

**COMMITTEE OF ADJUSTMENT
AGENDA**

Date: Wednesday, September 7, 2022, 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. **D13VAR22.029H – Lefevre-Schlick** 4

Location: 51 Ontario Street, Town of Halton Hills (Georgetown), 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 3.5 m to permit a height of 4.6 m.
 2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 28.7 sq m.

To accommodate a proposed shed.

Owner(s): Florent Lefevre-Schlick
 - b. **Minor Variance D13VAR22.030H – St. Denis** 8

Location: 15 Ann Street, Town of Halton Hills (Georgetown), 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 3.5 m to permit a height of 4.1 m.

To accommodate an existing shed.

Owner(s): Gabriel St. Denis, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

c. **Minor Variance D13VAR22.031H – Manson** 11

Location: 21 Meadvale Road, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To increase the driveway width from the maximum 7 m, to permit a driveway width of 8.53 m.
2. To reduce the rear yard setback from the minimum 7.5 m to permit a rear yard setback of 4 m.

To accommodate a proposed attached garage.

Owner(s): Reegan Manson, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

d. **Minor Variance D13VAR22.032H – Jeffery** 15

Location: 27 George 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 front yard setback from the minimum 6 m to permit a front yard setback of 4.36 m.

To accommodate a proposed alteration to the second storey of an existing dwelling.

Owner(s): Justin & Lisa Jeffery, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

e. **Minor Variance D13VAR22.033H – Madduluri** 19

Location: 98 Autumn Circle, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

1. To permit an accessory structure to be built closer to the exterior side lot line (9.45 m) than the main building from the exterior side lot line (26.19 m)
2. To increase the floor area of an accessory structure from the maximum 60 sq m to permit a floor area of 346.61 sq m.
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 346.61 sq m.
4. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 8.84 m.

To accommodate a proposed detached garage / cabana with loft.

Owner(s): Swamy & Rukmini Madduluri, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

f. **Minor Variance D13VAR22.034H – Hillcrest United Church**

Location: 8958 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 a Hospice, defined as housing or a premises occupied by not more than ten residents, exclusive of staff and receiving family, designed to accommodate individuals with specific needs, who live under supervision and require 24-hour palliative care, where varying degrees of support services are provided, in an Agricultural (A) Zone.
2. To reduce the rear yard setback from the minimum 15 m to permit a rear yard setback of 9 m.

To accommodate a proposed hospice.

Owner(s): The Trustees of the Hillcrest Congregation of the United Church of Canada, John Field

Agent: Wellings Planning Consultants Inc., Glenn Wellings

4. **ADJOURNMENT**

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

FROM: Josh Salisbury, Planner – Development Review

DATE: August 30, 2022

RE: Planning Recommendation for
Application D13VAR22.029H – Lefevre-Shlick
Municipally known as 51 Ontario Street,
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To increase the height of an accessory structure from the maximum 3.5 m to permit a height of 4.6 m.
2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 28.7 sq m.

To accommodate a proposed shed.

Proposal

The Applicant is proposing to construct a one storey shed at the rear of the property for additional storage purposes. There is an existing shed also located at the rear of the property that is to be retained.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area and is also located within the “Mature Neighbourhood Area” overlay established through the adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study). This designation permits existing single detached dwellings. 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 Low Density Residential One Mature Neighbourhood (LDR1-2(MN)) in the Town's Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-2(MN) zone permits single detached dwellings and accessory buildings and structures.

In an LDR1-2(MN) zone, the Zoning By-law limits the height of an accessory structure to a maximum of 3.5 m, and limits the total floor area of an accessory structure to 20 sq m. The Zoning By-law also limits the number of structures on a lot to a maximum of 2.

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 accessory buildings and structures is to ensure that they do not visually dominate the lot, are clearly accessory to the principal residential use (i.e. detached dwelling) and do not create impacts to surrounding properties. Staff is of the opinion that this intent is being maintained as the proposed shed is clearly incidental and subordinate to the principal residential use. It does not appear that there will be any significant impacts to the surrounding properties.

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

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 location and construction of the proposed shall be generally in accordance with the elevations, proposed design and proposed location drawings date stamped by the

Committee of Adjustment on July 5, 2022, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering:

- It is the owner's responsibility to maintain the existing drainage pattern. Ensure positive drainage is achieved.
- Repair any drainage problems caused by the proposed works on their property and/or the adjacent owner's properties.
- All proposed site works are to remain 0.6m (2ft.) minimum from all lot lines as per Site Alteration By-Law 2017-0040.
- Furthermore, the applicant may require a CVC Permit for the proposed works. Development Engineering advises the applicant to contact the CVC for further information.

