

**COMMITTEE OF ADJUSTMENT
AGENDA**

Date: Wednesday, March 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 D13VAR26.003H – 13249 22 Side Road** 4

Location: 13249 22 Side Road, Town of Halton Hills (Henderson’s Corners), Regional Municipality of Halton

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

 1. To reduce the interior side yard setback from the minimum 4.5 m to permit an interior side yard setback of 1.5 m (East).
 2. To reduce the interior side yard setback from the minimum 4.5 m to permit an interior side yard setback of 3 m (West).
 3. To reduce the interior side yard setback to a driveway from the minimum 4.5 m to permit an interior side yard setback of 1.9 m (West) to the driveway.

To accommodate a proposed single detached dwelling.

Owner(s): Mario Tasic
 - b. **Minor Variance D13VAR26.004H – 10 Gordons Creek Court** 7

Location: 10 Gordons Creek Court, Town of Halton Hills (Esquensing), 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 4.5 m to permit a maximum height of 6.48 m.
 2. To increase the floor area of an individual accessory structure

from the maximum 60 sq m to permit a floor area of 156 sq m.

3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 194 sq m.

To accommodate a proposed detached garage.

Owner(s): Charles Morren

c. Minor Variance D13VAR26.005H – 45 Edith Street 10

Location: 45 Edith 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 interior side yard setback from the minimum 1.2 m to permit an interior side yard setback of 0.16 m.

To accommodate the existing detached garage to be attached to the existing dwelling and converted to living space.

Owner(s): Norm & Cheryl Cardon, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

d. Minor Variance D13VAR26.006H – 41 Alice Street 13

Location: 41 Alice Street, 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 driveway from the minimum 1 m to permit 0.6 m.
2. To increase the floor area of a detached garage from the maximum 40 sq m to permit 48.2 sq m.

To accommodate a proposed detached garage and driveway expansion for an Additional Residential Unit.

Owner(s): Pawandeep Singh Sandhu & Gursharan Sandhu, **Agent:** MEM Engineering, Harjinder Singh

e. Minor Variance D13VAR26.007H – 13850 Steeles Avenue 17

Location: 13850 Steeles Avenue, Town of Halton Hills (Premier Gateway), Regional Municipality of Halton

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

1. To increase the height of an above grade parking structure from the maximum 2 stories to permit an above grade parking structure with 3 stories and roof-top parking.
2. To reduce the required landscaping strip abutting Steeles from the minimum 3 m to permit 2.3 m landscape strip abutting

Steeles.

To accommodate an additional above grade parking structure and retail expansion.

Owner(s): Calloway REIT (Halton) Inc., c/o agent, **Agent:** SmartCentres, Matthew Stonehouse

4. ADJOURNMENT

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

FROM: Ruth Conard, Planner – Development Review

DATE: February 23, 2026

RE: Planning Recommendation for
Application D13VAR26.003H
Municipally known as 13249 22 Side Road
Town of Halton Hills (Henderson’s Corner)

APPLICATION

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

1. To reduce the interior side yard setback from the minimum 4.5 m to permit an interior side yard setback of 1.5 m (East).
2. To reduce the interior side yard setback from the minimum 4.5 m to permit an interior side yard setback of 3 m (West).
3. To reduce the interior side yard setback to a driveway from the minimum 4.5 m to permit an interior side yard setback of 1.9 m (West) to the driveway

To accommodate a proposed single detached dwelling.

Proposal

The variances are required in order to construct a two-storey single detached dwelling on the subject property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Rural Cluster Area under the Town’s Official Plan. The main permitted uses in the Rural Cluster Area include single detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Rural Cluster Residential One (RCR1) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. This zone permits single detached dwellings subject to specific zone standards including a minimum interior side yard setback of 4.5 metres.

Part 5 of the Zoning By-law entitled Parking and Loading Standards states that driveways in the front yard shall be located no closer to an interior side lot line than the minimum yard requirement for the main building from the interior side lot line, which is 4.5 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

Interior Side Yard Setback - Dwelling

The intent of the minimum interior side yard setback requirement is to provide separation between the dwelling and the lot line for maintenance of the building's eaves/outside walls and to access the property's rear yard.

The Applicant is proposing a 1.5 metre setback on the east side of the dwelling adjacent to an existing quarry. The existing house is already deficient with an interior side yard setback of 1.8 metres. A reduction to 1.5 metres should have no additional impact on the above considerations, especially given the adjacent land use (quarry).

