

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

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

**DATE:** August 26, 2020

**RE:** Planning Recommendation for  
Application D13VAR20.013H – Rastin  
Municipally known as 620 Main Street  
Town of Halton Hills (Glen Williams)

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## **APPLICATION**

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

1. To increase the floor area for a single accessory building from the maximum 60 sq m to permit a 147.64 sq m accessory building (proposed garage).
2. To increase the floor area for a single accessory building from the maximum 60 sq m to permit a 87.37 sq m accessory building (existing shed).
3. To increase the total floor area of all accessory structures from the maximum 80 sq m to permit a total floor area of 235.01 sq m.
4. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 7.96 m (proposed garage).
5. To increase the height for an accessory building from the maximum 4.5 m to permit a height of 4.7 m (existing shed).

To accommodate an existing shed and proposed garage.

## **Proposal**

The Applicant is proposing to construct a two-storey detached garage approximately 147.64 sq.m (1,589.18 sq ft) in size with a height of 7.96 m (26.11 ft). The Applicant is also proposing to recognize an existing one-storey storage shed approximately 87.4 sq.m (940.44 sq.ft) in size with a height of 4.7 m (15.5 ft).

## **POLICY CONTEXT**

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

The subject property is designated Hamlet Residential Area in the Town's Official Plan. These designations permit single detached dwellings on existing lots and accessory buildings and

structures. The Town's Official Plan does not contain policies related to maximum floor area and height for accessory structures.

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

The property is zoned Hamlet Residential Two (HR2) in the Town's Zoning By-law 2010-0050, as amended. The HR2 zone permits single detached dwellings and accessory buildings and structures.

The By-law limits any individual accessory building to a maximum floor area of 60 sq. m, the maximum total floor area for all accessory buildings to 80 sq. m and the height of accessory buildings to 4.5 m.

### **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 property is approximately 0.91 ha (2.27 ac) in size and, despite being located within Glen Williams, can be characterized as rural in nature given its size and location being surrounded by Sheridan Nurseries, Town owned land and the Credit River. There is significant vegetation between the property and the adjacent residential lots which provides screening from the accessory buildings (proposed garage and existing storage shed).

The intent of maximum total floor areas and height requirements for accessory buildings is to ensure that the accessory buildings are incidental and subordinate to the principal residential use and do not create impacts to surrounding lands. Given the size of the lot, its location and the existing vegetation providing screening for neighbouring properties, the proposed variances would have no impact on these considerations.

It should be noted that the Applicant worked with staff to revise the original proposal and have reduced the size of the proposed garage to meet the intent of maximum floor areas and height for accessory buildings.

#### **Public Comments**

As of the date of this report, one (1) letter of support has been received from residents residing at 608 Main Street.

### **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 detached garage shall be constructed generally in accordance with the architectural design as shown on the drawing set prepared by New Age Design, date stamped by the Committee of Adjustment on July 23, 2020, to the satisfaction of the Commissioner of Planning & Development.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', is written over a faint, light-colored grid background.

**Jeff Markowiak, Director of Development Review**

## **Notes**

### Planning

- Accessory buildings or structures shall not be used for human habitation or an occupation for gain or profit.

### Development Engineering

- The Owner/Applicant may require a Site Alteration Permit. Please contact Development Engineering at the Town of Halton Hills for further details.
- Prior to the issuance of a Building Permit the Owner/Applicant shall provide a Grading Plan of the building envelopes showing suitable surface drainage on the property, including existing and proposed elevations, to the satisfaction of the Commissioner of Transportation and Public Works.
- The Owner/Applicant shall provide a Grading Plan of the building envelopes showing suitable surface drainage on the property, including existing and proposed elevations. This topographical survey must be completed and stamped by a Professional Engineer or an Ontario

Land Surveyor. These works are to be completed to the satisfaction of the Commissioner of Transportation and Public Works.

- It is the Owner/Applicant's responsibility to maintain the existing drainage pattern. Ensure positive drainage is achieved. It is the Owner/Applicant's responsibility to repair any drainage problems caused by the proposed works on their property and/or the adjacent Owner's properties.
- All proposed site works are to remain 0.6m (2ft.) minimum from all lot lines as per Site Alteration By-Law 2017-0040.

### Halton Hills Hydro

Comments related to the proposed dwelling, which is not the subject to this minor variance application.

- The existing hydro service to this residence is underground from HHH's hydro pole alongside Main Street to the meter base. It is unclear of the exact route of the underground secondary service; however, given the plans provided in this application, it is possible the proposed dwelling may be in conflict with the underground secondary cable. For this reason we advise the Customer/their contractor to obtain locates prior to excavating. Customer to request for hydro disconnection prior to commencement of construction and submit temporary service request as required. Customer shall request for a Technical Service Layout Request for permanent service when required. Location and method of servicing is at the sole discretion of Halton Hills Hydro.

The Customer should review HHH's Condition of Service prior to submitting applications. Please follow links below:

TSLO – <https://website-245714.appspot.com/about/engineering/new-service-upgrades/application-electrical-service-form/>

COS – <https://storage.googleapis.com/website-245714.appspot.com/1/2019/07/HHHI-Conditions-of-Service-Final-2019.pdf>

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

- Prior to the initiation of works, a Permit must be obtained from Credit Valley Conservation for the proposed development.