Halton Region

- It should be noted that a portion 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.
- Credit Valley Conservation provides environmental advisory services to the Region and Town in relation to the protection of certain natural heritage features and areas and natural

hazard land management. As such, it is recommended that CVC staff comments relating to these matters be addressed to their satisfaction prior to the final approval of this application.

- Source Water Protection
 - 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 WHPA-B (VS-6), WHPA-E (VS-9), WHPA-Q1/Q2 (Moderate risk), an Issue Contributing Area for Chloride and a Significant Groundwater Recharge Area.
 - The application qualifies as a “residential use” – it is therefore exempt from the S.59 review process under the SPP per policy G-2. The application can proceed from the perspective of Source Water Protection and no S.59 notice will be required.

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.
- Please note that 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: August 31, 2022

RE: Planning Recommendation for
Application D13VAR22.030H – St Denis
Municipally known as 15 Ann Street
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To increase the height of an accessory structure from the maximum 3.5 m to permit a height of 4.1 m.

To accommodate an existing shed.

Proposal

The variance is required to recognize a recently constructed shed that was built higher than permitted by the Zoning By-law. The shed is located to the rear of the existing single detached dwelling.

POLICY CONTEXT

Town of Halton Hills Official Plan

The portion of the subject property containing both the single detached dwelling and the existing shed that is subject to this Application is designated Low Density Residential Area under the Town of Halton Hills Official Plan which permits single detached dwellings. The Official Plan does not specifically reference height 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. The southerly portion of the subject lands which contains natural heritage features associated with Silver Creek is designated "Greenlands". The existing shed is located on the opposite side of the property, not within or adjacent to this designation.

Town of Halton Hills Zoning By-Law

The portion of the subject property containing both the single detached dwelling and the existing shed that is subject to this Application is zoned Low Density Residential One – Mature Neighbourhoods (LDR1-2 (MN)) in the Town’s Comprehensive Zoning By-law 2010-0050, as amended. The Zoning By-law limits accessory structure height to 3.5 m. The southerly portion of the subject lands which contains natural heritage features associated with Silver Creek is zoned Environmental Protection One (EP1). The existing shed is located on the opposite side of the property not within or adjacent to this zone.

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 accessory building 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. The applicant has indicated that the shed was intended to be constructed in accordance with the 3.5 m height limitation of the Zoning By-law but that due to slope of the roof intended to match a roof slope on the principle single detached dwelling that the final as-constructed height was accidentally taller than anticipated. The shed is a small single storey structure only approximately 10 square metres (100 square feet) in size. It is located far (at least 11 m) from all property lines and therefore would not cause any visual impact on surrounding properties. The shed is clearly accessory to the primary single detached dwelling on the subject lands. 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.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak", written in a cursive style. The signature is positioned above a thin yellow horizontal line.

Jeff Markowiak, Director of Development Review

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

FROM: Josh Salisbury, Planner – Development Review

DATE: August 31, 2022

RE: Planning Recommendation for
Application D13VAR22.031H – Manson
Municipally known as 21 Meadvale Road,
Town of Halton Hills (Acton)

APPLICATION

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

1. To increase the driveway width from the maximum 7 m, to permit a driveway width of 8.53 m.
2. To reduce the rear yard setback from the minimum 7.5 m to permit a rear yard setback of 4 m.

To accommodate a proposed one-storey attached garage to the current dwelling.

Proposal

The Applicant is proposing to widen the current driveway to facilitate the construction of a new attached garage that would allow for parking of two automobiles. Due to the proposed configuration of the attached garage, the applicant also requires an amendment due to the rear yard setback for the new extension.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area, and is also located within the “Mature Neighbourhood Area” overlay established through the adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study). This designation permits existing single detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One Mature Neighbourhood (LDR1-1(MN)) in the Town’s Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-1(MN) zone permits single detached dwellings and accessory buildings and structures.

In an LDR1-1(MN) zone, the Zoning By-law limits driveway width to 7.0 metres and rear-yard setbacks are to be at a minimum of 7.5 metres.

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 driveway width requirement is to safeguard the access for automobiles between the street and dwelling without interfering with potential drainage, sewer, hydro, telecom and neighbourhood character. Planning staff is of the opinion that this intent is being maintained as there have been no concerns raised regarding drainage, sewer or utilities over the proposed driveway widening, and that the proposed widening would not significantly effect the neighbourhood character.

