

**COMMITTEE OF ADJUSTMENT  
AGENDA**

**Date:** Wednesday, April 1, 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** 4

**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 11.8 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.
    3. To increase the driveway width in the front yard from the maximum 6.1 m, when a garage door used for motor vehicle access faces an interior side lot line, to permit a maximum driveway width of 8.5 m.

**To accommodate the proposed new detached dwelling.**

**Owner(s):** Harjinder Nagra, **Agent:** Khalsa Design Inc., Amritpal Bansal
  - b. **Minor Variance D13VAR26.008H – 5 J B Robson Court** 8

**Location:** 5 J B Robson Court, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

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

    1. To increase the projection of a deck from the rear wall of the

dwelling from the maximum 2 m to permit a 4.27 m projection beyond the rear wall.

**To accommodate an asbuilt, existing deck.**

**Owner(s):** Sebastian Maniak & Rosemary Ilnisky, **Agent:** Ravinder Singh

**c. Minor Variance D13VAR26.009H – 41 Faludon Drive**

11

**Location:** 41 Faludon Drive, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the side yard setback to the second storey from the minimum 1.8 m to permit a side yard setback of 1.26 m.

**To accommodate a proposed second-floor addition to an existing detached dwelling.**

**Owner(s):** Lora Greene, **Agent:** Alana + Kelly Design, Alana Nielsen

**d. Minor Variance D13VAR26.010H – 84 Arborglen Drive**

14

**Location:** 84 Arborglen Drive, 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 an accessory structure from the maximum 3.5 m to permit a maximum height of 4.5 m.
2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 73 sq m.

**To accommodate a proposed accessory structure (cabana).**

**Owner(s):** Tristan Hodge, **Agent:** Mathew Partridge

**e. Minor Variance D13VAR26.011H – 6 Stewarttown Road**

17

**Location:** 6 Stewarttown 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 width of a driveway within the property lines from the minimum 3 m to permit 0.72 m.
2. To increase the driveway width from the maximum 7 m to permit 8.54 m.
3. To reduce the interior side yard setback to a driveway from the minimum 2.25 m to permit 0 m (north).
4. To reduce the interior side yard setback to a driveway from the minimum 2.25 m to permit 1.87 m (south).

To accommodate the new driveway constructed partially on 6 Stewarttown Road and partially within an existing easement over 4 Stewarttown Road.

**Owner(s):** Michelle Jennifer Pali and Ryan Jordan Szigeti **Agent:** Thomas Arnold, Arnold, Foster LLP

f. **Minor Variance D13VAR26.012H – 60 Berton Boulevard** 19

**Location:** 60 Berton Boulevard, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To permit an outdoor accessory waste storage area without an enclosure, whereas the By-law requires an outside accessory waste storage area to be enclosed by four walls.

To accommodate an accessory waste storage area for a proposed school.

**Owner(s):** Halton Catholic District School Board, Aaron Lofts, **Agent:** Monika Harte-Maxwell

g. **Minor Variance D13VAR26.013H – 12369 Elizabeth Street** 23

**Location:** 12369 Elizabeth Street, Town of Halton Hills (Limehouse), Regional Municipality of Halton

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

1. To permit an interior side yard setback of 3.38 m to an existing addition, whereas the By-law requires a minimum interior side yard setback of 4.5 m.
2. To permit a rear yard setback of 0.05 m to an existing accessory building (shed), whereas the By-law requires a minimum rear yard setback of 1.5 m to an accessory building (shed).

To accommodate an existing second-storey addition to the main dwelling.

**Owner(s):** Lizon Mick, **Agent:** Matthews Design & Drafting, Doug Matthews / Bethany VanRavens

4. **ADJOURNMENT**

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

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

**DATE:** March 24, 2026

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

---

## **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 11.8 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.
3. To increase the driveway width in the front yard from a maximum 6.1 m, when a garage door used for motor vehicle access faces an interior side lot line, to permit a maximum driveway width of 8.5 m.

To accommodate the proposed new detached dwelling.

