



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
Phone: 905-727-3123 ext. 4223  
Email: jleung@aurora.ca  
www.aurora.ca

TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

## NOTICE OF DECISION

**FILE NUMBER:** MV-2015-31A-C  
**PROPERTY:** 17 Steeplechase Avenue  
**LEGAL DESCRIPTION:** Lot 30, Registered Plan M-1582 & Part of Lot 1 Registered Plan 166  
**APPLICANT:** Colleen O'field

**CONTACT:**

Additional information may be obtained from Justin Leung of the Planning and Development Services department at 905-727-3123 extension 4223, or emailed to jleung@aurora.ca. Please quote the file name and number.

If you have objections to this Notice of Decision, you may appeal to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the \$125.00 fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at [www.omb.on.ca](http://www.omb.on.ca) and must be filed with the Secretary-treasurer, Committee of Adjustment at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **December 27, 2017**. Should this date fall on a holiday or weekend, you will have until 4:30pm of the next business day to file your appeal. Please note an additional fee (which can be found in the Fee By-law on our website, [www.aurora.ca](http://www.aurora.ca)), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are not currently subject to any other *Planning Act* Applications, to our knowledge.

ADDITIONAL INFORMATION relating to this decision is available from the Committee of Adjustment staff, Planning and Development Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 8<sup>th</sup> day of, December, 2017.

  
Justin Leung  
Secretary-Treasurer  
Committee of Adjustment/Planning Technician





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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2015-31A  
**PROPERTY:** 17 Steeplechase Avenue  
**LEGAL DESCRIPTION:** Lot 30, Registered Plan M-1582 & Part of Lot 1, Registered Plan 166  
**APPLICANT:** Colleen O'field  
**DATE OF DECISION:** December 7, 2017


PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does/does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow the development or site alteration on part of part that contains Significant Woodland or one or more Minimum Vegetation Protection Zones.

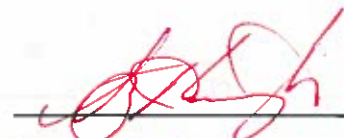
The Committee has determined that the Application **is/is not** a Minor Variance and that granting such relief **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, the extent of the Minor Variance limited to the encroachment indicated on the site plan drawing circulated with the Notice of Public Hearing.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.


Concurring Members:


  
 Grace Marsh, Chair

ABSENT  
 Tom Plamondon, Vice Chair

  
 Roy Harrington

  
 David Mhango

  
 Hank Gosar

**CERTIFIED**  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 DATE DEC. 8, 2017  
 SECY-TREAS

## REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

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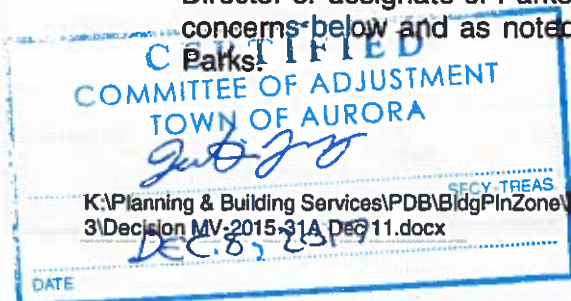
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**NOTE:** Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the *Planning Act*, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

### CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning & Development Services; that the Applicant has satisfied all concerns below and as noted in the December 10, 2015 memo by Glen Letman, Manager of Development Planning:
  - THAT the applicant enter into a Simplified Development Agreement and pay the applicable administrative fees for such agreement, to ensure that the development and site alteration occurs in accordance with the recommendations of the Scoped Environmental Impact Statement prepared by Golder Associates, dated September 2015 and Technical Memorandum prepared by Golder Associates, dated November 9, 2015 showing the location of the proposed residence and amenities.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Infrastructure & Environmental Services; that the Applicant has satisfied all concerns below and as noted in the October 2, 2015 memo by Sabir Hussain, Municipal Engineer:
  - THE Owner submit a detailed lot grading and drainage plan to the satisfaction of the Director of Infrastructure & Environmental Services in accordance with the Town's grading criteria demonstrating that:
    - a) The existing drainage pattern will be maintained; and
    - b) The proposed site works will not cause any adverse impacts on the surrounding lands and environmentally sensitive features.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Parks & Recreation Services; that the Applicant has satisfied all concerns below and as noted in the October 1, 2015 memo by Jim Tree, Manager of Parks.



