



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **December 4, 2024**, at 6 p.m. via Zoom.

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

Regrets: Jane Watson

Staff Present: Greg Macdonald, Senior Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Lloyd Hillier declared a pecuniary/conflict of interest regarding item 3 (c) because he is a member of a church affiliated with the Pentecostal Assemblies of Canada, and he also knows the Church representatives. He did not participate in the discussion or vote.

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 Minor Variance D13VAR24.026H – 14 Gamble Street**

Location: 14 Gamble Street, 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 lot coverage from the maximum 15% (127.69 sq m) to permit a lot coverage of 29.7% (252.6 sq m).

To accommodate a proposed new dwelling.

Owner(s): Eden Oak (Creditview Heights) Inc., Romas Kartavicius, **Agent:** Arnold Foster LLP, Herbert Arnold

The Town Planner stated that after a previously approved Minor Variance, it was determined that the lot area had been calculated/surveyed incorrectly, and noted no staff objections to approval, subject to condition. The owner and agent 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.

b) Minor Variance D13VAR24.027H – 6 Victoria Street

Location: 6 Victoria 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 front yard setback from the minimum 6 m to permit a 4.26 m front yard setback to the proposed second storey addition.
2. To reduce the interior side yard setback from the minimum 1.8 m to permit a 1.1 m side yard setback to the proposed second storey addition.

To accommodate a proposed second storey addition over an existing one-storey portion of the single detached dwelling.

Owner(s): Dean Dieleman, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

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.

c) Minor Variance D13VAR24.028H – 13619 Highway 7

Location: 13619 Highway 7, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To permit a portion of the existing floor area to be used as a Day Nursery use, accessory to the existing Place of Worship.

To accommodate a proposed Day Nursery use, accessory to the existing Place of Worship, (within the existing building).

Owner(s): The Pentecostal Assemblies of Canada, Craig Burton, **Agent:** Georgetown Christian Fellowship, Terry Talbot

The Town Planner referenced the current Zoning By-law's discrepancies related to places of worship and accessory day nurseries, advised that the issues will be addressed, and noted no staff objections to approval. 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.

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.