

**COMMITTEE OF ADJUSTMENT
AGENDA**

Date: Wednesday, July 8, 2026, 6:00 p.m.
Location: VIA ZOOM
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 D13VAR26.026H – 8513 Eighth Line** 3

Location: 8513 Eighth Line, 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 accessory structure from the maximum 5 m to permit a maximum height of 7.75 m.
 2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 150 sq m.
 3. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 150 sq m.

To accommodate a proposed detached accessory structure.

Owner(s): Ranjit Basrai, **Agent:** Peter Vozikas
 - b. **Minor Variance D13VAR26.027H – 8 Eagleview Way** 6

Location: 8 Eagleview Way, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

 1. To reduce the front yard soft landscaping from the minimum 40% (33 sq m) of the front yard area to permit 27.9 % (23 sq m) of the front yard area.
 2. To reduce the interior side yard setback for a driveway from the

minimum 0.6 m to permit an interior side yard setback of 0.3 m to the driveway.

To accommodate proposed additional parking for an Accessory Residential Unit.

Owner(s): Daria Grabchuk, **Agent:** Andy Tran

c. Minor Variance D13VAR26.028H – 40 Gamble Street

10

Location: 40 Gamble Street, 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 3.66 m projection beyond the rear wall.

To accommodate a proposed partially covered deck.

Owner(s): Narinder Kaur Jhuty, **Agent:** Noble Prime Solutions, Tanvir Rai

4. ADJOURNMENT

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

FROM: Ruth Conard, Planner – Development Review

DATE: June 24, 2026

RE: Planning Recommendation for
Application D13VAR26.026H
Municipally known as 8513 Eighth Line
Town of Halton Hills (Premier Gateway)

APPLICATION

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

1. To increase the height of an accessory structure from the maximum 5 m to permit a maximum of 7.75 m.
2. To increase the floor area of an individual accessory structure from the maximum 80 sq m to permit a floor area of 150 sq m.
3. To increase the total floor area of all accessory structures from the maximum 120 sq m to permit a total floor area of 150 sq m.

To accommodate a proposed detached accessory structure.

Proposal

The variances are required in order to construct a 150 sq m detached accessory building in the rear of 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 this designation include single detached dwellings on existing lots. 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 Agricultural (A) under the Town's Zoning Bylaw 2010-0050, as amended. Single detached dwellings and accessory structures are permitted. The Zoning By-law permits accessory buildings in the A zone to have a maximum height of 5 metres, a maximum floor area for an individual accessory building of 80 square metres and a maximum floor area for all accessory buildings of 120 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 the Zoning By-law to regulate the maximum floor area of accessory structures (both individual and combined) and height is to ensure they do not visually dominate the lot; are clearly accessory to the principal residential use (i.e. the existing single detached dwelling); and do not create impacts to surrounding properties. The location of the proposed detached garage towards the rear of the property is not immediately adjacent to any sensitive land use or residential dwelling. Sufficient amenity space would still be available, and the accessory building is clearly subordinate to the principal residential use. Therefore, planning staff have no objection to the proposal.

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 the Site Plan and Elevations (Drawing No. 24-090 and A02), date stamped by the Committee of Adjustment on April 14, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review

Notes:

Development Engineering

- The Site Plan submitted in support of this application will be relied upon during the review of any future Building Permit application for the subject property. Any revisions to the approved site plan shall be reflected through the existing Site Alteration Permit process.
- Please be advised that an active Site Alteration Permit is currently in effect for the subject property and is scheduled to expire on October 24, 2026.

Conservation Halton (CH)

- A permit is required from CH prior to the initiation of the development activities associated with this minor variance application.

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

FROM: Greg Macdonald, Senior Planner – Development Review

DATE: June 24, 2026

RE: Planning Recommendation for
Application D13VAR26.027H
Municipally known as 8 Eagleview Way
Town of Halton Hills (Georgetown)

APPLICATION

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

1. To reduce the front yard soft landscaping from the minimum 40% (33 sq m) of the front yard area to permit a front yard soft landscaping of 27.9% (23 sq m) of the front yard area.
2. To reduce the interior side yard setback to the driveway from the minimum 0.6 m to permit a 0.3 m setback from the interior side lot line to the driveway.

To accommodate proposed additional parking for an Accessory Residential Unit.

Proposal

The variances are required in order to recognize the existing driveway and parking layout, which is necessary to accommodate a proposed accessory residential unit to be constructed within the existing house.

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 and accessory residential units.

