TOWN OF HALTON HILLS

# COMMITTEE OF ADJUSTMENT
# AGENDA

**Date:** Wednesday, November 4, 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 D13VAR26.040H – 98 Delrex Boulevard** 3

**Location:** 98 Delrex Boulevard, Town of Halton Hills (Georgetown), Regional Municipality of Halton

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

1. To reduce the required rear yard setback for a driveway from the minimum 7.5 metres to permit 2.17 metres.
2. To permit motor vehicle parking between the outside wall of an attached garage that faces an exterior side lot line, whereas the By-law does not permit motor vehicle parking between the attached garage and the rear lot line.

**To accommodate a widened driveway.**

**Owner(s):** David Rice, **Agent:** Matthews Design & Drafting Services Inc., Doug Matthews/ Bethany VanRavens

b. **Minor Variance D13VAR26.041H – 10874 Steeles Avenue** 6

**Location:** 10874 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 reduce the lot coverage from the minimum 25% (4,795 sq m) to permit 14.5 % lot coverage (2,105 sq m).
2. To permit 7 commercial wait spaces, whereas the By-law only

permits commercial wait spaces associated with loading bays.

**To accommodate a proposed service station and convenience restaurant, and the conversion of an existing building to a commercial or trade school.**

**Owner(s):** 2253457 Ontario Inc., Eric Jain, **Agent:** MHBC Planning c/o Oz Kemal

c. **Minor Variance D13VAR26.042H – 0 Halton Hills Drive** 9

**Location:** 0 Halton Hills 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 a long-term care facility from the maximum 2 stories to permit a 4- storey long-term care facility.
2. To increase the number of beds in a long-term care facility from the maximum 128, to permit a 192-bed long-term care facility.

**To accommodate a proposed long-term care facility.**

**Owner(s):** Bennett Village, Jeff Renaud, **Agent:** Kristal O'Shea

## 4. ADJOURNMENT

TOWN OF HALTON HILLS
*Working Together Working for You!*

Planning & Development Department

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

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

**DATE:** October 26, 2026

**RE:** Planning Recommendation for
Application D13VAR26.040H
Municipally known as 98 Delrex Boulevard
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 rear yard setback for a driveway from the minimum 7.5 metres to permit 2.17 metres.

2. To permit motor vehicle parking between the outside wall of an attached garage that faces an exterior side lot line, whereas the By-law does not permit motor vehicle parking between the attached garage and the rear lot line.

To accommodate a widened driveway.

### Proposal

The variances are required in order to widen an existing driveway to accommodate additional parking on site.

## 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 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 Low Density Residential One – Two (Mature Neighbourhood) (LDR1-2(MN)) under the Town's Zoning By-law 2010-0050, as amended. Single detached dwellings are permitted.

Section 5.2.15 c) of the Zoning By-law states that driveways in an exterior side yard that cross the exterior side lot line and are used for the parking of motor vehicles shall be located no closer to the front and rear lot lines than the minimum distance requirement for the main building from the front and rear lot lines, which, under the LDR1-2(MN) zone, is 7.5 metres.

Section 5.2.13 d) of the Zoning By-law states that there shall be no motor vehicle parking between an outside wall of an attached private garage, that faces an exterior side lot line, and a rear lot line.

It should be noted that the lot line adjacent to Rexway Boulevard is considered a front lot line and the lot line adjacent to Delrex Boulevard is considered an exterior side lot line. The Zoning By-law defines a rear lot line as the lot line opposite to, and most distant from, the front lot line.

## 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 driveway widths is to ensure that hard surfaced driveways do not dominate properties and that sufficient landscaping is provided. Furthermore, the intent of prohibiting motor vehicle parking between an attached garage and the rear lot line is to ensure there is adequate rear yard amenity space on site.

The subject property is a corner lot, which means in this case the functional side yard is technically defined as the rear yard under the Town's Zoning By-law. If considered a side yard, the proposed 2.17 metre setback to the driveway actually exceeds the minimum interior side yard setback of 1.2 metres required under the Zoning By-law. Additionally, the widened driveway will not have any impact on the substantial amount of amenity space existing behind the dwelling. Therefore, Planning staff view the variances as more technical in nature and have no objection to the proposal.

### Public Comments

As of the date of this report, one letter of support was submitted from the landowners at 93 Delrex Boulevard.

## 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 (Drawing No. MV-1), date stamped by the Committee of Adjustment on September 23, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

TOWN OF HALTON HILLS
*Working Together Working for You!*

Planning & Development Department

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

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

**DATE:** October 26, 2026

**RE:** Planning Recommendation for
Application D13VAR26.041H
Municipally known as 10874 Steeles Avenue
Town of Halton Hills (Premier Gateway)

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## APPLICATION

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

1. To reduce the lot coverage from the minimum 25% (4,795 sq m) to permit 14.5% lot coverage (2,105 sq m).

2. To permit 7 commercial wait spaces, whereas the By-law only permits commercial wait spaces associated with loading bays.

To accommodate a proposed service station and convenience restaurant, and the conversion of an existing building to a commercial or trade school.

