

COMMITTEE OF ADJUSTMENT AGENDA

Date: Wednesday, June 4, 2025, 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. D13VAR25.014H - 6 Overstone Road

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Location: 6 Overstone Road, 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 soft landscaping from the minimum 40% (23.6 sq m) of the front yard area to permit 32.97% (19.49 sq m) of the front yard area.
2. To reduce the interior side yard setback for a driveway from the minimum 0.6 m to permit an interior side yard setback of 0.3 m to the driveway.

To accommodate proposed additional parking for an Accessory Residential Unit.

Owner(s): Prashant Sehgal & Aditi Sehgal, **Agent:** MEM Engineering, Harjinder Singh

4. ADJOURNMENT

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

FROM: Ruth Conard, Planner – Development Review

DATE: May 26, 2025

RE: Planning Recommendation for
Application D13VAR25.014H
Municipally known as 6 Overstone Road
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the front yard soft landscaping from the minimum 40% (23.6 sq m) of the front yard area to permit 32.97% (19.49 sq m) of the front yard area.
2. To reduce the interior side yard setback for a driveway from the minimum 0.6 m to permit an interior side yard setback of 0.3 m to the driveway.

To accommodate proposed additional parking for an Accessory Residential Unit.

Proposal

The variances are required in order to accommodate an additional on-site parking space for an accessory residential unit to be constructed within the existing house on the subject property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area under the Town's Official Plan. This designation permits single detached dwellings and accessory residential units.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One – Four (Exception 63) – LDR1-4 (63) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-4 (63) zone permits single detached dwellings and accessory residential units.

Section 5.2.14(b) of the Zoning By-law requires that for ground oriented residential dwelling units, the maximum driveway width shall be 7.0 metres provided a minimum of 40% of the front or exterior side yard in which the driveway is located is the site of soft landscaping. Accessory residential units are required to provide one parking space on-site, in addition to the two parking spaces required for the principal dwelling.

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 soft landscaping requirement and minimum interior side yard setback for a driveway is to ensure that there is sufficient soft landscaping within the front yard to facilitate proper drainage and stormwater management as well as good urban design/landscape design along the street. Given the extent of relief requested, it appears that the Owner has made best efforts to ensure that only a minimal amount of soft landscaping has been reduced on the subject property and there should not be any drainage/stormwater management impacts. Planning staff is of the opinion that the intent of the minimum soft landscaping requirement is maintained.

Public Comments

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

RECOMMENDATION

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

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

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

1. The proposal shall be constructed generally in accordance with Drawing No. A100, Site Plan, date stamped by the Committee of Adjustment on May 6, 2025, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Development Engineering

- The Applicant may require a Site Alteration Permit at the Building Permit stage.

Halton Hills Hydro

- Halton Hills Hydro Inc. (HHHI) is to be contacted for any electrical changes and service layouts. Presently the address at 6 Overstone Road has an existing 120/240V Underground secondary service under the affected driveway.
- Existing Underground secondary cable path may have conflict with the customer proposed plans. Customer is responsible for obtaining all necessary locates and permits prior to the commencement of construction of the proposed plans.
- It is essential to account for the location of existing and proposed, above and below-grade utilities early in the site design process. This ensures compliance with utility requirements, facilitates maintenance and access, and mitigates visual impacts on public streets. Adequate space should be provided for these utilities. Please refer to the Halton Hills Hydro Clearance Brochures which are available at
 - Clearances - Clearance Information - 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.

Halton Region

- The Owner should verify the location of existing services and determine that no relocation of services will be required to facilitate this development. For the Owner's information, should services need to be relocated as a result of the proposed development, the following will be required as part of a Regional Servicing Permit:

- 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 Owner 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.
- The owner will be required to 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.