

**COMMITTEE OF ADJUSTMENT
AGENDA**

Date: Wednesday, June 5, 2024, 6:00 p.m.
Location: VIA ZOOM
Members: T. Jenney, Chair, J. Watson, L. Hillier, K. Medenblik, J. Smith

Pages

1. **CALL TO ORDER**
2. **DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST**
3. **APPLICATIONS TO BE HEARD**
 - a. **Minor Variance D13VAR24.011H - 81 Wildwood Road** 4

Location: 81 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 of an individual accessory structure from the maximum 40 sq m to permit a floor area of 55 sq m.
 2. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 64 sq m.

To accommodate a proposed accessory structure.

Owner(s): Paolo Reich & Debra Reich
 - b. **Minor Variance D13VAR24.012H - 51 Ontario Street** 7

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 reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 0.02 m.

To accommodate a second storey addition.

Owner(s): Florent Lefevre-Schlick & Diana Zdravecky
 - c. **Minor Variance D13VAR24.013H - 7975 Trafalgar Road** 9

Location: 7975 Trafalgar Road, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

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

1. To permit 70% of the required parking spaces (14 spaces) to be located in a yard abutting Steeles Avenue, whereas the By-law permits 20% of the required parking spaces (4 spaces) to be located in a yard abutting Steeles Avenue.
2. To reduce the lot coverage from the minimum 25% (1150 sq m) to allow for a lot coverage of 15% (694 sq m) of the lot area.

To accommodate the proposed Gas Bar, Convenience Restaurant, and Convenience Store.

Owner(s): Caravan Truck Stop Ltd., Helen Pavlopoulos, **Agent:** CTM Design Services Ltd., Amina Oyakhilome

d. Minor Variance D13VAR23.019H - Rosen

12

Location: 573 Main Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

1. To reduce the side yard setback to an addition from the minimum 2.25 m to permit a side yard setback to the first storey of 0.66 m.
2. To reduce the side yard setback from the minimum 1.5 m to permit a side yard setback of 0.2 m (existing shed).
3. To increase the encroachment of the roof overhang for of an accessory structure from the maximum 50% of the side yard setback (0.076 m from the side lot line) to permit a roof overhang encroachment of 100% (0 m from the side lot line), (existing shed).

To accommodate a proposed addition to the dwelling, and an existing shed.

Owner(s): Hillary Rosen, **Agent:** Alana Nielsen

e. Minor Variance D13VAR24.008H - 17 Guelph Street

16

Location: 17 Guelph Street, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the interior side yard setback shown on schedule 3 of By-law 2022-0007 from the minimum 6.3 m to permit a 1.5 m interior side yard setback (north-east corner of building).
2. To reduce the rear yard setback as shown on schedule 3 of By-

law 2022-0007 from the minimum 25.7 m to permit a 13.2 m rear yard setback (north-east corner of building).

3. To reduce the exterior side yard setback as shown on schedule 3 of By-law 2022-0007 from the minimum 2.8 m and 4 m to permit a 2.4 m exterior side yard setback.
4. To reduce the number of parking spaces from the minimum 21 to permit 10 parking spaces.

To accommodate a proposed 12-unit apartment building.

Owner(s): Homestarts Non-Profit Housing Corporation, Georg Schneider,
Agent: Tim Welch Consulting Inc., Leah Bennett Cooke

4. ADJOURNMENT

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

FROM: Josh Salisbury, Planner – Development Review

DATE: May 27, 2024

RE: Planning Recommendation for
Application D13VAR24.011H – 81 Wildwood Road
Municipally known as 81 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 of an individual accessory structure from the maximum 40 sq m to permit a floor area of 55 sq m.
2. To increase the total floor area of all accessory structures from the maximum 60 sq m to permit a total floor area of 64 sq m.

To accommodate a proposed accessory structure.

Proposal

The Applicant is proposing construct a one-storey accessory structure to be used for additional storage. The subject property currently contains a single-detached dwelling and a shed located at the rear of the property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Hamlet 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 Hamlet Residential One – Mature Neighbourhood 2 (HR1) (MN2) under the Town’s Comprehensive Zoning By-law 2010-0050, as amended. The HR1 (MN2) zone permits single detached dwellings and accessory structures.

