

COMMITTEE OF ADJUSTMENT AGENDA

Date: Wednesday, September 3, 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. APPLICATIONS TO BE HEARD
 - a. **Minor Variance D13VAR25.023H – 8823 Tenth Line** 3

Location: 8823 Tenth Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

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

 1. To increase the height of an accessory structure from the maximum 5 m to permit a height of 6.5 m.
 2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 89 sq m.
 3. To increase the width of a driveway from the maximum 11.41 m to permit a driveway width of 12.2 m.

To accommodate a detached 3 car garage.

Owner(s): Izza Hassan, c/o Ahmed Goreja, **Agent:** Ken Jentas, Permit Guys Inc.
 - b. **Minor Variance D13VAR25.024H – 11 Dawkins Crescent** 8

Location: 11 Dawkins Crescent, Town of Halton Hills (Acton), Regional Municipality of Halton

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

 1. To reduce the side yard setback to a shed from the minimum 1 m to permit a 0.33 m side yard setback.

To accommodate an existing (as-built) detached shed.

Owner(s): Chris Hunter

c. Minor Variance D13VAR25.025H – 31 Gamble Street

12

Location: 31 Gamble Street, 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 projection of a deck from the rear wall, from the maximum 2 m, to permit a 3.91 m projection beyond the rear wall.

To accommodate a proposed rear deck.

Owner(s): Satinder Sharma, **Agent:** Kamil Alhosaini

d. Minor Variance D13VAR25.026H – 2 Brucewood Road

16

Location: 2 Brucewood Road, Town of Halton Hills (Georgetown),
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 9.67 m.

To accommodate a 3-car wide driveway

Owner(s): Tommy Keran & Patricia Keran **Agent:** Matthews Design &
Drafting, Doug Matthews / Bethany VanRavens

4. ADJOURNMENT

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

FROM: Ruth Conard, Planner – Development Review

DATE: August 26, 2025

RE: Planning Recommendation for
Application D13VAR25.023H
Municipally known as 8823 Tenth Line
Town of Halton Hills (Esquesing)

APPLICATION

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

1. To increase the height of an accessory structure from the maximum 5 m to permit a height of 6.5 m.
2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 89 sq m.
3. To increase the width of a driveway from the maximum 11.41 m to permit a driveway width of 12.2 m.

To accommodate a detached 3 car garage.

Proposal

The variances are required in order to construct an 89 sq m detached garage with a height of 6.5 m in the rear yard of the subject property and to widen the driveway to access the garage.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Agricultural Area under the Town's Official Plan. Single detached residential uses are permitted in this designation. 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 Agricultural (A) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. Single detached dwellings are permitted. The Zoning By-law permits accessory structures in the A zone to have a maximum height of 5 metres and a maximum floor area of 80 square metres. The Zoning By-law states that the maximum driveway width leading to a 3 (or more) car garage shall not exceed the garage door width plus 1.5 metres. As the proposed garage door width is 9.91 metres, the maximum permitted driveway width is 11.41 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

Height and Floor Area

The intent to regulate the height and floor area of accessory buildings is to ensure they do not visually dominate the lot, are clearly accessory to the principal residential use (i.e. single detached dwelling) and do not create impacts to surrounding properties. The proposed garage is located at the rear of the property partially behind the two storey dwelling which will limit its visibility. Also, given the extent of the minor variances, it appears that the proposed garage meets the intent of the Zoning By-law and will be subordinate to the main dwelling. Staff have no objections to the two minor variances associated with height and floor area.

Driveway Width

The intent of regulating driveway width is to ensure that hard surfaced driveways do not visually dominate the front of properties and that sufficient landscaping is provided. The variance is required at the rear of the property where the proposed garage is located (for access purposes). The remainder of the driveway meets the maximum width permitted in the Zoning By-law (11.41 m) and does not appear to dominate the lot. There are also plenty of available areas in the front yard for landscaping to meet the minimum requirement under the Zoning By-law (40%). Staff have no objections to the minor variance.

