convenience Store.

Owner(s): Caravan Truck Stop Ltd., Helen Pavlopoulos, **Agent:** CTM Design Services Ltd., Amina Oyakhilome

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.

d) Minor Variance D13VAR23.019H – Rosen

Location: 573 Main Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To reduce the side yard setback to an addition from the minimum 2.25 m to permit a side yard setback to the first storey of 0.66 m.
2. To reduce the side yard setback from the minimum 1.5 m to permit a side yard setback of 0.2 m (existing shed).
3. To increase the encroachment of the roof overhang for of an accessory structure from the maximum 50% of the side yard setback (0.076 m from the side lot line) to permit a roof overhang encroachment of 100% (0 m from the side lot line), (existing shed).

To accommodate a proposed addition to the dwelling, and an existing shed.

Owner(s): Hillary Rosen, **Agent:** Alana Nielsen

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.

e) 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

The Town Planner referenced received objections from 6 Guelph Street, 11 Guelph Street (St. John's United Church), and 12 Chapel Street regarding matters including reduction in parking, overflow parking, supervision of project, criteria for tenants, stormwater management and snow storage; responded that only a limited number of residents will have vehicle ownership due to age and socio-economic status, parking permits will be provided, overnight parking permits may be obtained from the Town, Halton's Access to Community Housing will select from their residents, stormwater and snow management is being

reviewed as part of the site plan process, and Engineering would need to sign off before approval is granted. The Town Planner noted no staff objections to approval, subject to condition. The Town Traffic Planning Coordinator was present to answer questions. The agent was present to speak to the application, and gave a brief presentation about the project background and proposed development.

Committee deliberations included matters such as car ownership, parking, options available for overflow parking, tenant selection process, and trusting the Town's plan for parking.

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.

Bob Jickling (St. John's United Church) had not spoken when the Chair gave the public opportunities to speak and had various questions and concerns. Staff had already addressed the questions and concerns during the presentation portion of the hearing, and had also previously addressed the issues via e-mail. Although the decision was already made, Town staff repeated the discussion and responded to the questions.

4. ADJOURNMENT

Adjourned at approximately 7:10 p.m.