The Zoning By-law limits the total maximum floor area for an individual accessory structure to 40 square metres and total maximum floor area for all accessory structures on a property to 60 square 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 a limit to the floor area for accessory 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 the intent for an accessory structure is being maintained as it does not appear that there will be significant visual impacts to the surrounding properties. Therefore, Planning staff have no objections to the proposed application.

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 accessory structure shall be generally in accordance with drawings RG-ELEV1, RG-SP1 and RG-PV1, submitted by the applicant, date stamped by the Committee of Adjustment on April 16, 2024, to the satisfaction of the

Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering:

- A site alteration permit may be required. As part of the site alteration permit, 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.

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. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.

Please contact Natasha for further information at Ext. 216.

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

FROM: Josh Salisbury, Planner – Development Review

DATE: May 29, 2024

RE: Planning Recommendation for
Application D13VAR24.012H – 51 Ontario Street
Municipally known as 51 Ontario Street
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 0.02m.

To accommodate a proposed second storey addition.

Proposal

The Applicant is proposing to construct a full second storey addition to the current one and a half storey dwelling located on the subject property.

RECOMMENDATION

Planning staff recommends that the Committee **defers** its decision in order to allow for further discussions between the Applicant, Halton Hills Hydro and Town Development Engineering staff to address the following items:

1. Concerns exist over the proximity and clearance between the proposed second storey addition and existing energized power lines located adjacent to the property. Please refer to the attached comments from Halton Hills Hydro, dated May 29, 2024, which provide detailed requirements for clearances.
2. The location of the proposed second storey overhang and if it will encroach into the Town's road allowance.
3. The location of footings for the proposed addition and whether or not it would encroach onto Town lands. Also, Town Development Engineering staff will need to understand if open

excavation will be required for this proposal, and if it will encroach on the Town's road allowance requiring the road to be closed for safety purposes during construction.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

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

FROM: Ruth Conard, Planner – Development Review

DATE: May 27, 2024

RE: Planning Recommendation for
Application D13VAR24.013H
Municipally known as 7975 Trafalgar Road
Town of Halton Hills (Premier Gateway)

APPLICATION

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

1. To permit 70% of the required parking spaces (14) to be located in a yard abutting Steeles Avenue, whereas the By-law permits 20% of the required parking spaces (4 spaces) to be located in a yard abutting Steeles Avenue.
2. To reduce the lot coverage from the minimum 25% (1150 sq m) to allow for a lot coverage of 15% (694 sq m) on the lot area.

To accommodate a proposed gas bar, convenience restaurant and convenience store.

Proposal

The variances are required in order to demolish an existing gas station and construct a new gas station (Shell) with a drive-through restaurant and convenience store on the subject property.

Review of the proposed development is being undertaken through Site Plan Control application D11SPA23.001, which is ongoing.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Gateway Area – Premier Gateway Employment Area Phase 1A in the Town's Official Plan. Permitted uses in the Gateway Area include, but are not limited to, retail commercial uses, takeout restaurants, full-service restaurants and motor vehicle service centres (gas bars).

Town of Halton Hills Zoning By-law

The subject property is zoned (Holding) Gateway ((H)G) under the Town's Zoning By-law. Permitted uses in the Gateway (G) zoned include a range of employment uses including, but not limited to, gas bars, restaurants and convenience stores.

The Zoning By-law only allows 20% of required parking spaces to be located in a yard abutting Steeles Avenue and requires a minimum lot coverage of 25% of the lot area.

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:

Variance #1 – Parking

The intent of restricting the maximum number of parking spaces in a yard abutting Steeles Avenue is to ensure that larger areas of surface parking do not dominate the streetscape. The proposed site design for the gas station and restaurant includes queuing lanes associated with the drive-through restaurant, gas pumps and a canopy which limits where parking can be located. In addition, the Applicant is providing an excess of parking to support the development (20 spaces required; 27 spaces provided); this requires a certain number of spaces (14) to be located in the yard abutting Steeles Avenue. It does not appear that the minor variance will impact the above considerations and therefore Planning staff have no objections.

