



## COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **December 15, 2025**, at 6 p.m. via Zoom.

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

Staff Present: Jeff Markowiak, Director of Development Review  
Jessica Rahim, Senior 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 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.

a) **Consent D10CON25.008H – 9258 Tenth Line**

**Location:** 9258 Tenth Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

**Purpose:** Proposed **new lot**. The parcel is municipally known as part of 9258 Tenth Line, Town of Halton Hills (Esquesing). The parcel is shown on the sketch of the subject lands as **Parcel B, ± 16.19 Ha**, prepared by J.D. Barnes Limited, date stamped as received by the Committee of Adjustment on October 16, 2025.

**Legal Description:** PT LTS 6 & 7, CON 10 ESQ; PART 1, 20R21348 TOWN OF

## HALTON HILLS

**Owner(s):** Romano-Franco Georgetown Inc., Mario Romano **Agent:** Corbett Land Strategies Inc., John Corbett

The Town Planner referenced additional material submitted by the applicants (presentation & legal opinions) and provided background noting that:

- Staff reviewed the Planning Act provisions, the 2024 Provincial Planning Statement (PPS), which sets out lot creation policies in agricultural areas, both the Region and Town Official Plan policies regarding lot creation in prime agricultural areas, the Town's Comprehensive Zoning By-law requirements, and additional relevant document to this application including Minimum Distance Separation (MDS) documents, and Guidelines on Permitted uses in Ontario's Prime Agricultural Areas which was prepared by the Ministry of Agricultural, Food and Rural Affairs (OMAFRA).
- The applicant's legal opinion suggests that staff need to consider the Provincial target of 1.5 million homes needing to be constructed. The PPS is clear that new growth should be directed to the settlement areas (Georgetown/Acton) and away from prime agricultural lands. Section 4.3.3.3 of the PPS clearly states that new residential lots in prime agricultural areas shall not be permitted. It is not clear why a housing target should be relevant if this property is intended for agricultural purposes as stated in the submission materials.

The Town Planner also noted that due to the differing opinions on this application, Town staff arranged for the applicant's submitted MDS study to be peer-reviewed by Stovel and Associates Inc., who are professional Planners and Agrologists. They have determined that there is deficient evidence to confirm compliance with the MDS requirements (which are guidelines in Ontario, that set setback distances between agricultural and non-agricultural land uses to minimize odour conflicts and are to be reviewed and addressed for new lot creation in the rural area). They also question the agricultural viability of the proposed 16.2 hectare severed farm parcel. On this basis, they question consistency with the 2024 PPS as well.

The Town Planner added that the Town's solicitor has reviewed the application, along with the submitted materials, that they disagree with the position of the applicant and the two solicitor letters, and argue that Town staff's position on the application remains valid.

The Town Planner acknowledged that even though the 2024 PPS policies discourage the creation of lots in the prime agricultural areas, it does allow for consideration of Consents that are in accordance with provincial guidance for agricultural uses. To that end, identified additional materials required in order to address compliance with the 2024 PPS policies, which include:

- Resolving the Minimum Distance Separation (MDS) concerns identified by Stovel and Associates Inc. peer review.
- Provide a business case demonstrating how this undersized lot can sustain agricultural operations.
- Submit an Official Plan Amendment to address the conformity concerns with the agricultural policies of the Halton Region and Town of Halton Hills Official Plans.

The Town Planner noted that staff have not received the requested information, and continue to recommend refusal of the Consent application due to the following:

- There is insufficient information to demonstrate consistency with the 2024 Provincial Planning Statement.
- There are questions regarding the suitability and viability of the proposed 16.2-hectare (40-acre) severed lot for agricultural purposes.
- The application does not conform to the agricultural policies of the Halton Region and Town of Halton Hills Official Plans.
- An Official Plan Amendment application has not been filed.

The agent was present to speak to the application and noted their disagreement with the Planning report and recommendation, spoke about housing being allowed outside of settlement areas, and asked that the Committee approve the application. As a note: later on during the hearing, the agent added that they need more time to work on the outstanding matters.

Committee deliberations included: why a farm business case has not been submitted to the Town, the size and designation of the lots, why there was an emphasis on housing if the intent of the proposal is for agricultural use, and giving the applicant more time to provide the required documents to the Town, before coming back for a decision.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the decision for the application be deferred.

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