### Proposal

The variances are required in order facilitate the development of a proposed gas station, convenience store and restaurant with drive-thru at the front of the property. The existing building at the back of the property is proposed to remain and intended to be used as a commercial or trade school in the future. The development is currently subject to a Site Plan Control application (File No. D11SPA25.007).

## POLICY CONTEXT

### Town of Halton Hills Official Plan

The subject property is located within the Premier Gateway Employment Area (Phase 1A) and designated Gateway Area under the Town's Official Plan. Section D3.5.4.2 of the Official Plan states, in part, that the objective of this designation is to establish visually attractive points of entry into the Town of Halton Hills that will provide commercial services in support of the Prestige Industrial Area and draw the travelling public off Highway 401/407 allowing an introduction to the

Town of Halton Hills and its attractions and amenities beyond the Premier Gateway Employment Area. Permitted uses include retail commercial uses, motor vehicle service centres and restaurants.

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

The subject property is zoned (Holding) Gateway (H)G) under the Town's Zoning By-law 2010-0050, as amended. Permitted uses include commercial or trade schools, convenience stores, gas bars, restaurants.

Section 8.4.4.7 of the Zoning By-law states that the minimum lot coverage in the G zone is 25% of the lot area.

Section 8.4.4.14 of the Zoning By-law states that loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting spaces may be provided to the greater of two loading bays or 20% of the provided designated loading spaces for buildings with a gross floor area of less than 9,290 square metres. Buildings with a gross floor area of 9,290 square metres or greater are permitted to have additional on-site designed commercial vehicle waiting spaces to the greater of two loading bays or 100% of the provided designated loading spaces. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.

It should be noted that the Holding (H) Provision can only be removed once the following conditions have been satisfied:

- Execution of a Site Plan Agreement
- Adequate services are in place
- All necessary financial securities and payments have been submitted

## 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

*Variance #1 – Minimum Lot Coverage*

The intent of the Zoning By-law to regulate lot coverage is to maximize land efficiency and ensure valuable employment land is fully utilized. Lot coverage is also used as a design standard to create a consistent streetscape.

Given the nature of the proposed commercial use, the requirement for a larger building with greater floor area (i.e. warehouse) is not required. The Applicant has indicated that the proposed commercial use requires sufficient area for fuel dispensing, proper site circulation and

maneuverability, access aisles and parking all of which are fundamental to the site's operational needs. The Applicant has discussed the possibility of constructing another building at the rear of the property which would bring the lot coverage closer into compliance with the Zoning By-law. Therefore, Planning staff have no objection to the proposal.

*Variance #2 – Commercial Wait Spaces*

The intent of limiting the number of commercial wait spaces is to ensure that commercial vehicle parking does not become the predominant use of the site. As mentioned above, the Zoning By-law is very specific regarding commercial vehicles being designated to loading spaces adjacent to a loading dock. The parking of commercial vehicles is considered outside storage; outside storage is prohibited.

The additional commercial vehicle wait spaces are proposed to allow temporary parking for commercial vehicles using the gas station and provide a designated area for commercial vehicles to park. This will reduce conflict between passenger and commercial vehicles using the site. The additional commercial wait spaces will also reduce the number of vehicles in circulation areas (i.e. drive aisles) and promote a safe and efficient development. 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 (Drawing No. A 1.30), date stamped by the Committee of Adjustment on September 23, 2026, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

TOWN OF HALTON HILLS
*Working Together Working for You!*

Planning & Development Department

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

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

**DATE:** October 26, 2026

**RE:** Planning Recommendation for
Application D13VAR26.042H
Part Lots 18 & 19, Concession 8 Esquesing,
Part 1, Plan 20R-16921
Municipally known as 0 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 increase the height of a long-term care facility from the maximum 2 storeys to permit a 4-storey long-term care facility.
2. To increase the number of beds in a long-term care facility from the maximum 128 to permit a 192-bed long-term care facility.

To accommodate a proposed long-term care facility.

### Proposal

The variances are required to accommodate a proposed 4-storey, 192-bed long-term care facility, which is subject to the approval of a separate forthcoming Site Plan Control application to facilitate the orderly development of the property.

## POLICY CONTEXT

### Town of Halton Hills Official Plan

The subject property is designated Civic Centre Area and subject to Special Policy Area 1 under the Town's Official Plan, which also applies to the property across the street (200 Halton Hills Drive). Special Policy Area 1 limits the main permitted uses to apartment buildings and special needs housing for seniors and/or the physically disabled (e.g., long-term care facilities). In addition, limited ancillary community and commercial uses such as offices, seniors centre or social club, seniors' day care, convenience commercial and similar uses are permitted.

The maximum permitted density for all uses within Special Policy Area 1 is 38,000 square metres, of which a maximum of 20,000 square metres shall be for apartment uses. The maximum permitted building height is 12 storeys.

**Town of Halton Hills Zoning By-law**

The subject property is subject to a site-specific High Density Residential (HDR(27)) Zone under the Town's Comprehensive Zoning By-law 2010-0050. Permitted uses under the HDR(27) Zone are limited to apartment buildings, long-term care facilities, accessory business offices, private clubs, and accessory retail stores.