Variance #2 – Lot Coverage

The intent of requiring a minimum lot coverage is to encourage site development that is as efficient as possible by minimizing setbacks and maximizing lot coverage in order to define the street edge and enhance major Gateway Areas such as the intersection of Steeles Avenue and Trafalgar Road. Given the type of development proposed (i.e. gas station), the site requires a large amount of unobstructed area to facilitate appropriate traffic circulation and turning movements; therefore, a larger building that complies with the minimum lot coverage is not feasible. In addition, the Applicant has noted that the proposed building is consistent with the specifications associated with a Shell gas station including its size and design. Planning staff views the intent of the minimum lot coverage requirement to be maintained and has no concerns with the requested minor 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 proposed development shall be constructed generally in accordance with the Site Plan, prepared by Aecom, date stamped by the Committee of Adjustment on April 22, 2024, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

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. moving poles 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: Ruth Conard, Planner – Development Review

DATE: May 27, 2024

RE: Planning Recommendation for
Application D13VAR23.019H – Rosen
Municipally known as 573 Main Street
Town of Halton Hills (Glen Williams)

APPLICATION

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

1. To reduce the side yard setback to an addition from the minimum 2.25 m to permit a side yard setback to the first storey of 0.66 m.
2. To reduce the side yard setback from the minimum 1.5 m to permit a side yard setback of 0.2 m (existing shed).
3. To increase the encroachment of the roof overhang for an accessory structure from the maximum 50% of the side yard setback (0.076 m from the side lot line) to permit a roof overhang encroachment of 100% (0 m from the side lot line), (existing shed).

To accommodate a proposed addition to the dwelling, and an existing shed.

Proposal

The variances are required in order to construct a 5.8 m² addition on the first floor of the existing dwelling, and to recognize an existing 8.1 m² shed in the rear yard.

POLICY CONTEXT

Town of Halton Hills Official Plan

The majority of the subject property is designated Hamlet Community Core Area under the Glen Williams Secondary Plan. A small area at the rear of the lot is designated Core Greenlands. The existing buildings are located in the Community Core Area designation which permits 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 majority of the subject property is zoned Hamlet Community Core (Mature Neighbourhood One) (HCC(MN1)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. A small area at the rear of the lot is zoned Environmental Protection One (EP1). The existing buildings are located in the HCC(MN1) zone.

The Zoning By-law limits the interior side yard setback to 2.25 metres. The Zoning By-law further limits the interior side yard setback for an accessory building to 1.5 metres and states that the encroachment of a roof overhang into an interior side yard shall be no more than 50% of the required interior side yard setback for the building (shed).

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:

Variance #1 – Dwelling Addition

The intent of the minimum interior side yard setback requirement is to provide separation between the dwelling and the lot line for maintenance of the building's eaves/outside walls and to access the property's rear yard. In addition, these requirements are intended to provide a consistent pattern of dwelling setbacks and area for landscaping to maintain privacy and character of the mature neighbourhood. The addition is proposed to be aligned with the outside wall of the existing dwelling and located at the rear of the building. Given the size and location of the addition, the requested minor variance should have no impact on the above considerations and therefore Planning staff have no concerns with the minor variance.

Variance #2 – Interior Side Yard Setback (shed)

The intent of the minimum interior side yard setback requirement for an accessory structure is to ensure that there is sufficient separation between the structure and the lot line for drainage purposes and access for landscape maintenance. It appears that the shed has been on site since at least 2015 and to date there have been no known issues regarding drainage or access for landscape maintenance. Planning staff have no concerns with the minor variance.

Variance #3 – Encroachment of Roof Overhang (shed)

The intent of permitting architectural features such as roof overhangs to encroach no more than 50% of the required interior side yard setback is to ensure, in part, that roof runoff does not discharge into neighbouring properties. The Applicant is seeking a 0 metre interior side yard setback (or 100%) encroachment to the roof overhang of the existing shed. The Applicant is proposing to recognize an existing situation which does not appear to be impacting the above considerations. Planning staff have no concerns with the minor 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 proposed addition and existing shed shall be constructed and maintained generally in accordance with the Site Plan, prepared by Alana + Kelly Design Co., date stamped by the Committee of Adjustment on April 22, 2024, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Development Engineering

- The Owner/Applicant will be required to apply for and acquire a Site Alteration Permit for the proposed works through the Development Engineering Department prior to the issuance of the associated Building Permit.