The Applicant is proposing a 3 metre setback on the west side of the dwelling adjacent to an existing house. It appears that a 3 metre setback should provide enough separation to maintain the dwelling and access the rear yard. Planning staff have no objections to the minor variances.

Interior Side Yard Setback – Driveway

The intent of maintaining a driveway setback in the front yard is for the protection of sightlines, the preservation of the streetscape and for landscape maintenance. Only a portion of the driveway is 1.9 metres from the lot line, and this portion is currently existing on site. It does not appear that the proposal will have impacts on the above considerations. Therefore, Planning staff have no objections to the subject 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 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. A2.1 - Elevations, and S1.2 - Proposed Site Plan, date stamped by the Committee of Adjustment on January 23, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Development Engineering

- Development Engineering will require a site alteration permit, grading plan required as part of the site alteration permit and building permit. Also, all proposed site works are to remain 0.6m (2ft) minimum from all lot line as per Site Alteration Bylaw 2025-0009.

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.
 - The Customer needs to contact Hydro for a disconnect before demolition takes place.
 - The Customer will also need to apply for a New Technical Service Layout for the new building anytime they are ready to have permanent service.
- 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.

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

FROM: Josh Salisbury, Planner – Development Review

DATE: February 24, 2026

RE: Planning Recommendation for
Application D13VAR26.004H – 10 Gordons Creek Court
Municipally known as 10 Gordons Creek Court,
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 4.5 m to permit a maximum height of 6.48 m.
2. To increase the floor area of an individual accessory structure from the maximum 60 sq m to permit a floor area of 156 sq m.
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 194 sq m.

To accommodate a proposed detached garage.

Proposal

The Applicant is proposing to construct a two-storey detached garage with a storage loft.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Country Residential Area under the Town's Official Plan. This designation permits 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. A portion of the subject property is also located within the Greenbelt Greenlands Area, which permits single detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Protected Countryside Natural Heritage Systems One with an H2 Holding Provision (PC-NHS1) (H2) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The PC-NHS1 (H2) zone permits single detached dwellings and accessory structures with the H2 provision only applicable to an accessory building that is located more than 20 metres away from the main building. Since the proposed accessory building is to be located approximately 15 metres away from the main building, the H2 provision is not applicable.

The Zoning By-law limits the total height of an accessory structure to 4.5 metres, the maximum floor area of an individual accessory structure to 60 square metres and total floor area of all accessory structures to a maximum of 80 square 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

The intent of accessory structures is to ensure that they do not visually dominate the lot, are accessory to the principal residential use (i.e. detached dwelling) and do not create impacts to surrounding properties. Staff is of the opinion that the intent for accessory structures is being maintained as the proposed garage is incidental to the principal residential use and it does not appear that there will be significant visual impacts to the surrounding properties. As well, the commitment from the applicant to ensure that the windows on the north façade of the proposed structure will contain frosted glass should mitigate any privacy concerns for the adjacent residential property. Therefore, Planning staff have no objections to the proposed application.

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

1. The location and construction of the proposed accessory garage is generally in accordance with drawings A1, A2, A3, A4, A5, A6 and A7, drafted by Accurate Designs Inc., date stamped by the Committee of Adjustment on January 23, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes

Building Services

- Please contact the Building Services department to obtain a permit.

Development Engineering

- Please submit a grading & drainage plan in accordance with town standards prepared by a qualified professional. This plan will allow staff to determine if a site alteration permit is required in accordance with Bylaw 2025-0009

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.

Credit Valley Conservation

- CVC staff have no concerns and no objection to the approval of the minor variance by the Committee at this time. However, staff note that the property is partially regulated by CVC, and a stamped CVC clearance will be required for the proposed works. Please reach out to CVC staff for further information following approval of the minor variance.

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

FROM: Ruth Conard, Planner – Development Review

DATE: February 24, 2026

RE: Planning Recommendation for
Application D13VAR26.005H
Municipally known as 45 Edith Street
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the interior side yard setback from the minimum 1.2 m to permit an interior side yard setback of 0.16 m.

To accommodate the existing detached garage to be attached to the existing dwelling and converted to living space.

Proposal

The Applicant is proposing to construct a covered breezeway to connect the existing detached dwelling and the existing detached garage. As a result, the garage becomes part of the main dwelling and different zone standards apply (accessory structure vs. main dwelling).

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Low Density Residential Area under the Town's Official Plan. The main permitted uses in the Low Density Residential Area include single detached dwellings.

