

 TOWN OF
HALTON HILLS
COMMITTEE OF ADJUSTMENT

MINUTES

Committee of Adjustment hearing on **Wednesday, November 6, 2019** at 6 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

MEMBERS PRESENT:

Gordon Driedger, Jane Watson, Neal Panchuk, Thomas Hill, Wayne Scott

STAFF PRESENT:

John McMulkin, Planner

Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

1. CALL TO ORDER / CHAIR'S OPENING REMARKS.

2. DISCLOSURES OF PECUNIARY INTEREST. None declared.

3. RECEIPT OF PREVIOUS MINUTES.

It was MOVED by Thomas Hill, SECONDED, and CARRIED THAT the minutes of the hearing held on Wednesday, October 2, be received.

4. APPLICATIONS HEARD:

4A. HEARING #1 Consent & Minor Variance D10CON19.003H & D13VAR19.028H - 1909995 ON Inc.

Location: 214 Mill Street East, Town of Halton Hills (Acton), Regional Municipality of Halton

Consent Purpose: to create a **new lot & reserve an easement**. The parcel to be severed is shown on the sketch of survey as Parcel B, Parts 2 & 3 (\pm 459.2 sq m), prepared by Van Harten Surveying Inc., Ontario Land Surveyor, project no. 27388-19, dated August 27, 2019, date stamped by the Committee of Adjustment on October 3, 2019. Note that Parcel A (Part 1) is reserving an easement on Part 3 for servicing.

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

1. To permit the longest lot line that abuts a street (George Street) to be deemed the front lot line, whereas the Zoning By-law requires the shortest lot line that abuts a street (Mill Street East) to be deemed as the front lot line.

To accommodate a new lot.

Owner: 1909995 ON Inc., Doug Pattison, **Agent:** Silvercreek Commercial, Suzanne Clarke (Don Jackson)

Present (oral submissions): Silvercreek Commercial, Don Jackson

The Town Planner provided a summary of the proposal, and referenced the received objections related to matters including: overdevelopment, setting a precedent, and loss of trees. Also, noted no objection to the applications subject to referenced conditions, stating that the proposal meets our Zoning By-law standards, each application is evaluated on its own merits, and that some trees are being preserved and new ones planted. The agent was present to answer any questions. Discussions included: the proposal at the pre-consultation stage, road widening, floor area, sidewalks, the previously submitted Minor Variance, and similarity of the proposed lot to other smaller lots in the neighbourhood.

It was **MOVED** by Wayne Scott, **SECONDED**, and **CARRIED** THAT the applications be approved, subject to conditions (for the Consent).

- Gordon Driedger was not in support of approval, and voted for refusal of the application.

5. ADJOURNMENT: approximately 6:40 p.m.

Secretary-Treasurer

C: Halton Hills Clerks, Deputy Clerk - Legislation & Elections