



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **March 5, 2025**, at 6 p.m. via Zoom.

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

Staff Present: Jessica Rahim, 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 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 D13VAR25.002H – 14177 Trafalgar Road

Location: 14177 Trafalgar Road, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To permit the expansion of the retail use that legally existed on the effective date of

- the by-law from 200.6 sq m to permit a retail floor area of 290.8 sq m (as-built addition of 90.2 sq m).
2. To reduce the side yard setback from the minimum 15 m to permit a side yard setback of 2.2 m (greenhouse south).
 3. To reduce the side yard setback from the minimum 15 m to permit a side yard setback of 9.1 m (greenhouse north).

To accommodate the existing expansion of the retail garden centre, and the existing greenhouses.

Owner(s): Julia Lanz Holdings Incorporated, Barbara Duckitt, c/o Enzo Lanzarotta,
Agent: Jason Gorman (Alex Burgos)

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.

b) Minor Variance D13VAR25.003H – 35 Rosset Valley Court

Location: 35 Rosset Valley Court, 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 soft landscaping from the minimum 40% (32.7 sq m) of the front yard area to permit 25.6% (20.9 sq m) of the front yard area.

To accommodate proposed additional parking for an Accessory Residential Unit.

Owner(s): Alexander Cadete

The Town Planner referenced a received objection from 31 Rosset Valley regarding matters including number of cars currently parked in driveway, loss of soft landscaping, drainage issues, snow storage and garage conversion. The Town Planner responded that Enforcement staff may be contacted about the number of vehicles, soft landscaping is already deficient because of a previous driveway widening; Engineering staff have confirmed that grades show positive drainage to the road, and are satisfied that there is sufficient soft landscaping to

accommodate snow; and that a portion of the garage was converted to living space, leaving enough room for a parking spot. The Town Planner noted no staff objections to approval, subject to condition. During Committee deliberations, the Planner shared her screen and showed the property on the Town's mapping program. The owner was present to speak to the application.

Committee deliberations included concerns regarding snow storage, the driveway becoming a dominant feature, and the size of the driveway/lot.

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 D13VAR25.004H – 95 Agnes Street

Location: 95 Agnes Street, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To reduce the interior side yard setback from the minimum 1.2 m to permit an interior side yard setback of 0.37 m (sunroom addition).
2. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.185 m from the side lot line) to permit a roof overhang encroachment of 100% (0 m from the side lot line).
3. To reduce the front yard setback from the minimum 6 m to permit a front yard setback of 1.58 m (sunroom addition).
4. To increase the driveway width from the maximum 7 m to permit a driveway width of 8.8 m.
5. To increase the floor area of a detached garage from the maximum 40 square m to permit a floor area of 58 sq m (detached garage).
6. To increase the height of a detached garage from the maximum 4.5 m to permit a height of 4.94 m (detached garage).
7. To increase the height of an accessory structure from the maximum 3.5 m to permit a height of 4.7 m (accessory shed).
8. To reduce the interior side yard setback for an accessory structure from the minimum 1 m to permit an interior side yard setback 0.83 m (accessory shed).
9. To increase the floor area of an accessory structure from the max 20 sq m to permit a floor area of 36 sq m (accessory shed).

To accommodate the existing sunroom addition (front of dwelling), the existing garage (proposed addition), and the existing 2 storey accessory shed.

Owner(s): Julian Lysak

The Town Planner verbally amended the report, correcting the characterization of the garage as existing, because it's under construction (addition). The Town Planner referenced a received objection from 50 Frederick Street regarding matters including the driveway widening, the proposed floor area and height of the garage, and responded that the driveway is within the limits of 95 Agnes and has been since 2002 when there were not setback requirements, and that the proposed garage addition is mostly towards the interior of the property. 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 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 D13VAR25.005H – 8218 Tenth Line

Location: 8218 Tenth Line, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

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

1. To increase the height of an accessory structure from the maximum 5 m to permit a height of 5.74 m.
2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 125 sq m.
3. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 125 sq m.

To accommodate a proposed accessory structure (garage).

Owner(s): Joginder Singh & Tripatjit Sidhu, **Agent:** Peter Vozikas

The Town Planner noted no staff objections to approval, subject to condition. The agent was present and discussed the proposal.

It was MOVED by Todd Jenney, 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.

e) Minor Variance D13VAR25.006H – 112 Branigan Crescent

Location: 112 Branigan Crescent, 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 landscaping from the minimum 40% (21.4 sq m) of the front yard area to permit a front yard landscaping of 37.65 % (20.15 sq m) of the front yard area.

To accommodate additional parking for a proposed Accessory Residential Unit.

Owner(s): Rohit Jain & Neha Agarwal, **Agent:** Shivang Tarika

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 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.

4. ADJOURNMENT

Adjourned at approximately 6:45 p.m.