Given the orientation of the subject lot and placement of the existing dwelling, the rear yard setback appears from the street to functions more like an interior side yard setback. The intent of the minimum setback requirement in these circumstances is to ensure that there is sufficient separation between the structure and the lot line for privacy reasons, drainage purposes and landscape maintenance. Given that the proposed attached garage does not appear to be inhibiting any access of water to the swale on the boundary lot line, and that the proposed garage will be uniform in height with the existing dwelling which should address any privacy concerns, Planning staff is of the opinion that the intent of this requirement is being maintained.

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

Public Comments

One public comment was received by a neighbour at 313 Westcott Road who has no objection to the proposed minor variances.

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 location and construction of the proposed attached garage shall be generally in accordance with the Site Plan, Garage Floor Plan and North Elevation and East and West Elevations, prepared by Matthews Design & Drafting Services Inc. date stamped by the Committee of Adjustment on August 2, 2022, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering:

- Development Engineering has no objections to the requested variances subject to the owner/applicant obtaining an entrance permit to the satisfaction of Town staff. Through the review process of the Entrance Permit application the proposed location of the driveway entrance will be reviewed to ensure Town standards are met.

Halton Region

- It should be noted that 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 fully serviced by Regional water and wastewater. Should services need to be relocated as a result of the proposed development:
 - Any existing water or wastewater services that will not be re-used must be disconnected at the mains at the expense of the owner.
 - No wastewater service laterals or water service connections are to cross existing or proposed property lines.
 - The applicant shall comply with the Region's current construction and design standards as stated in the Region's Development Engineering Review Manual, Region of Halton Design Criteria, Contract Specifications and Standard Drawings, Sewer Discharge By-Law 02-03, Multi-unit Servicing Policy as set out in Report PPW01-96 and the By-Law Respecting the Prevention of Backflow Into the Water System as set out in By-Law 157-05.
 - That prior to final approval, the owner obtain water and wastewater servicing permits from Halton, pay all the necessary fees associated with the permits and meet all of the service permit requirements including the installation of all water meters, to the satisfaction of Halton's Development Project Manager.
- Source Water Protection
 - 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 WHPA-B (VS-6), WHPA-E (VS-9), WHPA-Q1/Q2 (Moderate risk), an Issue Contributing Area for Chloride and a Significant Groundwater Recharge Area.
 - The application qualifies as a "residential use" – it is therefore exempt from the S.59 review process under the SPP per policy G-2. The application can proceed from the perspective of Source Water Protection and no S.59 notice will be required.

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.
- Please note that 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: Josh Salisbury, Planner – Development Review

DATE: August 30, 2022

RE: Planning Recommendation for
Application D13VAR22.032H – Jeffery
Municipally known as 27 George Street,
Town of Halton Hills (Georgetown)

APPLICATION

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 front yard setback of 4.36 m.

To accommodate a proposed alteration to the second story of an existing dwelling.

Proposal

The Applicant is proposing an alteration to the second floor of the existing dwelling which triggers the need to acknowledge an existing deficient front yard setback for the dwelling.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area and is also located within the “Mature Neighbourhood Area” overlay established through the adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study). This designation permits existing 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. The LDR1-2(MN) zone permits single detached dwellings and accessory buildings and structures.

In an LDR1-2(MN) zone, the Zoning By-law limits front yard setbacks to a dwelling at a minimum of 6.0 m.

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 minimum front yard setback requirement is to ensure that there is sufficient separation between the structure and the lot line for drainage purposes, protection of sight lines for a driveway, preservation of the streetscape and for landscape maintenance. Given the proposed setback variance is for an existing dwelling footprint which is not being increased, nor is the front yard landscaping or driveway being altered in any way, Planning staff is of the opinion that the intent of this requirement is being maintained.

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:

1. The location and construction of the proposed two-storey addition shall be generally in accordance with the Site Plan and Key Plan and Proposed and Previous Front Elevation drawings prepared by Matthews Design & Drafting Services Inc. date stamped by the Committee of Adjustment on August 2, 2022, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering:

- Development Engineering has no concerns with the requested variances. However, the front fascia of the building may be set back to ensure that the stairs to the dwelling are not within the Town's right of way.
- The Owner/Applicant may require a Site Alteration Permit. Please contact Development Engineering at the Town of Halton Hills for further details.

Halton Region

- It should be noted that a portion 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.
- Source Water Protection
 - 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 WHPA-B (VS-6), WHPA-E (VS-9), WHPA-Q1/Q2 (Moderate risk), an Issue Contributing Area for Chloride and a Significant Groundwater Recharge Area.

- The application qualifies as a “residential use” – it is therefore exempt from the S.59 review process under the SPP per policy G-2. The application can proceed from the perspective of Source Water Protection and no S.59 notice will be required.