Public Comments

As of the date of the staff report, one verbal objection has been received from the abutting neighbour to the south. The concerns relate to the following:

1. Impact on trees/roots at 8813 Tenth Line as a result of the trench installed for underground hydro wires at 8823 Tenth Line as well as tree removal at 8823 Tenth Line

Response:

The trench was installed to support the construction of the existing dwelling and is not associated with the variances pertaining to the proposed garage and widened driveway. Staff did advise that the Town does not currently have a tree by-law for removals on private property and that any complaints regarding tree matters should be directed to Enforcement Services.

2. Potential for additional parking on the south side of the driveway adjacent to the property line

Response:

The requested relief only applies to the portion of the driveway directly adjacent to the proposed garage. The majority of the driveway width meets the requirements under the Zoning By-law and the driveway is setback from the side yard at a distance that also conforms to the Zoning By-law. Vehicles are permitted to park within a private driveway. Staff advised that any concerns about the property owner parking on the property but off the driveway can be directed to Enforcement Services.

3. Reduced privacy in the rear and side yards from the constructed dwelling and proposed garage

Response:

Staff advised that the dwelling is not subject to the minor variance application. With regards to the garage, it is located behind the dwelling, reducing its visibility. The structure also complies with the minimum side yard setback requirements, and no windows or doors are proposed to face the abutting property owner to the south.

4. Potential for a new fence to be installed on the property line impacting the existing fence

Response:

Staff advised that the Owner would need to comply with the Town's fence by-law should they seek to construct a new fence in the future.

5. Difference in timing between the submission of building permits and construction of the dwelling and garage

Response:

The consultant has indicated that the submissions differed due to timelines associated with obtaining a building permit for the dwelling and timing of processing a minor variance.

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 have no objection to the approval of this application, subject to the following condition:

1. The proposed garage and widened driveway shall be constructed generally in accordance with Drawing No. A1 – Site Plan, A2 – Garage Plan, A4 – Front Elevation, A5 – Rear Elevation, A6 – Right Elevation and A7 – Left Elevation, date stamped by the Committee of Adjustment on July 23, 2025, 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.
- Clearances with all hydro infrastructure must be maintained at all times. Please see the following for more information about Halton Hills Hydro clearance requirements.
<https://haltonhillshydro.com/outages-safety/clearance-information/>
- Halton Hills Hydro shall have access to Customer's property in accordance with Section 40 of the Electricity Act, 1998. This right is crucial for maintaining the distribution system and ensuring power delivery.
- Customers are responsible for ensuring that their property does not impede access to this equipment. This includes ensuring that there are no obstructions like trees, shrubs, or structures that could interfere with safe and efficient operations.

Town Development Engineering

- An updated grading plan and a renewal of the site alteration permit from 2023 is required.
- The implementation of a curb or barrier is required to differentiate the walkway from the driveway to ensure they are not used interchangeably.

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

FROM: Jessica Rahim, Senior Planner – Development Review

DATE: August 26, 2025

RE: Planning Recommendation for
Application D13VAR25.024H
Municipally known as 11 Dawkins Crescent,
Town of Halton Hills (Acton)

APPLICATION

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

1. To reduce the side yard setback to a shed from the minimum 1 m to permit a 0.33 m side yard setback.

To accommodate an existing (as-built) detached shed.

Proposal

The variance is required in order to recognize an existing (as-built) detached shed on the subject property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area under the Town of Halton Hills Official Plan. The main permitted uses in the Low Density Residential Area designation include 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 – Two (LDR1-2) under the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended. In accordance with the

General Provisions of the Zoning By-law, all accessory buildings and structures are required to maintain a minimum setback of 1.0 metre from the interior side yard lot line.

COMMENTS

Internal Department and External Agency Comments

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

Planning

The intent of the minimum interior side yard setback is to provide adequate separation between the building and the lot line, allowing for building maintenance, including access to the eaves and exterior walls, while ensuring unobstructed access to the rear yard. Additionally, the setback requirements help maintain a consistent development pattern and mitigate potential land use conflicts.