Town of Halton Hills Zoning By-Law

The property is zoned Low Density Residential One (LDR1-4) under the Town's Comprehensive Zoning By-law 2010-0050, as amended. The LDR1-4 zone permits single detached dwellings and accessory residential units.

Section 5.2.14(b) of the Zoning By-law requires that for ground oriented residential dwelling units, the maximum driveway width shall be 7.0 metres provided a minimum of 40% of the front or exterior side yard in which the driveway is located is the site of soft landscaping. Accessory residential units are required to provide one parking space on-site, in addition to the two parking spaces required for the principal 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 minimum soft landscaping requirement and minimum interior side yard setback for a driveway is to ensure that 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.

It is noted that the need for the proposed Minor Variances was identified through the building permit process for the proposed Accessory Residential Unit (ARU). An ARU requires an additional parking space such that the property would now require 3 parking spaces and those 3 parking spaces and the associated driveway design must meet the Zoning By-law requirements for size, location, etc. However, these 3 parking spaces, the associated driveway, and the amount of remaining front yard landscaping in this case is an existing situation. Based on a review of air photo records, it appears that between 2021 and 2023 the property owner widened the driveway to its existing state (but without extending the previous driveway curb-cut). The widening of the driveway at the time should have triggered the required Minor Variance but as no curb-cut (entrance permit) was applied for the need for the Minor Variance at that time was not identified.

While the Town does not condone any site works undertaken without Town authorization, given the extent of relief requested, it appears that only a minimal amount of soft landscaping has been reduced on the subject property and there should not be any drainage/stormwater management impacts. Planning staff is of the opinion that the intent of the minimum soft landscaping requirement is 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

Development Engineering

- As part of the current building permit application, a grading plan prepared by a qualified professional is required. The plan must show existing and proposed grades and demonstrate how drainage will function on the property. The grading design shall maintain the existing side-yard swale draining from rear to front and shall not alter the property's existing drainage pattern.
- The Town of Halton Hills has enacted Site Alteration By-law 2025-0009, which regulates site alteration activities within the Town. The applicant is responsible for reviewing the applicable by-law requirements and contacting Development Engineering staff to obtain any required permits related to the proposed works.
- Any modification to the existing driveway entrance is subject to approval through an Entrance Permit. The requested minor variance does not provide support for entrance modifications that conflict with Town standards. The Town requires a minimum separation distance of 1.5 metres from municipal trees, which must be maintained. The construction, installation, widening, and alteration of driveway entrances and curb cuts within Town-owned road allowances are regulated under Entrance By-law 2018-0028.
- The owner/applicant is responsible for reviewing all applicable by-law requirements and obtaining any permits required for future entrance-related works. Development Engineering's preferred parking space length is 6.0 metres to ensure vehicles can be accommodated entirely on private property without encroaching into the municipal road allowance. Additional modifications or remediation may be required at the time of permit review and approval.

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

- The Owner should verify the location of existing services and determine that no relocation of services will be required to facilitate this 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: Ruth Conard, Planner – Development Review

DATE: June 24, 2026

RE: Planning Recommendation for
Application D13VAR26.028H
Municipally known as 40 Gamble Street
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 m to permit a 3.66 m projection beyond the rear wall.

To accommodate a proposed partially covered deck.

Proposal

The variance is required in order to construct a partially covered deck in the rear yard of the subject property.

POLICY CONTEXT

Town of Halton Hills Official Plan

The subject property is designated Hamlet Residential Area under the Glen Williams Secondary Plan. The main permitted uses in this designation 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 Hamlet Residential One (Exception 64) (HR1(64)) under the Town's Zoning By-law 2010-0050, as amended. Single detached dwellings are permitted. The HR1(64) zone requires that decks 0.6 metres or more above grade not project more than 2 metres from the rear or side walls of the dwelling. The side yard projection for the proposed

deck complies with the minimum 2 metre requirement; therefore, the minor variance applies to the rear yard projection only.

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 rear yard projection for a deck is to mitigate visual and privacy concerns from neighbouring properties. Given the location of the lot generally being surrounded by undeveloped Town owned land (stormwater management pond), it does not appear that visual and privacy impacts will be an issue for neighbouring properties.

Planning staff is of the opinion that the intent of the minimum rear yard projection is maintained and have no objection to the 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 the Site Plan and Elevations (Drawing No's. A-1, A-6, A-7 and A-8), date stamped by the Committee of Adjustment on June 19, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



Jeff Markowiak, Director of Development Review