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.
- Please note that 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: August 31, 2022

RE: Planning Recommendation for
Application D13VAR22.033H – Madduluri
Municipally known as 98 Autumn Circle
Town of Halton Hills (Esquesing)

APPLICATION

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

1. To permit an accessory structure to be built closer to the exterior side lot line (9.45 m) than the main building from the exterior side lot line (26.19 m)
2. To increase the floor area of an accessory structure from the maximum 60 sq m to permit a floor area of 346.61 sq m.
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 346.61 sq m.
4. To increase the height of an accessory structure from the maximum 4.5 m to permit a height of 8.84 m.

To accommodate a proposed detached garage / cabana with loft.

Proposal

The variances are required to construct a new detached garage with a partial 2nd storey loft. The proposed garage would be connected to an existing pool cabana by a covered breezeway. The 346.61 sq m. floor area of the garage is inclusive of:

- the ground floor of the new garage that could accommodate at least 4 vehicles (2 single garage doors and one double garage door are provided) and a seasonal 3-piece bathroom (173.19 sq m. combined);
- a 2nd storey partial loft above the garage (103.89 sq m.);
- a covered breezeway to connect to an existing pool cabana (19.59 sq. m); and,
- an existing 49.94 sq. m pool cabana.

It should be noted that currently the access driveway to the property is from the exterior side lot line (i.e., the portion of Autumn Circle that is closest to Sixth Line). The applicant has indicated this is a temporary access that will be closed, and a new access driveway will be constructed from the front lot line. That new driveway would run from the front lot line, beside the existing dwelling on the side of the exterior side lot line and would terminate at the new garage which is oriented to face toward the front lot line (though the garage is only 9.45 m from the side lot line).

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Country Residential Area under the Town of Halton Hills Official Plan which permits single detached dwellings. The property is also located within Special Policy Area 1 which caps the number of lots within the Autumn Circle area to 20 with a minimum lot size of 0.787 ha for each lot. The Official 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 Country Residential Two (CR) (62) Zone 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 and they are not permitted to be closer to an exterior side lot line than the main building from the exterior side lot line.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. 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. The intent to regulate the location of accessory structures to not be closer to the street line than the primary building is also to ensure they appear accessory to the principal residential building and that the house is what dominates the streetscape, not an accessory building.

In this regard, Planning staff are concerned that the cumulative impact of the four required variances results in an accessory structure that is too large (with respect to both floor area and

height) and too close to the exterior side lot line. It is the combined impact of the variances that results in Planning staff not supporting the application. More specifically:

- 98 Autumn Circle is a corner lot that is one of two lots closest to the single entrance to the subdivision (Black Creek Estates) off Sixth Line. Should the garage be built as proposed it would become the dominant visual feature for anyone entering Autumn Circle from Sixth Line as the garage would be substantively closer to Autumn Circle than the primary dwelling. The impact on the streetscape is even greater due to the proposed garage being almost twice as tall and almost five times larger than permitted, which would mean the structure could appear as a second primary building on the property.
- As per Zoning By-law 2010-0050, accessory structures are intended to be incidental or secondary to the principal building on the same lot. The combined height and size of the proposed detached garage is consistent with a small home and the structure appears to have a footprint that is approximately two thirds of the ground floor of the existing dwelling on the lot. While the property is not within the urban boundary, rural estate (i.e., Country Residential Areas) are still predominantly residential in character and a detached garage of this size cannot be considered an appropriate secondary structure.

Therefore, variances seeking zoning relief of this magnitude for both height, floor area, and location of the structure on the lot cannot be considered minor or in keeping with the intent of the Zoning By-law and do not satisfy the tests of a Minor Variance under Section 45(1) of the Planning Act.

Finally, it should be noted that the applicants have indicated that the garage cannot comply with all zoning requirements because:

- The number of vehicles and lawn/garden maintenance equipment storage needs;
- The access driveway leading to the proposed garage (and the garage itself) must be on the side of the house closest to the exterior side lot line due to the location of the septic system and the location of the pool and existing pool cabana in the rear yard;
- The extent of the variance is exasperated by the proposed open breezeway connection to the existing pool cabana and without this connection, the total floor area of the garage would have been reduced by at least 70 sq m (to 276 sq m.);
- A desire of match architectural features and roof pitch of the primary dwelling to that of the proposed garage.

In this regard, Planning staff do understand that the site constraints arising from the location of the driveway may make some relief from the exterior side lot line unavoidable. Due to the large (almost 1 ha) size of the lot this does lend itself to the storage of more vehicles and lawn equipment and that some size increases could be appropriate on such large sized lots. It is also agreed that the attachment of the garage to the pool cabana does somewhat artificially increase the floor size of the total combined structure. Never-the-less it is the opinion of Planning staff that the variances cannot be supported as proposed for the reasons noted above. However, it is suggested that the applicant may wish to consider tabling the application for amendments to the design that could include increasing the side yard setback (which would also reduce the size of the garage) and reducing the height of the garage by reconsidering the inclusion of the loft.

