

COMMITTEE OF ADJUSTMENT
AGENDA

Date: October 6, 2021, 6:00 p.m.
Location: VIA ZOOM
Members: T. Jenney, T. Hill, N. Panchuk, J. Watson, L. Hillier

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST
3. APPLICATIONS TO BE HEARD

a. **Minor Variance D13VAR21.018H – Forbes**

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Location: 5 Dufferin 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 setback from the right-of-way owned by a federally regulated railway company from 30 m to permit a setback of 22.06 m.

To accommodate a proposed addition to the dwelling.

Owner(s): April Forbes, **Agent:** Alana Nielsen

b. Minor Variance D13VAR21.030H - Pereira

Location: 50 Wildwood Road, 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 floor area for a single accessory structure from the maximum 60 sq m to permit a 155.9 sq m accessory structure.
2. To increase the total floor area for all accessory structures from the maximum 80 sq m to permit a total floor area of 199.2 sq m.
3. To increase the height for an accessory structure from the maximum 4.5 m to permit a height of 5.85 m.
4. To reduce the side yard setback from the minimum 1.5 m, to permit a 1.26 m side yard setback (accessory structure).

To accommodate a proposed accessory structure.

Owner(s): Paulo Pereira & Charmaine Attard, **Agent:** Uniquely Designed,
Danny Carreiro

c. Minor Variance D13VAR21.031H - Pavao

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Location: 11310 Fifth Line, Town of Halton Hills (Esquesing), Regional
Municipality of Halton

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

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 7.5 m.
2. To increase the floor area for a single accessory structure from the maximum 80 sq m to permit a 96 sq m accessory structure.

To accommodate a proposed (one storey) accessory structure.

Owner(s): Florimundo Pavao

d. Minor Variance D13VAR21.032H - Bansal

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Location: 10609 Fourth Line, Town of Halton Hills (Esquesing), 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 4.5 m, to permit a 1.33 m side yard setback (addition).

To accommodate a proposed first storey addition, and full second storey addition.

Owner(s): Mohan Singh Bansal, **Agent:** Amritpal Singh Bansal

4. ADJOURNMENT

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: Tharushe Jayaveer, Planner – Policy/Development Review

DATE: September 29, 2021

RE: Planning Recommendation for
Application D13VAR21.018H – Forbes
Municipally known as 5 Dufferin Street
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the setback from the right-of-way owned by a federally regulated railway company from 30 m to permit a setback of 22.06 m.

To accommodate a proposed addition to the existing dwelling.

Proposal

The Applicant is proposing to construct a ground floor and second floor addition to an existing 1.5 storey single-detached dwelling that is situated in close proximity to the CN rail corridor. The addition includes a porch, deck, attached garage and a ground floor addition for a great room and laundry room, and second floor addition for three bedrooms and two bathrooms.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated “Low Density Residential Area” (LDRA) in the Town’s Official Plan and is within the Commuter Rail Corridor and Urban Area. Single-detached dwellings are permitted within this designation. The Town’s Official Plan does not identify minimum railway setbacks for single-detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One (Mature Neighbourhood) (LDR1-2(MN)) in the Town’s Comprehensive Zoning By-law 2010-0050, as amended, which permits single detached dwellings. The General Provisions section of the Zoning By-law states, in part, that all

buildings and structures containing a dwelling unit, shall be located no closer than 30.0 m from the right-of-way owned by a federally regulated railway company.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

CN

The minimum recommended safety setback of habitable buildings from a branch line right of way is 15 m, in conjunction with a 2 m high safety berm. Since there is no safety berm along the mutual property line, CN suggested conserving the existent 30 m set back, unless the backyard grade at the property line is greater than the rail tracks elevation by more than 1.0 m. The Applicant confirmed that the grade difference is above 1.0 m; therefore, CN has indicated there is no need for a safety berm and have no objections to the proposed variance.

Planning

The Applicant is proposing to reduce the setback from the right-of-way owned by a federally regulated railway company from 30.0 m to permit a setback of 22.06 m. The intent of the setback from the right-of-way by a federally regulated railway company is to ensure that there is a safety setback from habitable buildings. Staff is of the opinion that this intent of the setback is being maintained as the difference in grade from the rear property line and the rail tracks is greater than 1.0 m. CN has also confirmed that they have no concerns.

Therefore, Planning staff has no objection to the proposed variance.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the *Planning Act*. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition(s):

1. The 22.06 setback from the right-of-way owned by a federally regulated railway company shall apply, as generally shown on the Site Plan drawing prepared by aLITE Designs, date stamped by the Committee of Adjustment on August 27, 2021, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is written in a cursive, flowing style.

Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- The Town requires a complete grading plan that demonstrates how grading and drainage shall function for the Applicant's proposal. The grading plan shall be set to a metric scale and contain existing versus proposed topographical data.
- The Owner/Applicant may need to acquire a Site Alteration Permit under Bylaw 2017-0040 for the proposed works through the Development Engineering Department prior to the issuance of the associated Building Permit. Please contact the Development Engineering Department or visit the Town's website and search "Site Alteration" for further details prior to making the application. Please note that a grading plan, prepared by an appropriate professional, will be required to support this Site Alteration Permit application.

Building:

- Vibration Analysis may be required for building permit, based on the proximity to the railway.

Region of Halton

- The entirety of the property is identified as having archaeological potential. Although an archaeological assessment is not required by Halton Region, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.
- The subject property is located within the jurisdiction of the CTC Source Protection Plan (SPP). The CTC SPP can be accessed online at: <http://www.ctcswp.ca/ctc-source-protection-plan/>. The property is located in a Significant Groundwater Recharge Area and Highly Vulnerable Aquifer. The application is not subject to Section 59 under the Clean Water Act and as such, no Section 59 notice is required at the building permit stage.

Halton Hills Hydro

- The existing hydro service to this residence is overhead from HHHI's overhead transformer (C09X029) on Dufferin St., Georgetown. Given the plans provided in this application, it is possible the proposed addition may be in conflict with the overhead secondary conductors and/ or the existing meter base.
- Customer to request for hydro disconnection and removal prior to commencement of construction if required and submit temporary service request as required.
- Customer shall request for a Technical Service Layout Request for permanent service when required. Location and method of servicing is at the sole discretion of Halton Hills Hydro.

- The customer should review our Condition of Service prior to submitting applications. Please find links below:
 - TSLO - <https://www.haltonhillshydro.com/about/building-upgrades-or-demolition/new-service-upgrades/application-electrical-service-form/>
 - Disconnect and Removal Application - <https://www.haltonhillshydro.com/about/building-upgrades-or-demolition/building-demolition/disconnect-and-removal-application/>
 - COS - <https://storage.googleapis.com/website-245714.appspot.com/1/2019/07/HHHI-Conditions-of-Service-FINAL-2019.pdf>
- Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.
- Please contact Codi for further information at Ext. 414.
- Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: Greg Macdonald, Senior Planner – Development Review

DATE: September 29, 2021

RE: Planning Recommendation for
Application D13VAR21.030H – Pereira
Municipally known as 50 Wildwood Road
Town of Halton Hills (Glen Williams)

APPLICATION

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

1. To increase the floor area for a single accessory structure from the maximum 60 sq m to permit a 155.9 sq m accessory structure.
2. To increase the total floor area for all accessory structures from the maximum 80 sq m to permit a total floor area of 199.2 sq m.
3. To increase the height for an accessory structure from the maximum 4.5 m to permit a height of 5.85 m.
4. To reduce the side yard setback from the minimum 1.5 m, to permit a 1.26 m side yard setback (accessory structure).

To accommodate a proposed accessory structure(s).

Proposal

The variances are required to enlarge and make other alterations to an existing detached garage and to construct a new pool cabana. With regards to the detached garage the proposed construction consists of an addition to the rear of the building, a new roof for the entire building and recladding of the structure. Note that Variances 1, 3 and 4 apply to the detached garage whereas Variance 2 is to address the combined total floor area of all accessory structures on the property which includes both the new pool cabana, the proposed enlarged detached garage and an existing shed.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Hamlet Residential Area under the Glen Williams Secondary Plan which permits single detached dwellings. The Secondary Plan does not specifically identify maximum total floor areas for accessory buildings; however, Section G13.6 of the Official Plan states that whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

Town of Halton Hills Zoning By-Law

The subject property is zoned Hamlet Residential Two – Mature Neighbourhood Two (HR2 (MN2)) in the Town's Comprehensive Zoning By-law 2010-0050, as amended. The Zoning By-law limits accessory structures to 60 sq m (for each structure) and to a maximum of 80 sq m for all structures combined. Accessory structure height is limited to 4.5 m with a minimum 1.5 m side yard setback.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

Planning

The intent of the Zoning By-law to regulate the maximum floor area of accessory structures (both singularly and combined) and to regulate accessory structure height is to ensure that accessory buildings do not visually dominate the lot, are clearly accessory to the principal residential use (i.e. the existing single detached dwelling) and do not create impacts to surrounding properties.

