



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **May 7, 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 order of the listed applications as shown on the agenda was altered to address attendance.

c) Minor Variance D13VAR25.011H – 10 Ann Street

Location: 10 Ann 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 4.48 m.
2. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.6 m from the side lot line) to permit a roof overhang encroachment of 75% (0.3 m from the north side lot line).
3. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.6 m from the side lot line) to permit a roof overhang encroachment of 69% (0.37 m from the west side lot line).

To accommodate a proposed two-storey dwelling and attached garage on the existing foundations.

Owner(s): Alejandro Mora, **Agent:** Alana + Kelly Design, Alana Nielsen

Deferral: the Secretary-Treasurer noted that a hydrogeological study is required, and staff have concerns about the proposal.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) Minor Variance D13VAR25.009H – 78 Prince Charles Drive

Location: 78 Prince Charles Drive, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the interior side yard setback to the first floor from the minimum 1.2 m to permit an interior side yard setback of 0.94 m.
2. To increase the height of an accessory structure from the maximum 3.5 m to permit a height of 3.58 m.

To accommodate a proposed one-storey addition and relocation of an accessory structure (shed).

Owner(s): William & Jessica Lomker, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

The Town planner noted that the proposal was revised as Engineering expressed concerns regarding the parking stall width, and that the garage is now for storage purposes only (not considered a parking space). 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 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.

b) Minor Variance D13VAR25.010H – 8 Elgin Street

Location: 8 Elgin 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 interior side yard setback to the first storey from the minimum 1.2 m to permit an interior side yard setback of 0.9 m (south).

2. To reduce the interior side yard setback to the second storey from the minimum 1.8 m to permit an interior side yard setback of 0.9 m (south).

To accommodate a proposed attached garage and second storey addition.

Owner(s): Alexander Fry & Jessica Beckett, **Agent:** Netta Design Inc., Jonathan Netta

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.

d) Minor Variance D13VAR25.012H – 12 Mill Pond Drive

Location: 12 Mill Pond Drive, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the number of driveways from the maximum one per lot to permit two driveways.
2. To increase the floor area of an accessory structure from the maximum 40 sq m, to permit a floor area of 45.3 sq m.
3. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 4.84 m.
4. To permit an accessory structure (garage) to be built closer to the front lot line (1 m) than the main building (dwelling) from the front lot line (42.44 m).
5. To reduce the interior side yard setback from the minimum 1.5 m to permit an interior side yard setback of 1.2 m.

To accommodate a proposed detached garage.

Owner(s): John Babic

The Town Planner referenced received objections from 6 Mill Pond Drive, regarding zone changes and future amendments, and 10 Mill Pond Drive regarding lack of conformity with the Secondary Plan. The Town Planner responded that a detached garage will not be incompatible with the neighbourhood, the lot is on a private driveway, the location of the garage minimizes impact on treed areas, and Secondary Plan policies do not remove the right for landowners to file minor variance applications.

The Town Planner noted no staff objections to approval, subject to condition. The owner was present to speak to the application, and noted that the location of the proposed garage was due to Credit Valley Conservation restrictions.

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.

e) Minor Variance D13VAR25.013H – 13409 Highway 7

Location: 13409 Highway 7, Town of Halton Hills (Henderson's Corners), 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 40 sq m to permit a floor area of 209 sq m.
2. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 218.6 sq m.

To accommodate an existing two-storey addition and mezzanine to the accessory structure (garage).

Owner(s): Muhammed Naz & Ghazala Naz, **Agent:** Elen Abunahla

The Town Planner referenced received objections from 13423 Highway 7 and 13401 Highway 7, regarding an automotive workshop business operating from the property, noise pollution, neighbourhood character impacts, environmental concerns (hazardous materials near private wells), and the paved area on site going back to soft landscaping (a similar objection from 13389 Highway 7 was addressed in the report). The Town Planner responded that By-law Enforcement staff are aware of the concerns and are investigating the Zoning and Site Alteration violations, and that the Committee will only be dealing with the size of the building, and not the use. The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

Rose Bosnjak (13423 Highway 7) was present and spoke against the application regarding matters related to use.

Duncan Stacey (13401 Highway 7) was present and spoke against the application regarding matters related to use.

Committee deliberations included the number of cars present on site, the By-law Enforcement investigation regarding violations, the previous Minor Variance decision, and the use of the property not being a matter under the Committee's jurisdiction.

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 7:00 p.m.