



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **December 3, 2025**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Jane Watson, Lloyd Hillier, Keith Medenblik, Jason Smith

Staff Present: Jessica Rahim, Senior Planner
Ruth Conard, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

3. APPLICATIONS HEARD

The order of the listed applications as shown on the agenda was altered to address a deferral.

The Chair's comments about the procedure were as follows:

- Town staff would speak.
- Owner or agent would be given an opportunity to speak.
- Any members of the public would be given an opportunity to speak (owner or agent would have an opportunity to respond, if needed).
- The Committee would then deliberate, ask any questions, and make a decision.
- A decision would be subject to a 20-day appeal period.

e) Minor Variance D13VAR25.035H – 15 Early Street

Location: 15 Early 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 rear yard setback from the minimum 7.5 m to permit a 5.08 rear yard setback (proposed addition below existing deck).
2. To increase the width of a driveway from the maximum 7 m to permit a width of

10.25 m.

3. To reduce the interior side yard setback for a driveway from the minimum 1 m on one side and 0.6 m on the other to permit an interior side yard setback of 0.76 m and 0 m on the other side.
4. To reduce the front yard soft landscaping from the minimum 40% (33.44 sq m) of the front yard area to permit 13.89% (11.6 sq m) of the front yard area.

To accommodate the existing (as-built) enclosure below the deck, and modifications to the driveway.

Owner(s): Tariq Aziz Shaikh

Deferral: the Secretary-Treasurer noted that discussions are required to address Engineering concerns with the lack of soft landscaping.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the application be deferred.

a) Minor Variance D13VAR25.031H – 8 Orchard Boulevard

Location: 8 Orchard Boulevard, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To increase the floor area of a detached garage from the maximum 40 sq m to permit a floor area of 67.92 sq m.
2. To permit the garage to be built closer to the exterior side lot line (3.77 m) than the main building from the exterior side lot line (4.25 m).

To accommodate the reconstruction and expansion of the detached garage. Owner(s): Doris and Campbell Mattear

The Town Planner noted no staff objections to approval, subject to condition. The owners were present to speak to the application. Committee deliberations included positive remarks about the changes the applicants made to the proposal.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

b) Minor Variance D13VAR25.032H – 12 Durham Street

Location: 12 Durham 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 floor area of an accessory residential unit from the maximum 40% of the main residential building (73.2 sq m) to permit 42.5 % of the main residential building (77.5 sq m).
2. To reduce the side yard setback to a solid wall for a detached accessory residential unit from the minimum 1 m to permit a side yard setback of 0.3 m.
3. To increase the encroachment of the roof overhang from the maximum 50% of the side yard setback (0.15 m from the lot line), to permit a roof overhang encroachment of 100% (0 m from the side lot line).

To accommodate a proposed addition and the conversion of an existing detached garage to an Accessory Residential Unit.

Owner(s): Ravi Kumar, **Agent:** Kevin Sowa

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

Committee deliberations included the encroachment of the roof overhang and direction of drainage (towards the street).

It was MOVED by Keith Medenblik, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

c) Minor Variance D13VAR25.033H – 74 Barraclough Boulevard

Location: 74 Barraclough Boulevard, 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 rear yard setback from the minimum 7.5 m to permit a rear yard setback of 2.05 m.

To accommodate the existing detached garage to be attached to the existing dwelling.

Owner(s): Scott Duncan, **Agent:** Alana + Kelly Design, Alana Nielsen

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

d) Minor Variance D13VAR25.033H – D13VAR25.034H – 7895 22 Side Road

Location: 7895 22 Side Road, Town of Halton Hills (Esquesing), 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 80 sq m to permit a floor area of 116 sq m (2 storey storage building).
2. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 205 sq m.
3. To reduce the required side yard setback for an accessory structure from the minimum 1.5 m to permit a side yard setback of 0.7 m.
4. To increase the height of an accessory structure from the maximum 5 m to permit a maximum height of 6.03 m.

To accommodate the existing (as-built) pergola and 2-storey accessory storage building.

Owner(s): Manuel Da Silva, **Agent:** Epic Designs Inc., Marco Vieira

The Town Planner noted no staff objections to approval. The agent was present to speak to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

f) Minor Variance D13VAR25.036H – 10 Overstone Road

Location: 10 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% (21.77 sq m) of the front yard area to permit a front yard soft landscaping of 32.48 % (17.68 sq m) of the front yard area.
2. To reduce the interior side yard setback to the driveway from the minimum 0.6 m to permit a 0.3 m setback from the interior side lot line to the driveway.

To accommodate additional parking for a proposed Accessory Residential Unit.

Owner(s): Rishi Ram Gaire & Kamala Sharma Gaire, **Agent:** MEM Engineering Inc., Harjinder Singh

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

g) Minor Variance D13VAR25.037H – 15 St. Alban's Drive

Location: 15 St. Alban's Drive, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To permit a new (386 sq m) Day Nursery to be constructed, whereas the By-law only permits a Day Nursery that legally existed when the By-law was passed (July 2010).
2. To reduce the required parking spaces from the minimum 16 spaces to permit 8 spaces.

To accommodate a proposed Day Nursery.

Owner(s): Kidsville Academy Acton Inc., Arashdeep Sandhu, **Agent:** Mainline Planning, Joseph Plutino

The Town Planner noted that the application is adding a use that is deemed minor in nature, and explained the circumstances related to the proposal.

The Town Planner stated that the subject property is zoned Downtown Commercial Two (DC2) and permits day nurseries (limited to uses that legally existed on the effective date of the Zoning By-law in 2010), but since the use did not legally exist in 2010, zoning relief is required. Also stated that when the subject property and surrounding lands were redesignated to 'Downtown Core Sub-Area' (as part of a 2012 study), the Zoning By-law was not updated to reflect this change, and that the proposed use is permitted in the 'Downtown Core Sub-Area' Official Plan designation.

The Town Planner further explained that the parking needs are dictated by parent drop-

off / pick-up times, on-street parking is permitted on portions of the street, multiple municipal parking options are available, and that the applicant has obtained and is working on obtaining other off-street parking arrangements with neighbouring properties.

The Town Planner referenced the shortage of daycare facilities, and noted no staff objections to approval, subject to condition. The owner and agent (Nicholas Moore) were present to speak to the application, and answered questions.

Committee deliberations included: various on-street parking options and limitations, the number of children and staff at the facility, staggered drop-off times, the parking study, existing and possible future parking agreements with neighbouring properties, and the proposal being a not-for-profit daycare.

It was MOVED by Keith Medenblik, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

h) Minor Variance D13VAR25.038H – 37 Victoria Street

Location: 37 Victoria 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 a detached garage from the maximum 4.5 m to permit a height of 6.53 m.
2. To increase the floor area of a detached garage from the maximum 40 sq m to permit a floor area of 89.88 sq m.

To accommodate a proposed detached garage with storage loft.

Owner(s): Jesse Barbosa, **Agent:** Justin Sherry Design Studio, Danielle Bilodeau

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.

4. Be minor in nature.

4. Adjourned at approximately 6:55 p.m.