## **Proposal**

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

## **POLICY CONTEXT**

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

The subject property is designated Agricultural Area under the Town's Official Plan. The main permitted uses in the Agricultural Area designation include single detached dwellings on existing lots.

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

The subject property is zoned Agricultural (A) 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 maximum building height of 11.0 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. In addition, Part 5 states that when a garage door opening used for motor vehicle access faces an interior side lot line, the maximum driveway width in the front yard is 6.1 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

###### *Maximum Building Height*

The intent of maintaining a maximum building height is to reduce overshadowing and privacy concerns, ensure fire safety (i.e. firefighting equipment) and to maintain the general character of the neighbourhood.

The Applicant is proposing a mansard roof design. The Zoning By-law states that height must be measured to the deck line of the mansard roof whereas for most other roof designs (except a flat roof), height is measured to the mid-point of the roof (between the eaves and ridge). Given the extent of relief requested, it does not appear that the proposal will impact the above considerations. Planning staff have no objections to the minor variance.

###### *Driveway Width and Setback*

The intent of maintaining a maximum driveway width and minimum driveway setback in the front yard is for the protection of sightlines, the preservation of the streetscape and for landscape maintenance. The driveway along the frontage of the property generally maintains the maximum driveway width (6.0 metres) and setback (5.96 metres) ensuring that sightlines are not compromised. The Applicant has designed the proposed dwelling with the four-car garage facing the interior side lot line. The Applicant has advised that they require the additional driveway width to ensure proper maneuverability of their vehicles. Given the size of the lot, its rural character and the amount of landscaping available, it does not appear that the proposal will impact the above considerations. Planning staff have no objection to the two minor variances.

## 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 conditions:

1. The Owner shall provide proof of payment of outstanding property taxes, plus any penalty fees, to the satisfaction of the Town.
2. The proposal shall be constructed generally in accordance with Drawing No. ASP-1 – Site Plan, A-4 – Front Elevation, A-5 – Rear Elevation, A-6 – Left Side Elevation, A-7 – Right Side Elevation, date stamped by the Committee of Adjustment on February 13, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## **Notes:**

### Development Engineering

- As part of future permit processes, a grading plan will be required to demonstrate how existing and proposed drainage patterns will be managed to the Town's satisfaction.
- The Town has a Site Alteration By-law 2025-0009 which regulates site alterations within the Town of Halton Hills. The applicant is responsible for reviewing the by-law requirements and contacting Development Engineering staff to apply for permits based on the proposed works.
- The Town has an Entrance By-law 2018-0028 which regulates the construction, installation, widening, or alteration of driveways and curb cuts located within Town-owned road allowances or other lands under the Town's jurisdiction. The applicant is

responsible for reviewing the by-law requirements and contacting Development Engineering staff to apply for permits based on the proposed works.

- The Town of Halton Hills has an approved Environmental Assessment (EA) for the widening of Eight Line from Maple Avenue to Steeles Avenue. As identified in Appendix K, Preferred Design Revised 2024 of the EA report, the existing right-of-way in this section is 20 metres wide, with an ultimate corridor width of 36 metres, consisting of an 8-meter widening on each side of the existing centreline. The proposed septic system must be designed and constructed outside of this ultimate 36-meter corridor. The applicant is encouraged to contact Development Engineering staff prior to permit submissions to discuss a revised location.

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

**DATE:** March 23, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.008H – 5 J B Robson Court  
Municipally known as 5 J B Robson Court,  
Town of Halton Hills (Glen Williams)

---

## **APPLICATION**

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

1. To increase the projection of a deck from the rear wall of the dwelling from the maximum 2.0m to permit a 4.27 m projection beyond the rear wall.

To accommodate an as-built, existing deck.

## **Proposal**

The Applicant is seeking to permit an existing uncovered deck that has a height of 2.91 metres and projects 4.27 metres from the rear wall of the single-detached dwelling.

## **POLICY CONTEXT**

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

The subject property is designated Hamlet Residential Area under the Glen Williams Secondary Plan. This designation permits existing single detached dwellings.

