



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **February 4, 2026**, at 6 p.m. via Zoom.

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

Staff Present: Josh Salisbury, 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) Minor Variance D13VAR26.001H – 9703 Eighth Line

Location: 9703 Eighth 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 from the maximum 11 m to permit a height of 11.49 m.
2. To reduce the interior side yard setback to a driveway in the front yard from the minimum 4.5 m to permit 3 m from the interior lot line.

To accommodate the proposed new detached dwelling.

Owner(s): Harjinder Nagra, **Agent:** Khalsa Design Inc., Amritpal Bansal

Deferral: the Secretary-Treasurer noted that the proposal is being revised.

It was MOVED by Jason Smith, SECONDED, and CARRIED

THAT the decision for the application be deferred.

b) Minor Variance D13VAR26.002H – 200 Halton Hills Drive

Location: 200 Halton Hills Drive (Georgetown), Regional Municipality of Halton

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

1. To reduce the required resident parking from the minimum 1.5 spaces per apartment dwelling unit (158 spaces) to permit 1 space per apartment dwelling unit (105 spaces).
2. To reduce the required visitor parking spaces from the minimum 0.25 space per apartment dwelling unit (27 spaces) to permit 0.17 spaces per apartment dwelling unit (18 spaces).

To accommodate an intended future severance of the southern portion of the property.

Owner(s): Bennett Village, Jeff Renaud, **Agent:** Gagnon Walker Domes Ltd., Marc De Nardis

The Town Planner referenced a received objection from a resident of 200 Halton Hills Drive including issues with the current plan not being what was presented by the Bennett to residents in the past, reduction of outdoor amenity space, snow storage impacting parking, and the rationale behind parking reduction not being justified. The Town Planner responded that should the Minor Variance application be approved, there would be a future Site Plan application to secure the revised parking spaces, and a severance would be contemplated through a Consent application.

The Town Planner noted no staff objections to approval. The owner and agent were present to speak to the application, and responded to questions throughout the hearing, noting that the life lease allows 1 underground parking space per unit and references a future possibility of further development, that snow would be taken offsite, and that staff parking is not currently required overnight.

The following individual was present and spoke against the application (see Town Planner comments):

- Ron Javorsky, (200 Halton Hills Drive, Unit 709) was present and spoke against the application.

Committee deliberations included: Snow removal, staff parking, residents requesting additional parking if needed, and staff doing a great job of vetting the parking study.

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.

4. Adjourned at approximately 6:30 p.m.