

## **COMMITTEE OF ADJUSTMENT AGENDA**

**Date:** Wednesday, February 4, 2026, 6:00 p.m.  
**Location:** VIA Zoom Meeting  
**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 D13VAR26.001H – 9703 Eighth Line**

**3**

**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

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

**4**

**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

#### **4. ADJOURNMENT**

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

**FROM:** Ruth Conard, Planner – Development Review

**DATE:** January 26, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.001  
Municipally known as 9703 Eighth Line  
Town of Halton Hills (Esquesing)

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### **APPLICATION**

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.

### **Proposal**

The variances are required in order to construct a new detached dwelling on the subject property.

### **RECOMMENDATION**

Planning staff recommend that the Committee **defers** its decision. The proposal has been revised and an additional minor variance is required to address the driveway width.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

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

**FROM:** Josh Salisbury, Planner – Development Review

**DATE:** January 28, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.002H – 200 Halton Hills Drive  
Municipally known as 200 Halton Hills Drive,  
Town of Halton Hills (Georgetown)

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## **APPLICATION**

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.

## **Proposal**

The Applicant is proposing to relocate 14 parking spaces from the southern surface parking lot to the portion of the property adjacent to the underground garage entrance to satisfy visitor parking requirements for the existing seniors' residential building. The proposed minor variance is submitted in anticipation of a future Consent application being filed seeking to sever off the southern portion of the lot, where the majority of the current visitor parking spaces are located.

## **POLICY CONTEXT**

### **Town of Halton Hills Official Plan**

Under the Town's Official Plan, the subject property is designated Civic Centre Area Special Policy Area 1, which permits apartments and special needs housing for seniors and/or the physically disable.

## **Town of Halton Hills Zoning By-Law**

The site is primarily subject to a site-specific High Density Residential 27 (HDR)(27) Zone which permits long-term care facilities and other complementary uses.

The Zoning By-law requires resident parking at a rate of a minimum of 1.5 spaces per apartment unit and visitor parking at a rate of a minimum of 0.25 spaces per apartment unit.

### **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**

Bennett Village, the owner of the subject lands, is desirous of severing the existing surface parking lot at the southern end of the site for the purpose of creating a new lot. Bennett Village has suggested the proposed severed parcel is surplus to the needs of the existing seniors residential building and would be made available for sale. However, the proposed severance would result in the intended retained parcel not complying with the parking requirements under the Zoning By-law 2010-0050. Prior to filing any Consent application Bennett Village is seeking to first obtain minor variance approval for the acknowledge parking deficiency.

The current senior's residence building has 105 apartment units and a total of 160 parking spaces, as follows:

- 108 resident parking spaces located in the underground garage; and,
- 52 visitor parking spaces located on the surface of the site (4 adjacent to the existing building, 48 in the surface lot intended to be severed).

However, the Town's Zoning By-law requires a total of 185 parking spaces (158 resident; 27 visitor) to be provided, which exceeds what is currently available on-site by 25 spaces (ie. the site is deficient under the current standards). This is a result of the building being constructed when the lands were subject to a former by-law that had a lower parking requirement.

The minor variance application is seeking relief from the current by-law standards to permit a total of 123 parking spaces as follows:

- 105 resident parking spaces, which would equal 1 parking space for each of the 105 apartment units;
- 18 visitor parking spaces, which are intended to be located directly adjacent to the buildings underground garage access instead of the adjacent surface parking lot.

While the minor variance is seeking to permit a total of 123 spaces, the proposed site configuration would functionally result in 126 spaces existing on-site. The three additional spaces are presently located in the underground garage, 2 of which are intended for staff parking and 1 available as a flex residential space.

Even though the application is required to seek relief from the current standards under By-law 2010-0050, given the existing on-site parking supply is deficient (as outlined above), functionally the variances would have the result of:

- Reducing the current resident parking supply from 108 spaces to 105; and,
- Reducing the current visitor parking supply from 52 spaces to 18.

Transportation staff have indicated that they have no objection to the requested parking relief. The overall findings of the Parking Justification Study submitted in support of the application propose that the subject site can support the proposed residential parking of 1.0 space per unit (105 spaces) and a visitor parking of 0.17 spaces per unit (18 spaces). The study justifies the reduced parking supply primarily through the expansion of the on-site parking, the use of proxy data obtained from surveys at the existing residential building, on-street observations, and a surrogate site with similar land use characteristics. Overall, the site is expected to operate efficiently with sufficient parking with the additional spaces being relocated from the current surface lot (total of 14 parking spaces).

Should the minor variance application be approved, the Applicant will be required to submit a Site Plan application to secure the revised parking layout adjacent to the underground garage.

## **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.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## Notes

### Development Engineering

- Several requirements related to the proposal were previously identified through the August 4, 2022, pre-consultation process. Please be advised that, based on the updated proposal, additional drawings and reports may be required to be provide through any future Consent and Site Plan applications, including but not limited to: a Grading and Servicing Plan, Draft Reference Plan, Photometric Plan, a copy of the applicable Conservation Authority permit, an Entrance Permit, and Pavement Marking and Signage Plans.

### Credit Valley Conservation

- The property is partially regulated by CVC, and CVC approval will be required prior to development proposal within CVC's Regulated Area.

### 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

- Regional staff have no objection to the proposed minor variance. It should be noted that as part of the future Consent or Site Plan applications, the Region will seek the following condition to be included in any Decision, should the Applicant be unable to complete the required update to the Risk Management Plan (RMP) prior to the filing of those applications:
  1. That the owner/applicant update the existing Risk Management Plan (RMP) to the satisfaction of the Region of Halton's Risk Management Official and that a Section 59 (2)(b) notice under the Clean Water Act, 2006 be subsequently issued.