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

The subject property is zoned Hamlet Residential One Exception 64 (HR1(64)) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The HR1(64) Zone permits single detached dwellings; Exception 64 stipulates that decks which are 0.6 metres or more above the grade shall not project more than 2 metres from the rear or side wall of the dwelling.

## **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 maximum projection of a deck from a rear wall is to ensure that there is sufficient separation between the structure and the lot line for privacy reasons, drainage purposes and landscape maintenance. The deck is one storey in height, which is in uniform with the existing dwelling. The lot backs onto a Town owned stormwater pond and there are substantial setbacks between the yards of the adjacent residential homes, which should mitigate any visual or privacy concerns. Additionally, the deck does not appear to be inhibiting any access of water to the swale on the boundary lot line. As such, Planning staff is of the opinion that the intent of the projection requirement is being maintained. Therefore, Planning staff has no objection to the proposed variance.

#### **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.

Therefore, Planning staff has no objection to the approval of this application.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## Notes

### Development Engineering

1. The Town requires a copy of the updated CVC permit to reflect the works as constructed.
2. A Site Alteration Permit with the Town remains open. Prior to the release of securities and closure of the permit, the Applicant will be required to submit an amended grading plan that reflects the works as constructed and any changes to the property relative to the approved grading plan.

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

**DATE:** March 23, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.009H – 41 Faludon Drive  
Municipally known as 41 Faludon Drive  
Town of Halton Hills (Georgetown)

---

## **APPLICATION**

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

1. To reduce the side yard setback to the second storey from the minimum 1.8m to permit a side yard setback of 1.26m

To accommodate a proposed second-floor addition to an existing detached dwelling.

## **Proposal**

The Applicant is seeking zoning relief to permit a proposed second-storey addition over the one-storey portion of the existing single-detached home. The addition is proposed to maintain the existing 1.26 metre side yard setback to the dwelling.

## **POLICY CONTEXT**

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

The subject property is designated Low Density Residential Area. This designation permits existing single detached dwellings. The subject property is also located within the “Mature Neighbourhood Area” overlay established through the adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study).

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

The subject property is zoned Low Density Residential One – Two (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. The Zoning By-law requires a minimum set back to the side yard from a second storey to be 1.8 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 side yard setback is to provide separation between the dwelling and the side yard lot line for maintenance of the building's eaves/outside walls as well as limiting privacy concerns to an adjacent property. In addition, these requirements are intended to provide a consistent pattern of dwelling setbacks and area for landscaping to maintain the character of the mature neighbourhood. The proposed second storey addition is located directly above the single storey portion of the existing dwelling footprint and appears to be consistent with other dwellings in the neighbourhood. Additionally, only a small window is located on the side of the addition, which should not cause any privacy concerns. Therefore, the requested variance should have no impact on the above considerations. As such, Planning staff is of the opinion that the intent of the side yard setback provisions for the second-storey addition are being maintained.

#### **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 addition to the single-detached dwelling shall be generally in accordance with drawings 0.00, 0.01, 1.00, 2.00, and 3.00, prepared by Alana + Kelly Design Co., date stamped by the Committee of Adjustment on February 20, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## **Notes**

### Development Engineering

1. As part of the proposed second floor addition to the existing detached dwelling, downspout discharge locations must remain unchanged and continue to follow the existing drainage pattern. Any grading works are subject to compliance with the Town's Site Alteration By-law 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.

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

**FROM:** Caylee MacPherson, Planner – Heritage & Development Review

**DATE:** March 23, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.010H  
Municipally known as 84 Arborglen Drive,  
Town of Halton Hills (Georgetown)

---

## **APPLICATION**

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

1. To increase the height of an accessory structure from the maximum 3.5 m to permit a maximum height of 4.5 m.
2. To increase the floor area of an accessory structure from the maximum 20 sq m to permit a floor area of 73 sq m.

To accommodate a proposed accessory structure (cabana).

## **Proposal**

The Applicant is seeking zoning relief to permit a 73 square metre cabana with a height of 4.5 metres in the rear yard of the property.