Public Comments

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

RECOMMENDATION

Planning staff does not support the approval of the proposed variances as they do not meet the four tests under Section 45(1) of the Planning Act. Therefore, staff are recommending refusal of the application.

However, should the Committee wish to consider the merits of any or all the variances that any approval be subject to the following condition:

1. The detached garage shall be constructed generally in accordance with the Site Plan and Elevations, date stamped by the Committee of Adjustment on August 2, 2022, to the satisfaction of the Commissioner of Planning & Development.
2. The Owner shall provide proof of payment of outstanding property taxes, plus any penalty fees, to the satisfaction of the Town.

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.

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.

Halton Hills Fire Department

- Due to the loft located within the garage and the possibility of persons sleeping within the structure, a smoke alarm and carbon monoxide detector shall be installed on each floor level.

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: Greg Macdonald, Senior Planner – Development Review

DATE: August 31, 2022

RE: Planning Recommendation for
Application D13VAR22.034H – Hillcrest United Church
Municipally known as 8958 Trafalgar Road
Town of Halton Hills (Esquesing)

APPLICATION

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

1. To permit a Hospice, defined as housing or a premises occupied by not more than ten residents, exclusive of staff and receiving family, designed to accommodate individuals with specific needs, who live under supervision and require 24-hour palliative care, where varying degrees of support services are provided, in an Agricultural (A) Zone.
2. To reduce the rear yard setback from the minimum 15 m to permit a rear yard setback of 9 m.

To accommodate a proposed hospice.

Proposal

The subject lands are currently occupied by a place of worship (Hillcrest United Church). The proposal is to demolish the existing place of worship and to construct a new building that would contain both worship and administrative space for Hillcrest United Church and a 10-bed residential hospice for palliative care.

POLICY CONTEXT

Town of Halton Hills Official Plan

The property is designated Agricultural Area under the Town of Halton Hills Official Plan and falls within a prime agricultural area. The Official Plan contains goals and strategic objectives pertaining to agriculture. In addition to agricultural uses the Agricultural Area designation also allows a variety of other land uses, including single detached dwellings on existing lots and residential care facilities (subject to Policy E.1.4.8 of the Official Plan).

The definition of “Residential Care Facility” (RCF) within the Official Plan is:

“Residential facilities in which residents who have a range of emotional, psychiatric, physical, developmental, or social disadvantages or problems live in a 24-hour supervised setting, and receive both room and board and support with daily living, including:

- Group Home Type 1;
- Group Home Type 2;
- Second Level Lodging Homes; and,
- Treatment Centres.”

Each of the above four types of RCFs are defined within the Official Plan - Treatment Centres are not permitted in the Agricultural Area. A hospice is not specifically referenced or defined under the Town’s Official Plan; however, the Applicant has suggested that the proposed hospice will operate in a manner similar to a Group Home Type 1, which is defined as:

“... a single detached dwelling unit occupied by not less than six and not more than ten persons exclusive of staff and/or receiving family, who live under supervision as a single housekeeping unit and require 24-hour residential, sheltered, specialized or group care and which is licensed, approved and/or supervised by the Province of Ontario under any general or special Act.”

Section A2.9.2 of the Town’s OP contains strategic objectives related to housing, one of which is “to support the provision of an adequate supply of residential care facilities and emergency housing, subject to appropriate senior government level funding, the provision of adequate community services for future residents of these facilities, and proper land use planning principles”.

Section E.1.4.8, which outlines the policies to regulate residential care facilities within the Agricultural Area land use designation, states:

“Residential care facilities are permitted in single detached dwellings subject to the requirements of the implementing Zoning By-law and Section G11 of this Plan, including:

- a) a minimum separation between facilities; and,
- b) a minimum floor space per resident.

The establishment of residential care facilities in other suitable locations, which are not permitted by the implementing Zoning By-law, may be permitted through site-specific amendment to the applicable Zoning By-law provided Council is satisfied with respect to:

- a) the adequacy of the separation distance between the proposed facility and all other residential care facilities;
- b) the suitability of the dwelling size and lot size, in relation to the number of residents to be accommodated; and,
- c) the adequacy and proximity of transportation and community support services, including medical and educational services, required by the residents.”