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. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the Applicant.
- Clearances from the energized power lines must be met; please refer to the link for clearances <https://haltonhillshydro.com/outages-safety/clearance-information/>

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

FROM: Ruth Conard, Planner – Development Review

DATE: May 27, 2024

RE: Planning Recommendation for
Application D13VAR24.008H
Municipally known as 17 Guelph Street
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the interior side yard setback shown on schedule 3 of By-law 2022-0007 from the minimum 6.3 m to permit a 1.5 m interior side yard setback (north-east corner of building).
2. To reduce the rear yard setback as shown on schedule 3 of By-law 2022-0007 from the minimum 25.7 m to permit a 13.2 m rear yard setback (north-east corner of building).
3. To reduce the exterior side yard setback as shown on schedule 3 of By-law 2022-0007 from the minimum 4 m to permit a 2.8 m exterior side yard setback (west corner of the building).
4. To reduce the number of parking spaces from the minimum 21 to permit 10 parking spaces.

To accommodate a proposed 12-unit apartment building.

Proposal

The property is owned by the Town of Halton Hills and has site-specific permissions for a 4-storey, 14-unit apartment building. The subject application is seeking relief to modify the site-specific permissions in order to revise the building design and construct a 3-storey, 12-unit building. The project will be constructed and operated by Homestarts Inc. and Home Suite Hope and will offer 12 affordable rental housing units.

POLICY CONTEXT

Town of Halton Hills Official Plan

In 2022 Council approved a site-specific Official Plan Amendment (OPA 45) to redesignate the subject property from Medium Density Residential Area to Medium Density Residential Area – Special Policy Area 3. The designation allows for an apartment building to a maximum height of four storeys and a maximum density of 14 units.

Town of Halton Hills Zoning By-Law

In conjunction with the Official Plan Amendment, Council approved a site-specific Zoning By-law Amendment (By-law 2022-0007) to rezone the subject property from Institutional (I) to Medium Density Residential One Exception 108 Holding 26 (MDR1(108)(H26)). The site-specific zone permits a maximum of 14 apartment dwelling units and a minimum of 21 parking spaces. Additional site-specific zone standards regarding height and setbacks were secured through a massing schedule attached to the By-law.

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

Variance #1 – Interior Side Yard Setback

The intent of the minimum interior side yard setback requirement is to provide separation between the building and the lot line for maintenance, to access the property's rear yard and to provide an appropriate built form relationship to abutting properties. Schedule 3 of the site-specific by-law (attached to this report for reference) illustrates the approved setback permissions. The footprint of the building has been revised and the new interior side yard setback at the north-east corner of the building is 1.5 metres, which staff views to be appropriate to meet all the above requirements, especially in light of the building height being reduced from 4 to 3 storeys. Staff have no objections to the minor variance.

Variance #2 – Rear Yard Setback

The intent of the minimum rear yard setback requirement is to ensure that there is sufficient separation between the structure and the lot line for privacy/overlook, drainage purposes and landscape maintenance. Based on Schedule 3 of the site-specific by-law, the original footprint at the north-east corner of the building had a 25.7 metre rear yard setback, whereas the revised footprint has a 13.2 metre rear yard setback. Planning staff is of the opinion the intent of the

minimum rear yard setback is being maintained, especially considering the height of the building is being reduced from 4 storeys to 3. Therefore, staff has no objections with the minor variance.

Variance #3 – Exterior Side Yard Setback

The intent of the minimum exterior side yard setback requirement is to maintain sight lines for vehicular traffic and to provide an appropriate streetscape design. The site plan has been reviewed to ensure proper site lines are provided and no concerns have been identified. Planning staff have no objections with the minor variance.

