



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **April 2, 2025**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Lloyd Hillier, Keith Medenblik, Jason Smith

Regrets: Jane Watson

Staff Present: Jessica Rahim, Senior Planner
Ruth Conard, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

3. APPLICATIONS HEARD

The order of the listed applications as shown on the agenda was altered to address attendance.

The Chair's comments about the procedure were as follows:

- Town staff would speak.
- Owner or agent would be given an opportunity to speak.
- Any members of the public would be given an opportunity to speak (owner or agent would have an opportunity to respond, if needed).
- The Committee would then deliberate, ask any questions, and make a decision.
- A decision would be subject to a 20-day appeal period.

b) Minor Variance D13VAR25.008H – 20 McIntyre Crescent

Location: 20 McIntyre Crescent, 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 to the second storey from the minimum 1.8 m to permit a side yard setback of 1.42 m.

To accommodate a proposed second storey addition to a single detached dwelling.

Owner(s): Brad Carr, c/o Phil McLaren, **Agent:** Matthew Ribau

The Town Planner noted no staff objections to approval, subject to condition. The agent was present to speak to the application.

It was MOVED by Jason Smith, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

a) Minor Variance D13VAR25.007H – 248 McDonald Boulevard

Location: 248 McDonald Boulevard, Town of Halton Hills (Acton), Regional Municipality of Halton

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

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 1.5 m.

To accommodate a proposed addition, attached garage and an Additional Residential Unit.

Owner(s): Jaime Vaillancourt & Mike McLaughlin, **Agent:** Chris Lahn

The Town Planner referenced a received objection from 244 McDonald Boulevard regarding matters including the proposed balconies, and property values; and responded that second storey balconies are permitted by our Zoning By-law, balconies are not matters before the Committee, and that property values cannot be taken into consideration. The Town Planner noted no staff objections to approval, subject to condition.

The owner and agent were present to speak to the application.

Vince Clattenburg (244 McDonald Boulevard) was present and spoke against the application regarding matters including balconies being intrusive, too many

windows facing his property (windows and balconies overlooking his backyard), and impact on property values.

Committee deliberations included the proposal being designed in accordance with the permissions of the Zoning By-law, and property values not being a matter that can be taken into consideration.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

4. ADJOURNMENT

Adjourned at approximately 6:30 p.m.