It should be noted that the Official Plan also defines “Special Needs Housing” as:

“...any housing, including dedicated facilities, that is used by people who have specific needs beyond economic needs, including but not limited to mobility requirements or support functions required for daily living, and includes housing for persons with disabilities such as physical, sensory or mental health disabilities, long term care facilities and retirement homes, where varying degrees of support services are provided including meal preparation, laundry, housekeeping, respite care and attendant services; emergency housing; and residential care facilities.”

The Town of Halton Hills Official Plan was approved with modifications by the Region of Halton in 2008. As it pertains to residential care facilities, the current Town OP policy framework was essentially carried forward from the predecessor Official Plan, as amended by OPA 106; Amendment 106 was approved by the Region in 2004. The policies were informed by the results of a Residential Care Facilities Study that was jointly commissioned by the Town and the Region and completed in 2001.

For information purposes, Section 47 of the Region of Halton Official Plan states that:

“Local Official Plans, covering the whole of each Local Municipality, are necessary extensions of The Regional Plan, and are intended to direct development in accordance with local desires while adhering to policies of this Plan. They will contain development phasing and land use distributions and standards at a level of detail sufficient for the implementation of both Regional and local policies, and for the preparation of Zoning Bylaws and specific development proposals. In the event of conflict between policies of The Regional Plan and those of a Local Official Plan, the former shall prevail.”

A place of worship is not listed as a permitted use in the Agricultural Area. However, the Official Plan stipulates that uses that legally existed at the date of adoption of the Official Plan may be recognized in the Implementing Zoning By-law (i.e., the existing place of worship on the subject lands). The existing place of worship has operated on-site since approximately 1969.

Town of Halton Hills Zoning By-Law

The subject property is zoned Agricultural (A) in the Town’s Comprehensive Zoning By-law 2010-0050, as amended. This zone permits a variety of land uses, including agriculture and agricultural related uses, single detached dwellings and Type 1 and 2 Group Homes. Places of Worship and the related floor area that legally existed on the effective date of the By-law are also permitted. As the Hillcrest United Church existed legally on-site prior to 2010 it is a permitted use on the subject lands.

Based on the above, a new place of worship of the same (or less) net floor area and a separate single detached dwelling operated as a 10-person Type 1 Group Home could be constructed on this property “as of right”.

It should be noted that a hospice is not a defined use in the Zoning By-law. Residential Care Facility is also not defined in the Zoning By-law; rather, the Zoning By-law specifies more detailed types of RCFs (ie. Group Home Type 1, Group Home Type 2, Second Level Lodging Homes,

Treatment Centres) that are permitted in various zones across the urban and rural areas of Halton Hills.

The Town's Zoning By-law defines a Group Home Type 1 in the exact manner as the Official Plan (see definition above). In addition, Group Home Type 1 facilities are subject to special zoning requirements for a minimum separation distance of 400 metres from another Group Home Type 1 and a 1000 metre separation distance from either a Group Home Type 2 or a Treatment Centre. Finally, Group Home Type 1 facilities are required to have at least 23 square metres of gross floor area per resident.

Special Needs Housing is defined in the Town's Zoning By-law in a similar manner to that of the Official Plan; however, Special Needs Housing is not identified as a permitted use under any Zone.

COMMENTS

Internal Department and External Agency Comments

This application was circulated for review and comment to Town departments and external agencies. Relevant comments regarding the Minor Variance application are as follows:

Planning

Minor Variance No. 1

Palliative care services in a residential hospice-based setting are not specifically referenced under the Town's policy framework. However, based on a review of the definition within the Town of Halton Official Plan, Planning staff are satisfied that a hospice would be considered a form of "Residential Care Facility". Staff are also satisfied that a hospice could fall under the parameters of "Special Needs Housing" based upon the definitions in the Town's OP and Zoning By-law.

The Applicant suggests that the proposed hospice would operate in a manner consistent with a Group Home Type 1; given the definition of Group Home Type 1 in the Town's OP and Zoning By-law staff acknowledge that there are similarities. The hospice is intended to allow for up to 10 residents which is also the number of residents allowed in a Group Home. Both hospice residents and Group Home residents require 24-hour residential, sheltered, specialized or group care. It is also noted that the province's *Compassionate Care Act, 2020* was recently passed, which is designed to ultimately lead to greater provincial oversight and funding of hospices with the goal of expanding public access to such facilities. The Applicant has also indicated that:

- some level of provincial funding will be sought for the hospice;
- the provision of services falls under the standards developed by HPCO (Hospice Palliative Care Ontario);
- the hospice will sign an agreement with Home and Community Care Supports;
- referrals to a hospice have a prognosis of less than 3 months and are approved by Home and Community Care Supports in conjunction with the hospice intake (whom is a Registered Nurse or Nurse Practitioner).