Variance #4 – Parking

The site-specific by-law identified a minimum number of 21 parking spaces to be provided for the previously approved 14-unit building. As part of reducing the number of units in the building from 14 to 12, a reduction in parking from 21 spaces to 10 is also being sought. A parking justification letter was submitted in support of the requested variance that indicates that 5 of the units will be occupied by single mothers who are transitioning from homelessness. Based on data and experience from Home Suite Hope, approximately 30% of their clients have access to their own vehicle. Home Suite Hope data also shows that their clients are generally recipients of Ontario Works, an income that does not support vehicle ownership. The remaining 7 units will be occupied by seniors 65 years and older, most of whom are anticipated to own no more than one vehicle per unit. Those seniors who do not own a vehicle or those with a disability and are on the Ontario Disability Support Program may use the Town's ActiVan transit service or the Town's TaxiScrip program which offers a 40% discount on a regular taxi fare. Therefore, it is anticipated that the 10 proposed parking spaces should be sufficient to accommodate the expected tenant parking demand for the building.

Given that the Town will continue to own the property, the Town will be providing parking permits for future tenants. If tenants require additional parking spaces beyond what is available on-site, they will need to go through the Town's parking permit process. Additional parking is available at nearby municipal parking lots (i.e. Back Street), if required.

The parking justification letter has been reviewed to the satisfaction of Town transportation staff. On this basis, Planning staff does not object to the minor variance.

Public Comments

As of the date of this report, 3 objections have been received on behalf of three nearby properties – 6 Guelph Street, 11 Guelph Street (St. John's United Church of Georgetown) and 12 Chapel Street. The objections relate to the proposed reduction in parking, citing concerns over the reduction leading to illegal parking on Chapel Street causing safety hazards and limiting visibility and illegal parking in the adjacent commercial and/or institutional parking lots.

As mentioned above, it is anticipated that a limited number of tenants will have vehicle ownership due to their age and/or socioeconomic status. In addition, the Town will be providing parking permits for tenants, which will provide some control over the assignment of parking spaces. This will be managed by the property manager, Homestarts Inc.; if additional parking spaces are

required, the residents will need to obtain an overnight parking permit from the Town. This parking provision will be written in the rental agreements with future residents.

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 building shall be constructed in accordance with the site plan, date stamped by the Committee of Adjustment on May 2, 2024, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Halton Hills Hydro

It is essential that Clearances to Overhead Electrical Infrastructure be maintained.

Clearances from the energized power lines must be met; please refer to the link for clearances: <https://haltonhillshydro.com/outages-safety/clearance-information/>

- a) Currently there is a 2.4kV (2400V) primary and overhead secondary line. Please note, there is also communication on the pole along Chapel Street. (Cogeco and Bell) that does not meet the required clearances and will need to be addressed through a Technical Service Layout. All costs required to meet the appropriate clearances will be borne by the applicant.
- b) There is also a secondary service feeding 19 Guelph Street.
- c) Energization of the building cannot proceed if clearances are not met.
- d) The Ontario Building Code regulates the design and construction of all new buildings and for additions, alterations and change of use of existing buildings. Applying Article 3.1.19.1, Above Ground Electrical Conductors; Clearances to Buildings, minimum horizontal clearances to OH electrical infrastructure need to be met.

Furthermore, HHHI requires 3.0m clearance around the transformer to allow access to the equipment and provide a safe work environment for field staff. Clear zones shall be kept free from any obstructions including but not limited to man-made structures, vegetation (trees, bushes, hedges, flowers, etc.), and vehicles. Clear zones shall be kept free of snow storage. Bollards may also be required around said equipment. Easement, clear zone, and bollard requirements will be determined at the TSLO stage. Please refer to Std. 37-145 for obstruction free area three phase transformers and switching cubicles.

Consider potential room, location and access for a padmount transformer. It is recommended the padmount transformer be accessible from Chapel Street due to accessibility and potential traffic concerns along Guelph Street.

- a) Please review and ensure unground clearances can be met, underground clearances: <https://haltonhillshydro.com/outages-safety/clearance-information/>
- b) An overhead transformer bank may be considered for this site.

Please note, poles and anchors are currently located along Chapel Street. The minimum anchor separation from other buried facilities or anchors is to be 1m, preferably 1.6m. The Applicant has applied to Halton Hills Hydro for an Electrical Service Layout for the new service. Location and method of servicing is at the sole discretion of Halton Hills Hydro. Please note, construction charges, expansion costs and any costs due to changes required to Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways, clearance issues and parking lots, etc.) will be borne by the applicant.

SCHEDULE 3 to By-law 2022-0007