## **POLICY CONTEXT**

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

The subject property is designated Low Density 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.

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

The subject property is zoned Low Density Residential One – Two (LDR1-2) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The Low Density Residential One (LDR1-2) zone permits single detached dwellings and accessory structures.

The Zoning By-law limits the total height of an accessory structure to 3.5 metres, and the maximum floor area of an individual accessory structure to 20 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 cabana is incidental to the principal residential use and it does not appear that there will be significant visual impacts to the surrounding properties. Further, the proposed location of the cabana does not appear to create privacy concerns with the adjacent 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 SP1, A1, A2, A3, and A4 drafted by Canopy Home, date stamped by the Committee of Adjustment on February 23, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## Notes

### Development Engineering

- As part of future permit processes, a grading plan will be required to demonstrate how existing and proposed drainage patterns will be managed to the Town's satisfaction. The plan must reflect all proposed works on the property, including the patio.
- The Town has a Site Alteration By-law 2025-0009 which regulates site alterations within the Town of Halton Hills. The applicant is responsible for reviewing the by-law requirements and contacting Development Engineering staff to apply for permits based on the proposed works.
- A CVC permit or clearance is required for the proposed work. For the Town's records, staff require a copy of the applicable permit or clearance prior to the issuance of any Town permits.

### 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 objection to the approval of the minor variance by the Committee at this time. A CVC permit is required for the proposed development. Please contact CVC staff for permit requirements following approval of the minor variance.

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

**FROM:** John McMulkin, Senior Planner – Development Review

**DATE:** March 26, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.011H  
Municipally known as 6 Stewarttown Road  
Town of Halton Hills (Georgetown)

---

## **APPLICATION**

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

1. To reduce the width of a driveway within the property lines from the minimum 3 m to permit 0.72 m.
2. To increase the driveway width from the maximum 7 m to permit 8.54 m.
3. To reduce the interior side yard setback to a driveway from the minimum 2.25 m to permit 0 m (north).
4. To reduce the interior side yard setback to a driveway from the minimum 2.25 m to permit 1.87 m (south).

To accommodate the new driveway constructed partially on 6 Stewarttown Road and partially over 4 Stewarttown Road.

## **Proposal**

The variances are required to recognize the construction of an existing newly constructed driveway.

## **RECOMMENDATION**

Planning staff recommend that the Committee *defers* its decision. There is an error in the legal description of 4 Stewarttown Road in that it does not reference the easement that was required to be registered on title of the property to permit a right-of-way for access to the subject property located at 6 Stewarttown Road and the accompanying new driveway constructed partially on this property and partially over 4 Stewarttown Road.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is written in a cursive style with a large, stylized initial "J".

**Jeff Markowiak, Director of Development Review**

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

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

**DATE:** March 24, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.012H  
Municipally known as 60 Berton Boulevard  
Town of Halton Hills (Georgetown)

---

## **APPLICATION**

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

1. To permit an outdoor accessory waste storage area without an enclosure, whereas the By-law requires an outside accessory waste storage area to be enclosed by four walls.

To accommodate an accessory waste storage area for a proposed school.

## **Proposal**

The variance is required in order to permit the outdoor waste storage area for the approved two-storey elementary school and childcare centre to operate without an enclosure.

## **POLICY CONTEXT**

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

The subject property is designated Low Density Residential Area under the Town's Official Plan. Complimentary permitted uses in the Low Density Residential Area designation include institutional uses which generally serve surrounding residential areas such as public elementary schools and day nurseries.

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

The subject property is zoned Institutional (I) under the Town's Zoning By-law. Uses permitted in the institutional (I) Zone include public elementary schools and day nurseries.

Part 4 of the Zoning By-law entitled General Provisions states that accessory waste storage bins are permitted in all zones subject to certain provisions including the requirement for it to be enclosed with four walls.

## **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 waste bins to be enclosed is for public health and safety and to preserve community aesthetics by controlling odours, pests, and preventing litter. Screened, enclosed areas minimize visual clutter and help deter unauthorized access.

