



**COMMITTEE OF ADJUSTMENT
MINUTES**

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

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

Staff Present: John McMulkin, Senior Planner
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 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.

a) Minor Variance D13VAR24.023H – 14097 Sixth Line

Location: 14097 Sixth Line, Town of Halton Hills (Esquesing), 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 80 sq m to permit a floor area of 198 sq m.
2. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 216 sq m.

To accommodate an existing addition to the accessory structure.

Owner(s): Rui and Natalie Botelho, **Agent:** John Kozen

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.

c) Minor Variance D13VAR24.025H – 9 Ostrander Boulevard

Location: 9 Ostrander Boulevard, Town of Halton Hills (Georgetown), 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 20 sq m to permit a floor area of 54 sq m.
2. To reduce the interior side yard setback from the minimum 1 m to permit an interior side yard setback of 0.48 m.

To accommodate the conversion of the existing garage into an additional residential unit.

Owner(s): Olivier & Brenda Lorraine Gysel, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

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 Jane Watson, 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 D13VAR24.024H – 216 Guelph Street

Location: 216 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 parking spaces from the minimum 32, to permit 23 parking spaces.

To accommodate the proposed drive-thru for a restaurant.

Owner(s): GG Garage LTD., Gino Gaudio, **Agent:** KALP Architect Inc., Laxman Patel

The Town Planner referenced a received objection from 87 Prince Charles Drive regarding matters including traffic, noise, lighting, fencing, and garbage enclosures. Responded that the matters raised in the objection would typically be reviewed and addressed through the Site Plan application process, but that in accordance with the provisions of the Ontario Planning Act, the proposal is exempt from Site Plan, and that there is no basis for the Committee's inclusion of such matters as conditions. Stated that fencing and garbage standards are regulated by the Town's Property Standards By-law; the variance is re-establishing a drive-thru, and noted no staff objections to approval, subject to conditions. The owner and agent were present to speak to the application.

Committee deliberation included: clarification regarding fencing, and noting that the referenced matters in the objection are outside of their jurisdiction.

It was MOVED by Keith Medenblik, 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 6:25 p.m.