Town of Halton Hills Zoning By-Law

The subject property is zoned Low Density Residential One (Mature Neighbourhood) (LDR1-2(MN)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-2(MN) zone permits single detached dwellings subject to a range of zone standards, including a minimum interior side yard setback of 1.2 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

The intent of the minimum interior side yard setback requirement is to provide separation between the building and the lot line for maintenance of the eave's/outside walls and to access the property's rear yard.

The proposed covered breezeway will serve as an open, unenclosed connection between the house and garage. Given the garage exists on site and the addition is proposed to connect the house and garage, there should be no change to the existing conditions on site (i.e. grading, drainage, maintenance). Access to the rear yard will also remain unchanged. Therefore, Planning staff 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 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, MV-2 - Garage Plan and Loft and MV-3 - Garage and Breezeway Roof Plan and Elevations, date stamped by the Committee of Adjustment on January 26, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Fire

- Ensure smoke and CO alarms are installed within the den and attic/mezzanine floor

Region of Halton

- The Owner should verify the location of existing services and determine that no relocation of services will be required to facilitate the development. For the owner's information, should services need to be relocated as a result of the proposed development, the following will be required as part of a Regional Servicing Permit:
 - 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 owner 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.

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.

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

FROM: Ruth Conard, Planner – Development Review

DATE: February 23, 2026

RE: Planning Recommendation for
Application D13VAR26.006H
Municipally known as 41 Alice Street
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 driveway from the minimum 1 m to permit 0.6 m.
2. To increase the floor area of a detached garage from the maximum 40 sq m to permit 48.2 sq m.

To accommodate a proposed detached garage and driveway expansion for an Additional Residential Unit.

Proposal

The variances are required in order to extend the driveway to accommodate parking for an additional residential unit in the main dwelling and to construct an accessory structure (garage) in the rear yard of 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. The main permitted uses in the Low Density Residential Area 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 (Mature Neighbourhood) (LDR1-2(MN)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. This zone permits single detached dwellings, additional residential units and accessory structures subject to a range of zone standards.

An additional residential unit requires one (1) parking space each in addition to the two (2) parking spaces required for the main residential unit. The Applicant is proposing to extend the driveway to accommodate the required parking for the additional residential unit. The driveway is required to be 1 metre from the interior side lot line.

The maximum floor area for a detached private garage in the LDR1-2(MN) zone is 40 square 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

Driveway

The intent of the minimum interior side yard setback for a driveway is to ensure there is sufficient soft landscaping within the front yard to facilitate proper drainage and stormwater management as well as good urban design/landscape design along the street. The Applicant is proposing to extend the existing driveway to the rear of the subject property for the following reasons:

1. To provide the required parking for the additional residential unit which is proposed within the main dwelling
2. To access the garage which is proposed to be constructed in the rear yard

There will be no change in the amount of soft landscaping or grading and drainage in the front yard. The Applicant has submitted a grading plan which is currently under review by Town Development Engineering staff to ensure there will be no negative impacts to grading and drainage as a result of the driveway extension. The grading plan must be satisfactory to Development Engineering staff prior to the installation of the driveway. Planning staff have no objection to the requested minor variance.

Garage

The intent of the maximum floor area requirement for accessory buildings and structures 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. Given the extent of the requested relief and the location of the proposed garage in the rear yard, it does not appear that the variance would impact the above considerations. It should be noted that the subject property is adjacent to Town owned land. This portion of land provides a buffer between the rear yards of the lots abutting Bower Street. Therefore, Planning staff 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 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. A100 - Site Plan, A103 - Proposed Garage Elevations and A101 - Proposed Garage Floor Plan, date stamped by the Committee of Adjustment on January 27, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Development Engineering

- The Applicant/Owner shall provide an updated grading plan to the satisfaction of Transportation & Public Works (Development Engineering).

Region of Halton

- The Owner should verify the location of existing services and determine that no relocation of services will be required to facilitate the development. For the owner's information, should

services need to be relocated as a result of the proposed development, the following will be required as part of a Regional Servicing Permit:

- 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 owner 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.

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.
 - Customer will need to apply for locates before digging or trenching at their property.
 - Customer should stay at least 1.5 m away from any Hydro infrastructure.
 - If the Customer is relocating the Meter or any other electrical upgrades, they should apply for a technical service layout from Hydro before they proceed.
- 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.

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

FROM: Greg Macdonald, Senior Planner – Development Review

DATE: February 24, 2026

RE: Planning Recommendation for
Application D13VAR26.007H – 13850 Steeles Avenue
Town of Halton Hills (Premier Gateway Employment Area)

APPLICATION

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

1. To increase the height of an above grade parking structure from the maximum 2 stories to permit an above grade parking structure with 3 stories and roof-top parking.
2. To reduce the required landscaping strip abutting Steeles from the minimum 3 m to permit a 2.3 m landscape strip abutting Steeles.

