



## **COMMITTEE OF ADJUSTMENT MINUTES**

Minutes of the Committee of Adjustment hearing held on **September 4, 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 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 D13VAR24.022H – 13546 Fourth Line**

**Location:** 13546 Fourth Line, Town of Halton Hills (Bannockburn), 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 60 sq m to permit a floor area of 238 sq m.

2. To increase the total floor area for all accessory structures from the maximum 80 sq m to permit a total floor area of 307 sq m.
3. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 7.3 m.

**To accommodate an existing addition to the accessory structure.**

**Owner(s):** Victoria Green, **Agent:** Robert Russell Planning Consultants Inc., Rob Russell

The Town Planner stated that the accessory structure is too large with respect to both the floor area and height, would dominate the lot, not be accessory to the principal dwelling, and cannot be considered minor or in keeping with the intent of the Zoning By-law. The Town Planner noted objections to approval, and recommended refusal of the application.

The owner and agent were present and spoke to the application. During discussions, the agent (in consultation with the owner) noted that the structure and addition were constructed without permit, utilized a mapping program to show accessory structures on various lots, stated that the structure was to be used for maintenance of the owner's RV and would not be used for commercial purposes, and noted that if the structure was connected to the dwelling, a Minor Variance would not be required.

Committee deliberations included the woodland adjacent to the property, the related Environmental Assessment waiving tool, RV maintenance and the number of vehicles on the lot, and the magnitude of the cumulative size and height of the structure dominating the lot.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be refused.

The Committee considered the requested variance(s) to:

1. Not meet the intent and purpose of the Official Plan.
2. Not meet the intent and purpose of the Zoning By-law.
3. Not be desirable for the appropriate use of the land, building or structure.
4. Not be minor in nature.

#### **4. ADJOURNMENT**

Adjourned at approximately 6:40 p.m.