



**COMMITTEE OF ADJUSTMENT  
MINUTES**

Minutes of the Committee of Adjustment hearing held on **July 3, 2024**, at 6 p.m. via Zoom.

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

Regrets: Keith Medenblik

Staff Present: Greg Macdonald, Senior 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 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.

**d) Minor Variance D13VAR24.017H – 65 Main Street North**

**Location:** 65 Main Street North (Acton), Regional Municipality of Halton

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

1. To permit the ground floor space (284 sq m) previously occupied by a former animal clinic to be converted to a business office, whereas the By-law only permits business office uses that legally existed when the By-law was passed (July 2010).

**To accommodate the conversion of the ground floor area to a business office.**

**Owner(s):** 65 Main Street Inc., Lawrence Herman **Agent:** Clare Riepma

The Town Planner discussed the proposal, stated that the proposed floor area for the business office is the same size as the former animal clinic, and noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

Committee deliberations included whether the existing apartment had been vacated, and availability of parking.

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.

**a) Minor Variance D13VAR24.014H – 35 Bowman Street**

**Location:** 35 Bowman 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 rear yard setback from the minimum 7.5 m to permit a rear yard setback of 5.84 m.

**To accommodate a one-storey addition.**

**Owner(s):** Ralph Rozema, **Agent:** Mathew Partridge

The Town Planner referenced received objections from 30, 32, and 33 Robinson Road regarding matters including privacy, limitations on variances, and construction in established neighbourhoods, and responded that the proposal meets the 4 tests. The Town Planner noted no staff objections to approval, subject to condition. The owner and agent were present to speak to the application.

Emmanuel Falzon and Sheena Falzon, 32 Robinson Road: were present and spoke against the application (concerns included privacy, invasion of space, and internet/hydro being impacted).

The agent responded that construction would adhere to the Building Code, locates would be marked ahead of time, and that the structure would be lower than the existing roofline of the house.

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.

**b) Minor Variance D13VAR24.015H – 110 Branigan Crescent**

**Location:** 110 Branigan Crescent (Georgetown), Regional Municipality of Halton

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

1. To reduce the front yard soft landscaping from the minimum 40% (22.3 sq m) of the front yard area to permit 38.5% (21.5 sq m) of the front yard area.

**To accommodate additional parking for a proposed accessory dwelling unit.**

**Owner(s):** Mihir Patel

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

It was MOVED by Jason Smith, 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 D13VAR24.016H – 28 Rosset Valley Court**

**Location:** 28 Rosset Valley Court (Georgetown), Regional Municipality of Halton

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

1. To reduce the front yard landscaping from the minimum 40% (24.8 sq m) of the front yard area to permit 25% (15.5 sq m) of the front yard area.

**To accommodate additional parking for a proposed accessory dwelling unit.**

**Owner(s):** Marvin Phagwa, **Agent:** Tanvir Rai, Noble Prime Solutions

The Town Planner referenced received objections from 26, 36, 40 and 42 Rosset Valley Court regarding matters including numerous vehicles, snow removal, and the house being a duplex; responded that Enforcement staff may be contacted about street parking, sufficient area exists for snow storage, the house is not a duplex, and that the Ontario province allows accessory dwelling units. The Town Planner noted no staff objections to approval, subject to condition. The owner was present to speak to the application.

Committee deliberations included snow removal/storage, trees, and widened driveways elsewhere.

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.

#### **4. ADJOURNMENT**

Adjourned at approximately 6:35 p.m.