However, the Applicant is proposing a system called EarthBin instead of the traditional waste storage bin and enclosure. This system is a semi underground container with the waste being 1.5 metres below ground and the bin being much lower and streamlined than a traditional waste storage bin at 1.4 metres above ground. Garbage is compacted below ground and therefore temperature controlled so in the summer, it is cooler and helps reduce odour. The proposed garbage system is also sealed and lockable, which is viewed to be more secure than a traditional waste storage bin – there is a latch that helps secure the lid which can then be locked using a pad lock or a slam lock.

While the Town's Zoning By-law requires an enclosure around waste storage bins, when the By-law was drafted such garbage systems were never contemplated as an option. The proposed system appears to be more attractive and airtight than a traditional enclosure, and also addresses the concerns around odour, easier access for animals and rodents, vandalism and illegal dumping. Therefore, Planning staff have no objections to the minor variance.

### **Public Comments**

As of the date of this report, eight written objections were received from the following homeowners:

73 Berton Boulevard  
34 Munro Circle  
36 Munro Circle  
39 Munro Circle  
42 Munro Circle  
45 Munro Circle  
47 Munro Circle  
49 Munro Circle

The objections relate to the absence of an enclosure attracting animals and rodents to the waste storage area, increased odour and illegal dumping. As outlined earlier in the report, Staff believe that the proposed garbage system contemplates and addresses these concerns. Additionally, illegal dumping may be reduced as people may be more inclined to throw garbage over the walls of an enclosure, whereas the proposed system does not provide a convenient or discreet avenue for illegal dumping.

## **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 generally in accordance with Drawing No. SKF-A7A and SP-1 – Site Plan, date stamped by the Committee of Adjustment on February 25, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**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.

#### **Credit Valley Conservation (CVC)**

- As part of the property is partially regulated by CVC, a stamped CVC clearance will be required for the proposed works. Contact CVC for further requirements.

## 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.

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

**FROM:** John McMulkin, Senior Planner – Development Review

**DATE:** March 23, 2026

**RE:** Planning Recommendation for  
Application D13VAR26.013H  
Municipally known as 12369 Elizabeth Street  
Town of Halton Hills (Limehouse)

---

## **APPLICATION**

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

1. To permit an interior side yard setback of 3.38 m to an existing addition, whereas the By-law requires a minimum interior side yard setback of 4.5 m.
2. To permit a rear yard setback of 0.05 m to an existing accessory building (shed), whereas the By-law requires a minimum rear yard setback of 1.5 m to an accessory building (shed).

To accommodate an existing 2-storey addition to the main dwelling and an existing 1-storey shed.

## **Proposal**

The variances are required to recognize an existing 2-storey addition to the single detached dwelling and an existing 1-storey shed located within the rear yard of 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. 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.

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

The subject property is zoned “Rural Cluster Residential One (RCR1)” under Town Zoning By-law 2010-0050, as amended. The RCR1 Zone permits single detached dwellings and accessory buildings and structures.

## **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 for a single detached dwelling 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. In addition, this requirement is also intended to provide a consistent pattern of dwelling setbacks and area for landscaping to maintain privacy and neighbourhood character. Given the extent of the requested relief, the size of the property and the location of the existing 2-storey addition on the rear side of the dwelling, the proposed variance would not impact these considerations.

The intent of the minimum rear yard setback requirement for accessory buildings and structures is to ensure that the accessory buildings/structures do not visually dominate the lot and do not create impacts to surrounding properties. Given the size and location of the existing shed, the proposed variance would not impact these considerations.

Therefore, staff views the intent of these requirements to be maintained.

### **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.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

## **Notes:**

### Building

- A Building Permit is required for the addition to the dwelling.

### Development Engineering

- The Town has a Site Alteration By-law 2025-0009 which regulates site alterations within the Town of Halton Hills. The applicant is responsible for reviewing the by-law requirements and contacting Development Engineering staff to apply for permits based on any future work or changes.

### 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.
- Any costs due to changes required of Halton Hills Hydro's distribution system (i.e., extending 3-phase line, moving poles or other equipment to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.