



TOWN OF  
**HALTON HILLS**  
**COMMITTEE OF ADJUSTMENT**

**MINUTES**

Committee of Adjustment hearing on **Wednesday, July 3, 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 (arrived at 6:15), Wayne Scott

**STAFF PRESENT:**

John McMulkin, Planner, Ruth Conard, Planner  
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

**1. CALL TO ORDER / CHAIR’S OPENING REMARKS.**

**2. DISCLOSURES OF PECUNIARY INTEREST.** Neal Panchuk declared a pecuniary interest regarding Hearing #1, D13VAR19.013H - OMD as Glenn Wellings represents a neighbour whom he is in discussions with, regarding a future lot line adjustment.

**3. RECEIPT OF PREVIOUS MINUTES.**

It was MOVED by Jane Watson, SECONDED, and CARRIED  
“THAT the minutes of the Halton Hills Committee of Adjustment hearing held on Wednesday, June 12, be received.”

**4. APPLICATIONS TO BE HEARD:**

**4A. HEARING #1 Minor Variance D13VAR19.013H - OMD**

**Location:** 9094 & 9096 Regional Road 25, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To reduce the distance between group homes (measured in a straight line from lot line to lot line) from the minimum 400 m to permit a distance less than 400 m.

**To accommodate two existing group homes on the same lot.**

**Owner:** The Ontario Mission of the Deaf, **Agents:** The Bob Rumball Canadian Centre of Excellence for the Deaf / Habitat for Humanity / Wellings Planning Consultants

**Present** (oral submissions): Glenn Wellings, Karen Chambers

The Town Planner noted no objection to approval. The agent (G. Wellings) stated that separation distance is a discriminatory provision, which many municipalities have removed from their zoning by-laws. In response to questions, the agent (K. Chambers) responded that the cars and traffic seen on the property would be related to the existing driving range on the property, and not the existing group homes.

It was MOVED by Wayne Scott, SECONDED, and CARRIED  
"THAT Minor Variance D13VAR19.013H - OMD, be approved."

**4B. HEARING #2 Minor Variance D13VAR19.014H - Cash International**

**Location:** 74 Main Street South, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the number of required parking spaces from the minimum 3 to permit 0 parking spaces.

**To accommodate the conversion of the second floor from residential to office.**

**Owner:** Cash International Inc., Brandon Hall

**Present** (oral submissions): Brandon Hall

The Town Planner noted no objection to approval. The owner was present to answer any questions.

It was MOVED by Wayne Scott, SECONDED, and CARRIED  
"THAT Minor Variance D13VAR19.014H - Cash International, be approved."

- Thomas Hill arrived while the subject hearing was in session, and did not participate in the discussion or vote.
- Prior to commencing hearing #3, the Chair asked if Thomas Hill had any pecuniary interest to disclose - none declared.

**4C. HEARING #3 Minor Variance D13VAR19.015H - Strk**

**Location:** 36 Princess Anne 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 front yard setback from the minimum 6 m to permit a 4.59 m front yard setback (addition).

**To accommodate an addition to an existing dwelling.**

**Owner:** Jure Strk

**Present** (oral submissions): Jure Strk

The Town Planner noted no objection to approval, subject to condition. In response to questions, the owner stated that the existing fence will stay and the landscaping will be kept as much as possible.

It was MOVED by Thomas Hill, SECONDED, and CARRIED  
“THAT Minor Variance D13VAR19.015H - Strk, be approved, subject to condition.”

**4D. HEARING #4 Minor Variance D13VAR19.016H - Doyle**

**Location:** 11 Berton Boulevard, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the side yard setback from the minimum 1 m to permit a 0.68 m side yard setback (cabana).
2. To reduce the rear yard setback from the minimum 1 m to permit a 0.68 m rear yard setback (cabana).
3. To increase the height for a single accessory building from the maximum 3.5 m to permit a height of 3.79 m (cabana).

**To accommodate an existing cabana.**

**Owners:** Ryan Doyle & Jessica Luddington

**Present** (oral submissions): Ryan Doyle

The Town Planner noted that since the report was finalized, an objection was received and reviewed, and the Town still has no objection to approval, subject to condition. As a building permit was not obtained, it was asked if the owner was interested in a deferral in order to alter the structure so that it meets zoning (height) requirements. The owner responded no, indicated that some of the points in the objection were not related to the proposal, and submitted an inspection report from the Electrical Safety Authority. Further discussion took place regarding the objection, proposal, and decision.

It was MOVED by Wayne Scott, SECONDED, and CARRIED  
“THAT Minor Variance D13VAR19.016H - Doyle, be approved, subject to condition.”

- Thomas Hill was not in support of approval, and voted for refusal of the application.

**4E. HEARING #5 D13VAR19.017H - Silvercreek Towers**

**Location:** 60 Park Avenue, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the residential units from the existing 212 to permit 218 residential units.

**To accommodate the conversion of units from daycare to residential.**

**Owner:** Silvercreek Towers c/o Realstar Property Management, **Agent:** MHBC Planning

**Present** (oral submissions): Andrea Sinclair

The Town Planner noted no objection to approval. The agent stated that the daycare has already moved out.

It was MOVED by Thomas Hill, SECONDED, and CARRIED  
“THAT Minor Variance D13VAR19.017H - Silvercreek Towers, be approved.”

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

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**Secretary-Treasurer**

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