While Group Home Type 1 uses are defined as being within a detached residential building, given the intention to also retain the existing place of worship use on-site, the Applicant is seeking to combine the two uses in one shared building. Based on the preliminary floor plans it is noted that the hospice would take up more space in the building than the worship and related administrative spaces for the church. The worship space would also be shared with the hospice to allow residents to utilize the area for spiritual comfort and other religious purposes.

Staff's review of the variance against the four tests of a minor variance is provided below:

1) Intent and purpose of the Official Plan

Subject to the appropriate conditions, Planning staff is satisfied that the application can meet the intent and purpose of the Town's Official Plan. The proposal does not conflict with the goals and strategic objectives contained within the OP. It also does not conflict with the objectives for the Agricultural Area subject to demonstrating there are no Minimum Distance Separation (MDS) concerns with any neighbouring livestock operations. Staff considers a hospice to be a form of Residential Care Facility, which are permitted in the Agricultural Area. Section E1.4.8 contemplates the establishment of RCFs in other suitable locations in the Agricultural Area, subject to identified criteria. Staff consider the combining of a RCF in one building with a permitted place of worship to be a suitable alternate location. The proposal also satisfies the three criteria for evaluating alternative locations:

- there is no known concern with separation distance from any other RCF;
- the building will be suitably sized for its residents and the lot is appropriately sized for the building, parking, access, etc.; and,
- adequacy and proximity of transportation and community support services, medical and educational services is less relevant to a residential hospice as such residents do not generally need proximity to such facilities and that the hospice would service regional needs for palliative care.

While the policy framework within Policy E1.4.8 does stipulate the use of a Zoning By-law Amendment to evaluate proposed alternative locations for an RCF, Planning staff are satisfied that the above criteria have been satisfied and that neither the planning process nor the public interest is prejudiced by using a Minor Variance to allow the residential hospice. The public circulation of the Minor Variance reached the same property owners and residents that would have been notified of the application should the proposal have been submitted as a Zoning Amendment. Additionally, a thorough review of servicing, transportation, agricultural, site layout and design matters will be undertaken through the review of the appropriately scoped supporting studies staff are recommending be submitted as a condition of approval of the minor variance application and the requisite future Site Plan Control application process.

2) Intent and purpose of the Zoning By-law

As previously noted, a Group Home Type 1 is a permitted use on this property. The definition proposed for the hospice suggests it will operate in a similar manner to a Group Home Type 1. The existing place of worship and related net floor area is also a permitted use.

The residential use, specifically the hospice, represents the predominant land use based on floor area. Subject to the appropriate conditions, including MDS, combining these two uses in one building is appropriate and Planning staff are satisfied that the intent and purpose of the Zoning By-law is met as it pertains to regulating the location and type of residential care facilities. There is no known concern with minimum distance separation from other residential care facilities and the building would contain more than the minimum 23 square metres of gross floor area per resident that is a requirement of a Group Home Type 1.

3) Desirable for the appropriate development or use of the property

As previously noted, the subject lands already contain a place of worship and related net floor area as a permitted existing use. Subject to the appropriate conditions, the proposed location would be appropriate for a hospice in conjunction with the rebuilt place of worship. The property has adequate parking and landscaping. A hospice does not need to be close to urban amenities or community facilities as its residents would not generally be taking advantage of those facilities. The proposed hospice is also intended to serve northern Halton Region; therefore, the hospice would be suitably located on a Regional road in a central position to serve both Halton Hills and Milton particularly.

4) Minor in nature

A hospice is a form of RCF, and the function and general characteristics are similar to that of a Group Home Type 1. The subject lands already contain a place of worship which is proposed to be replaced. A mix of land uses occur in the immediate area including a school, rural residential and agricultural uses. Subject to the appropriate conditions, the combined hospice and place of worship is considered to be compatible with the surrounding land uses. Staff are also of the opinion that no undesirable precedent would be established through the approval of the application as the proposal represents a unique circumstance due to the existing site permissions, type of requested use and their appropriateness to operate together in a shared building.

Minor Variance No. 2

With regards to Variance No. 2, there is no concern with the reduction in the rear yard setback from 15.0 metres to 9.0 metres. Behind the rear yard is a large agricultural field under cultivation and the reduction should not have any visual impact on the abutting property.

Site Plan Approval

If approved, the proposed combined hospice and place of worship will be subject to Site Plan Control (which is also subject to mandatory pre-consultation requirements). The Site Plan application will address, among other technical matters, site layout and design. As part of the Site Plan process, Planning staff intend to review with the Applicant the need for the amount of parking spaces currently proposed to support the residential hospice component as well as the architectural design features of the combined building.