The existing shed is modest in size and does not result in any negative impacts to adjacent properties with respect to privacy, shadowing, or drainage. While the placement of the structure would partially obstruct access to the rear yard, the opposite side yard (northeast) of the dwelling is unobstructed and provides direct access to the rear yard. Provided that the proposed variance applies to the existing structure only, Planning staff are satisfied that the intent of the side yard setback provision is being met. As such, staff have no objection to the proposed variance.

Development Engineering

Development Engineering has no objection to the proposed setback reduction provided it applies solely to the constructed side-yard shed. Additionally, the pathway on the opposite side of the house shall remain unobstructed to maintain clear access to the backyard.

Public Comments

No objections 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 existing accessory building (shed) shall be in accordance with the site plan and elevation plan, date stamped by the Committee of Adjustment on July 22, 2025, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Planning & Development

- The northeast side yard shall remain unobstructed to provide direct functional and emergency access from the front yard to the rear yard. Should a Minor Variance application be submitted in the future seeking to reduce the permitted northeast side yard setback, Town staff would likely not support such relief.

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 its, etc.) will be borne by the applicant.
- If it is an application for a subdivision, the applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.
- Clearances with all hydro infrastructure must be maintained at all times. Please see the following for more information about Halton Hills Hydro clearance requirements. <https://haltonhillshydro.com/outages-safety/clearance-information/>
- Halton Hills Hydro shall have access to Customer's property in accordance with Section 40 of the Electricity Act, 1998. This right is crucial for maintaining the distribution system and ensuring power delivery.
- Customers are responsible for ensuring that their property does not impede access to this equipment. This includes ensuring that there are no obstructions like trees, shrubs, or structures that could interfere with safe and efficient operations.

Region of Halton

Regional Servicing:

The property is currently serviced by Regional water and wastewater through a 150mm diameter watermain and a 200mm diameter sanitary wastewater main along Dawkins Crescent. The owner should verify the location of existing services and determine that no relocation of services will be required. Should services need to be relocated as a result of the proposed development, the following would apply:

- 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 Highly Vulnerable Area. The subject property is not located in a Wellhead Protection Area (WHPA) or Issue Contributing Area (ICA). As such, no source protection policies apply, and the application can proceed from a Source Water Protection perspective and no S. 59 notice under the Clean Water Act, 2006 will be required.
- Reference material related to the Source Water Protection Program and the important role landowners play in protecting drinking water sources has been attached for the owner's information.

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

FROM: Jessica Rahim, Senior Planner – Development Review

DATE: August 26, 2025

RE: Planning Recommendation for
Application D13VAR25.025H
Municipally known as 31 Gamble Street,
Town of Halton Hills (Glen Williams)

APPLICATION

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

1. To increase the projection of a deck from the rear wall, from the maximum 2 m, to permit a 3.91 m projection beyond the rear wall.

To accommodate a proposed rear deck.

Proposal

The variance is required in order to construct a second storey deck in the rear yard on the subject property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Hamlet Residential Area under the Glen Williams Secondary Plan. Single detached residential uses are permitted in this designation. 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 (Exception 64) (HR1(64)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The HR1(64) zone requires that decks

0.6 metres or more above grade not project more than 2.0 metres from the rear or side walls of the dwelling. The side yard projection for the proposed deck complies with the minimum 2.0 metre requirement; therefore, the minor variance applies to the rear yard projection only.

COMMENTS

Internal Department and External Agency Comments

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

Planning

The intent of the minimum rear yard projection requirement for decks is to mitigate potential visual and privacy impacts on adjacent properties. In this case, the subject lot abuts Town-owned trail/open space lands that are undevelopable. As such, no privacy impacts are anticipated at the rear of the property. Additionally, the proposed deck does not project into the side yards ensuring that privacy and separation from adjacent residential uses are preserved. Given these circumstances, there are no expected impacts on neighbouring properties in terms of privacy or overlook. Planning staff are therefore of the opinion that the intent of the minimum rear yard projection provision is maintained and have no objection to the requested minor variance.