To accommodate an additional above-grade parking structure and retail expansion.

Proposal

The subject lands currently contain the Toronto Premium Outlets (TPO) retail shopping centre. The mall was developed through 3 previous phases, one of which was for the construction of the existing 4-storey parking garage that is located adjacent to Trafalgar Road.

In April 2025 TPO submitted a Site Plan application (File No. D11SPA25.003) for a further 10,730 sq. m retail expansion to the mall. In addition to the retail expansion, a new 4-storey parking garage containing 1,112 parking spaces is also proposed at the northeast corner of the site, adjacent to the existing signalized intersection (entrance/exit) at Steeles Avenue and Eighth Line. The approval of the existing parking garage adjacent to Trafalgar Road, which contains 1,695 parking spaces, was also subject to a similar Minor Variance (D13VAR15.022H) to allow a 4-storey height instead of the maximum permitted 2-storey height. That Minor Variance was approved by the Committee of Adjustment in 2015; the related Site Plan application (D11SPA16-005) received final approval in May 2017.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject lands are designated “Gateway Area” in the Town of Halton Hills Official Plan (Schedule A8 – Premier Gateway Employment Area Land Use Plan). This designation permits retail commercial uses (and associated parking). Policy tests for permissions of total retail floor area greater than 10,000 sq. m were previously addressed when the land use permissions for TPO were originally granted. It is noted that no Minor Variance is needed to allow for the total amount of retail floor area proposed and the Minor Variance is only to address the height of the parking garage.

Town of Halton Hills Zoning By-Law

The subject property is zoned 401 Corridor Gateway (G) Zone in the Town’s Comprehensive Zoning By-law 2010-0050, as amended. The proposed retail expansion and parking garage are permitted uses. Within the zone, the maximum height of buildings on the south side of Steeles Avenue are limited to 4-storeys, however, the Zoning By-law for all zones within the Premier Gateway Employment Area limits the height of parking garages to 2 stories. The (G) Zone also requires a 3 m wide planting strip abutting Steeles Avenue.

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

Minor Variance No. 1:

The intent of the Zoning By-law in limiting the height of a parking garage to 2-storeys (whereas a maximum height of 4-storeys is permitted for principle buildings) is to ensure that such structures do not become the predominant feature on the property and are rather secondary with respect to scale than the primary building(s) and/or use of the lands, which in this case is a large retail mall containing varied indoor and outdoor accesses to the individual stores.

In this regard, the proposed parking garage is not as tall (3 stories instead of 4 stories) compared to the existing parking garage adjacent to Trafalgar Road. The proposed retail expansion and the parking garage would be built facing Steeles Avenue, eliminating surface parking in that area, which would improve and animate the streetscape in that location. Both the parking garage and mall expansion include architectural features such as parapets, decorative towers and varied building materials to enhance the Steeles Avenue streetscape. The parking garage should not result in overview or shadowing impacts on any surrounding sensitive land uses. By allowing the

parking garage to be taller than permitted by the Zoning By-law, it also improves the site function and provides an overall increase in the amount of parking, which is critical to meet the customer demand generated by the successful outlet mall. Finally, through the Site Plan Control application, the architectural design of the garage continues to be reviewed to ensure it will provide a high quality of architectural treatment, that is different from, but complementary to, both the existing and expanded mall and to the existing parking garage.

Minor Variance No. 2:

The intent of the Zoning By-law in requiring a minimum 3 m wide landscaping strip along Steeles Avenue is to ensure that an attractive streetscape is provided with room for landscape plantings such as street trees. In this regard, for most of the Steeles Avenue street frontage, the required 3-metre-wide landscape strip is provided. It is only in two different “pinch points” where the requirement is not met arising from a combination of an irregular shaped front lot line and uniquely shaped retail buildings and the need for the internal access ‘ring’ road to maneuver between the buildings and the front lot line. Therefore, staff are satisfied that the proposed development would still maintain a high quantity and quality of landscaping to improve the Steeles Avenue streetscape.

Therefore, Planning staff have no objection to the proposal.

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. That the proposal shall be constructed, as generally shown on the drawings submitted by Petroff Architects, date stamped by the Committee of Adjustment on February 2, 2026, to the satisfaction of the Commissioner of Planning & Development.



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.

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.