Consistent with Special Policy 1, the site-specific HDR(27) Zone limits the maximum net floor area for all permitted uses to 38,000 square metres, of which a maximum of 20,000 square metres is permitted to be for apartment uses. The HDR(27) Zone also has a site-specific maximum height and number of units/beds depending on the use:

- Long-term care facility – 2 storeys and 128 long-term care beds;
- Supportive care facility – 8 storeys and 100 supportive care units; and,
- Apartment building – 12 storeys and 200 apartment dwelling units.

The HDR(27) Zone is also subject to a Holding (H7) Provision, the removal of which is conditional upon a Site Plan Agreement being executed with the Town, an agreement being executed with the Canadian National Railway (due to the adjacent railway corridor) and an allocation of servicing being approved prior to development occurring.

## 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 site-specific land use permissions and development standards that apply to the subject site and 200 Halton Hills Drive (i.e., Special Policy Area 1 and the HDR(27)(H7) Zone) were established as a result of the Official Plan and Zoning By-law Amendment applications submitted by the Owner in 2004. Through those applications an original conceptual sketch outlining the Owner's long-term development intentions was submitted that formed the basis for the site-specific policies and development standards, which at that time included the following:

- 0 Halton Hills Drive (Subject Property)
  - 2-storey, 128-bed long-term care facility (7,700 $m^2$)
  - 7-storey, 100-unit supportive care facility (5,000 $m^2$)
  - 2-storey common facility (1,500 $m^2$)
  - Total gross floor area – 14,200 $m^2$

- 200 Halton Hills Drive
  - Two, 12-storey, 100-unit market rental/condo apartment buildings (10,000 $m^2$ each)
  - Total gross floor area – 20,000 $m^2$
- Total gross floor area across both properties – 34,200 $m^2$

However, over the 22 years since the original Official Plan and Zoning By-law Amendments were approved, the proponents have revised their design for the Special Policy Area 1 lands. The 7-storey, 100-unit supportive care facility, 2-storey common facility and 2-storey, 128-bed long-term care facility (14,200 $m^2$ total) are no longer contemplated for the property, and instead a 4-storey, 192-bed long-term care facility (13,160.69 $m^2$) is proposed in their place. In addition, one of the two 12-storey, 100-unit market rental/condominium buildings (northern building) proposed at 200 Halton Hills Drive has instead been constructed with an 11-storey, 105-unit life-lease apartment building (14,313 $m^2$). (The site of the southern building on this property is still vacant).

The proposed height of 4 storeys for the long-term care facility is really more technical based on the type of use of the building as it is substantially less than the 12 storeys permitted if it were contemplated as an apartment building or the 8 storeys permitted if it functioned as a supportive care facility under the property's current HDR(27)(H7) Zoning. The 4 storeys are also lower than the 7 storeys originally contemplated on the site for the supportive care facility illustrated on the conceptual sketch from 2004. Despite the increase in number of long-term care beds from 128 to 192, the 100-unit supportive care facility is no longer proposed, and the total gross floor area is proposed to be reduced from the originally contemplated 14,200 $m^2$ for the various uses to 13,160.69 $m^2$ for the proposed long-term care facility. Given that no objections were raised by staff from a technical review perspective (e.g., functional servicing, traffic, etc.), which will be further reviewed through the future Site Plan Control application, Planning staff view the intent of the requirements to be maintained.

Therefore, Planning staff view the requested variances to be consistent with the intent of the applicable site-specific policy framework.

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

1. The location and architectural design of the long-term care facility shall be generally in accordance with Drawing Nos. A100 (Site Plan), A301 (Elevation) and A302 (Elevation), prepared by Salter Pilon Architecture, date stamped by the Committee of Adjustment on October 1, 2026, to the satisfaction of the Commissioner of Planning.

Reviewed and Approved by,



**Jeff Markowiak, Director of Development Review**

**Notes:**

Halton Hills Hydro

- Please see Halton Hills Hydro's letter dated October 7, 2026, for hydro servicing comments.

Halton Region

- An Interim Risk Management Plan (RMP) for Bennett Village, Halton Healthcare (0 Halton Hills Dr.) has been established to manage significant drinking water threats associated with: 1) the application of road salt, 2) the handling and storage of road salt, and 3) the storage of snow. The Interim RMP is provided with Halton Region's letter dated October 22, 2026.
- As a requirement of the future Site Plan Control application, the Applicant is to review the Interim RMP, adding further information where required, and send a signed copy to the Halton Region Risk Management Official: Jon Clark, Risk Management Official (RMO), Halton Region, jon.clark@halton.ca, 905-825-6000, ext. 7488.
- Upon acceptance of the signed RMP, the Halton RMO will then issue a Section 59 (2)(b) notice allowing the application to proceed from a source water protection perspective. The Applicant is advised to obtain the Section 59 (2)(b) notice before submitting the Site Plan Control application, as it is a complete application requirement.