Public Comments

No objections 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 the drawings DWG. No. 25-004-G, prepared by Pi Surveying Inc., date stamped by the Committee of Adjustment on July 28, 2025, to the satisfaction of the Commissioner of Planning & Development.
2. The proposal shall be constructed generally in accordance with the drawings S1.1, prepared by Frame Engineering Inc., date stamped by the Committee of Adjustment on July 28, 2025, 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 proposed length of the rear deck. Please note that the Developer's clearance will be required during the building permit stage. For further details please contact Development Engineering staff.

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 its, etc.) will be borne by the applicant.
- If it is an application for a subdivision, the applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.
- Clearances with all hydro infrastructure must be maintained at all times. Please see the following for more information about Halton Hills Hydro clearance requirements.
<https://haltonhillshydro.com/outages-safety/clearance-information/>
- Halton Hills Hydro shall have access to Customer's property in accordance with Section 40 of the Electricity Act, 1998. This right is crucial for maintaining the distribution system and ensuring power delivery.
- Customers are responsible for ensuring that their property does not impede access to this equipment. This includes ensuring that there are no obstructions like trees, shrubs, or structures that could interfere with safe and efficient operations.

Region of Halton

Regional Servicing:

The property is currently serviced by Regional water and wastewater through a 200mm diameter watermain and a 250mm diameter sanitary wastewater main along Gamble Street. The owner should verify the location of existing services and determine that no relocation of

services will be required. Should services need to be relocated as a result of the proposed development, the following would apply:

- 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-Q1/Q2 (moderate risk to quality), a Significant Groundwater Recharge Area, and a Highly Vulnerable Area.
- The application qualifies as a residential use and 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.
- Reference material related to the Source Water Protection Program and the important role landowners play in protecting drinking water sources has been attached for the owner's information.

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

FROM: Ruth Conard, Planner – Development Review

DATE: August 26, 2025

RE: Planning Recommendation for
Application D13VAR25.026H
Municipally known as 2 Brucewood Road
Town of Halton Hills (Georgetown)

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 9.67 m.

To accommodate a 3-car wide driveway.

Proposal

The variance is required to widen the driveway to permit parking for three cars and to provide direct access to the garage 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. Single detached residential uses are permitted in this designation. 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 – Two (Mature Neighbourhood) (LDR1-2(MN)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. Single detached dwellings and accessory buildings are permitted. The Zoning By-law permits a

maximum driveway width of 7 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.

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 regulating driveway width is to ensure that hard surfaced driveways do not visually dominate properties and that sufficient landscaping is provided. The Applicant is proposing to replace a section of the curb and landscaping on the south side of the existing driveway and remove a portion of the curb on the north side of the existing driveway and widen it to allow parking for three cars with direct access to the garage (for two cars). It does not appear that the driveway will visually dominate the lot substantially further than the current condition. There also appears to be sufficient landscaping and soft surfaces to meet the 40% requirement under the Zoning By-law. Therefore, 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 have 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. MV-1 – Site Plan, date stamped by the Committee of Adjustment on July 29, 2025, 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.
- Clearances with all hydro infrastructure must be maintained at all times. Please see the following for more information about Halton Hills Hydro clearance requirements.
<https://haltonhillshydro.com/outages-safety/clearance-information/>
- Halton Hills Hydro shall have access to Customer's property in accordance with Section 40 of the Electricity Act, 1998. This right is crucial for maintaining the distribution system and ensuring power delivery.
- Customers are responsible for ensuring that their property does not impede access to this equipment. This includes ensuring that there are no obstructions like trees, shrubs, or structures that could interfere with safe and efficient operations.

Halton Region

- The property is currently serviced by Regional water and wastewater through a 150 mm diameter watermain and a 200 mm diameter sanitary wastewater main along Byron Street. The Owner should verify the location of existing services to determine that no relocation of services will be required. Should services need to be relocated as a result of the proposed development, the following would apply:
 - 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 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.

Town Development Engineering

- An Entrance Permit is required for the proposed driveway widening and curb replacement.