With regards to Variances 1 and 2, the subject property is bounded by a hamlet buffer (rail trail) to the south. The lands are also pie shaped resulting in a large lot area (approximately 0.8 ha – double the minimum 0.4 ha required lot area). Due to the size of the property and due to the scale of the newer single detached dwelling on the property, the accessory buildings on the property are still clearly subordinate to the principal dwelling. Substantive rear yard amenity space is still provided.

With regards to Variance 3 and 4, the applicant has indicated that the need for the increase in height is to allow for a design of the reconstructed garage to mimic the architectural styling of the principle single detached dwelling (i.e. roof design and pitch). There is no second storey within the garage (the attic would be unenclosed to the ground floor). The applicant is maintaining the existing side yard setback and the location of the garage should not impact the property to the east as the garage is far from the dwelling on the abutting property and further from that property's main rear yard amenity area.

Therefore, Planning staff has no objection to the proposal.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition:

1. The accessory buildings shall be constructed generally in accordance with the Site Plan and Elevations, date stamped by the Committee of Adjustment on August 24, 2021, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- The Town requires a grading plan completed that demonstrates how grading and drainage shall function for the applicant's proposal. The grading plan shall be set to a metric scale and contain existing vs proposed topographical data.
- The Owner/Applicant will need to acquire a Site Alteration Permit under By-law 2017-0040 for the proposed works through the Development Engineering Department prior to the issuance of the associated Building Permit. Please contact the Development Engineering

Department or visit the Town's website and search "Site Alteration" for further details prior to making the application. Please note that a grading plan, prepared by an appropriate professional, will be required to support this Site Alteration Permit application.

Zoning

- Accessory buildings/ structures shall not be used for human habitation or an occupation for gain or profit.
- Floor area includes all floors of a building. The proposed accessory structure is one story. Any future second floor area within the structure will require further planning approvals.

Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. extending 3-phase line, moving poles or other equipment to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.

Region of Halton

- During development activities, should archaeological materials be found on the property, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: John McMulkin, Planner – Development Review

DATE: September 28, 2021

RE: Planning Recommendation for
Application D13VAR21.031H – Pavao
Municipally known as 11310 Fifth Line
Town of Halton Hills (Esquesing)

APPLICATION

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

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 7.5 m.
2. To increase the floor area for a single accessory structure from the maximum 80 sq. m to permit a 96 sq. m accessory structure.

To accommodate a proposed (one-storey) accessory structure.

Proposal

The variances are required to increase the maximum floor area and height requirements for a single accessory building in order to accommodate a 96 m² (~1,034 ft²) detached garage.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated “Protected Countryside Area” in the Town’s Official Plan. This designation permits single detached dwellings on existing lots. Section G13.6 states that whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

Town of Halton Hills Zoning By-Law

The subject property is zoned “Protected Countryside (PC)” under the Town’s Comprehensive Zoning By-law 2010-0050. The PC zone permits single detached dwellings and accessory buildings and structures.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

Planning

The intent of the maximum floor area and height requirements for accessory buildings is to ensure that the accessory buildings do not visually dominate the lot, are clearly accessory to the principal residential use (i.e. single detached dwelling) and do not create impacts to surrounding properties. Given the size of the property and the location of the proposed accessory building, the proposed variances would not impact these considerations. The relief requested through the subject Minor Variance application is also consistent with relief granted for comparable rural properties by the Committee. Therefore, staff views the intent of these requirements to be maintained.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition(s):

1. The location of the detached garage shall be generally in accordance with the site plan prepared by Florimundo Pavao, date stamped by the Committee of Adjustment on September 1, 2021, to the satisfaction of the Commissioner of Planning & Development.
2. The proposed detached garage shall be constructed generally in accordance with the architectural design as shown on the Elevations, prepared by D R Drafting, dated August 25, 2021, date stamped by the Committee of Adjustment on September 1, 2021, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Town Development Engineering

- The Town requires a grading plan that demonstrates how grading and drainage shall function for the Applicant's proposal. The grading plan shall be set to a metric scale and contain existing vs. proposed topographical data.
- The Applicant may need to acquire a Site Alteration Permit under By-law 2017-0040 for the proposed works through the Development Engineering Department prior to the issuance of the associated Building Permit. Please contact the Development Engineering Department or visit the Town's website and search "Site Alteration" for further details prior to making the application. Please note that a grading plan, prepared by an appropriate professional, will be required to support this Site Alteration Permit application.

Town Zoning

- Accessory buildings/structures shall not be used for human habitation or an occupation for gain or profit.
- Floor area includes all floors of a building. The proposed accessory structure is one storey. Any future second floor area within the structure will require further planning approvals.

Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. extending 3-phase line, moving poles or other equipment to accommodate lane ways, driveways and parking lots, etc.) will be borne by the Applicant.

TO: Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

FROM: Greg Macdonald, Senior Planner – Development Review

DATE: September 29, 2021

RE: Planning Recommendation for
Application D13VAR21.032H – Bansal
Municipally known as 10609 Fourth Line
Town of Halton Hills (Esquesing)

APPLICATION

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

1. To reduce the side yard setback from the minimum 4.5 m to 1.33 m.

To accommodate a proposed addition to a single detached dwelling.

Proposal

The variance is required to permit an addition to an existing single detached dwelling. The proposed addition includes a new attached garage in front of the existing attached garage (the existing garage would be converted to living space) and to construct a 2nd storey addition on top of the entirety of the 1st storey (including above the new garage addition). The location of the proposed garage addition is such that the existing driveway to Fourth Line would remain unchanged.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is split between two land use designations on Schedule A2 – Greenbelt Plan in the Town’s Official Plan. The portion of the property containing the existing single detached dwelling, driveway and front yard (septic bed location) is designated “Protected Countryside Area”. The rest of the property is designated “Greenbelt Greenlands Area”. A single detached dwelling is permitted within the “Protected Countryside Area” designation and the proposed addition would also be located within this designation, on the opposite side of the property as the “Greenbelt Greenlands Area” designation. As the entire property is regulated by Conservation Halton, the entire property is also identified as being within the “Natural Heritage System Overlay” on Schedule A2 of the Official Plan.

Town of Halton Hills Zoning By-Law

The subject property is zoned Protected Countryside – Natural Heritage System One (PC-NHS1)(H2) in the Town's Comprehensive Zoning By-law 2010-0050, as amended. This zone allows a single detached dwelling on existing lots with a minimum interior side yard setback of 4.5 m. Note that zone provisions for single detached dwellings in this zone are subject to the provisions of the Country Residential (CR) Zone.

The (H2) Holding Provision only applies to new single detached dwellings; additions that increase the ground floor area by more than 50%; and, to accessory buildings located further than 20 m from the main building. As none of these provisions apply to the proposed development, the requirement to lift the (H2) by passing of a Zoning By-law Amendment is not required.

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

Planning

The Applicant is proposing to reduce the minimum northerly interior side yard setback from 4.5 m to 1.33 m. The existing single detached dwelling is already located closer to the northerly side lot line than permitted (2.04 m instead of 4.5 m) and therefore a Minor Variance would have been required even if the proposal consisted of just the 2nd storey addition. The garage addition would be located generally in line with the current side wall of the dwelling (which is the current attached garage). However, as the side wall of the house is not parallel to the side lot line this creates a situation whereby the setback is further reduced from the existing 2.04 m to the proposed 1.33 m at the closest portion of the addition to the front and side lot lines. The adjacent property to the north is agricultural land in active cultivation with no residential dwelling proximate to the subject lands. As already noted, the location of the proposed garage addition is such that it would allow the existing driveway to continue to be utilized.

Finally, the garage addition is located on the opposite side of the property/dwelling as existing natural heritage features. As such, Halton Region and Conservation Halton staff have no concerns. However, the Applicant will be required to obtain a Conservation Halton permit prior to the issuance of any Building Permit.

Therefore, Planning staff has no objection to the proposal.

Public Comments

No comments have been received from the public as of the date this report was prepared.

RECOMMENDATION

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition:

1. The accessory buildings shall be constructed generally in accordance with the Site Plan and Elevations, date stamped by the Committee of Adjustment on September 7, 2021, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- The Town requires a grading plan completed that demonstrates how grading and drainage shall function for the applicant's proposal. The grading plan shall be set to a metric scale and contain existing vs proposed topographical data.
- The Owner/Applicant will need to acquire a Site Alteration Permit under By-law 2017-0040 for the proposed works through the Development Engineering Department prior to the issuance of the associated Building Permit. Please contact the Development Engineering Department or visit the Town's website and search "Site Alteration" for further details prior to making the application. Please note that a grading plan, prepared by an appropriate professional, will be required to support this Site Alteration Permit application.

Zoning

- The PC-NHS1(H2) Zone permits one detached dwelling. An accessory dwelling unit is not permitted in a detached dwelling.

Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. extending 3-phase line, moving poles or other equipment to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.

Region of Halton

- During development activities, should archaeological materials be found on the property, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Conservation Halton (CH)

- A CH Permit is required for the development as proposed. Upon approval of the Minor Variance, please contact CH directly for the next steps related to the CH permit application process.