Region of Halton

The Region of Halton has raised concerns with the application as it pertains to the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, and the Regional Official Plan. Generally, the Region is of the view that the hospice is an institutional use that should be directed to a settlement area. The Region has also raised concerns with the proposal regarding the prime agricultural area classification noting that such areas are to be utilized for agricultural uses, agricultural related uses, and on-farm diversified uses. Limited non-residential uses may only be permitted subject to certain criteria pursuant to Policy 2.3.6 of the Provincial Policy Statement.

The Region of Halton has also provided conditions of approval for the application should the Committee of Adjustment chose to approve it. Town of Halton Hills staff generally concur with these conditions and have no concerns with inclusion of the study requirements as part of the approval of this application.

Response to Region of Halton Comments

Regarding Region of Halton comments, Town Planning staff have arrived at a different conclusion regarding whether the proposed use is solely institutional or is the combination of institutional (a place of worship) and residential (the proposed residential hospice). Planning staff are of the opinion that the proposed hospice is a residential use and type of Residential Care Facility. RCFs and their floor plans are not standard; therefore, this should not solely form the basis of deeming the facility as a non-residential institutional use. Additionally, through the Region's approval of OPA 106 and the subsequent approval of the Town of Halton Hills Official Plan, RCFs in the broader rural area were found to be in conformity with the Region of Halton Official Plan.

With regards to the Provincial Policy Statement (PPS), single detached dwellings are already permitted in rural areas (also in prime agricultural areas) including Group Home Type 1 facilities. A hospice shares many of the characteristics of a Group Home Type 1. With respect to agricultural matters regarding the PPS, Town Planning staff note that these lands have been out of agricultural production for at least 50 years (the Applicant has advised the place of worship was constructed in approximately 1969) and are not sufficiently sized to likely accommodate a stand-alone agricultural operation. Planning staff are of the opinion that the use of the subject lands for active agricultural purposes is highly unlikely to occur should the place of worship no longer exist on-site.

Finally, Planning Staff understand that through the current Regional Official Plan Review process, Section RAS-6 was included in the Policy Directions Report (which was approved by Regional Council in 2022) that states:

“This policy direction recommends the support for special needs housing as a permitted use in the Rural Area, including Prime Agricultural Areas and Rural Lands and settlement areas subject to all other relevant policies. It also aligns with feedback from the Discussion Papers and the 2018 Supportive Housing Study, indicating that certain types of special needs housing will benefit from a rural setting. Comments generally support adopting policies that permit special needs housing anywhere, including Prime Agricultural Areas and Rural Lands, with a few comments adding that this should be addressed at the local municipal level. Further comments explore the need to determine if special needs housing is a residential use or an

institutional use and requests clarity on the criteria of this use within the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. These specific comments state that these guidelines should not apply to special needs housing and that they should be a permitted use."

Public Comments

As of the date of this report numerous letters of support have been received, which generally state that a hospice is needed in the community and that they believe the subject site to be appropriate for such a use, especially if operated in conjunction with the Hillcrest United Church. These letters are included in the final package to the Committee of Adjustment.

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.

After considering all factors, Planning staff do not object to approval of the application, subject to the following conditions:

1. That the Applicant/Owner apply for and receive final Site Plan approval from the Town of Halton Hills, to the satisfaction of the Commissioner of Planning & Development.
2. That the Applicant/Owner submit sufficient engineering documentation to demonstrate that the proposal can meet Town engineering standards and requirements pertaining to site grading and drainage, to the satisfaction of the Director of Development Engineering.
3. That the Applicant/Owner submit and receive approval of a Transportation Impact Study (TIS), Hydrogeological Study, Agricultural Impact Assessment (including MDS 1 analysis), Environmental Site Screening Questionnaire, Environmental Impact Assessment (pending a site visit) and an updated Planning Justification Report, to the satisfaction of the Region of Halton. Note that the TIS is also to the satisfaction of the Director of Transportation (Town of Halton Hills).

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Transportation

- The Transportation Impact Study (TIS) report shall follow the Towns TIS Guidelines; the scope of work must be circulated to the Town and be approved prior to commencing the report. It is strongly encouraged that one access point should only be provided to the site; the Trafalgar Road access is recommended to be closed off.
- As part of the TIS the report shall include a Vehicle Swept Path Analysis drawing to ensure that the appropriate design vehicles can effectively maneuver within and to/from the site as well as the underground parking garage.

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.

Conservation Halton

- A Conservation Halton Permit is required prior to any construction activities on the subject lands.