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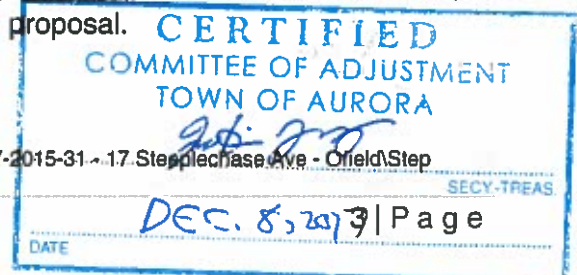
- THAT the owner be required to provide a detailed Vegetation Evaluation Report prepared by either a Certified Arborist, Ecologist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation , during and post construction periods as well as measures aimed at tree health care for those trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits and inspections by the Arborist / Ecologist or Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented with copies forwarded to the Town of Aurora Manager of Parks and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist / Ecologist or Forester following each visit.

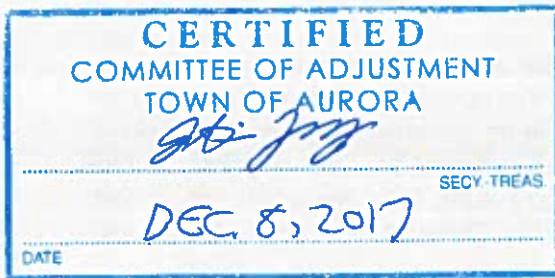
- THE owner shall agree to provide financial securities for all of the vegetation and forestry related works and a remedial Tree Planting Plan to the satisfaction of the Manager of Parks as compensation for trees removed to facilitate construction and enhanced planting that may be required to act as buffers and restoration. All aspects of the forestry related works including compensation planting shall be completed, inspected and certified in writing by the project Arborist/Ecologist or Forester prior to release of the financial securities
- COMPENSATION may be in the form of replacement tree planting and or a combination of replanting on site and cash in lieu of tree planting payable to the Town of Aurora for the purposes of Tree Planting in an alternative location at the discretion of the Town of Aurora
- THE owner shall agree to comply with the Aurora Tree Permit By-law # 4474 -03.D prior to the removal of any trees on the property.

All of the above shall be included as terms and conditions in an applicable Development Agreement including financial securities based on the total value of the Arboriculture , site protection and replanting works as determined by the Town and the Owners Arborist/ Ecologist or Forester.

4. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the October 1, 2015 memo by Lori Tesolin, Development Planner:
  - THAT the Owner shall agree to carry out the recommendations outlined in section six (6) of the Scoped EIS.
  - THAT the Owner shall agree to provide and implement an edge management plan consisting of native, non-invasive species to the satisfaction of the LSRCA and the Town prior to issuance of a building permit for this proposal.



- THAT the Owner shall provide a Stormwater Management Plan to the satisfaction of the Town, as the proposed development qualifies for Major Development under the LSPP, and is thus subject to sections 4.8-4.11DP.
  - THAT in accordance with LSRCA's Planning and Development Fees Policy (January 1, 2015), that the review fee of \$300 for a Minor Variance Application be remitted to LSRCA as soon as possible.
5. THAT the above noted conditions be satisfied within one year from the December 7, 2017 Committee of Adjustment decision on these files, or the Variances may lapse requiring reapplication.





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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2015-31B  
**PROPERTY:** 17 Steeplechase Avenue  
**LEGAL DESCRIPTION:** Lot 30, Registered Plan M-1582 & Part of Lot 1, Registered Plan 166  
**APPLICANT:** Colleen O'field  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby does/does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow the increase in percentage of impervious surfaces for the net developable area of a site.

The Committee has determined that the Application is/is not a Minor Variance and that granting such relief is/is not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application is/is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, the extent of the Minor Variance is limited to the encroachment indicated on the site plan drawing circulated with the Notice of Public Hearing.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

David Mhango

ABSENT

Tom Plamondon, Vice Chair

Hank Gosar

Roy Harrington

CERTIFIED  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 DEC. 8, 2017  
 SECY-TR

**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

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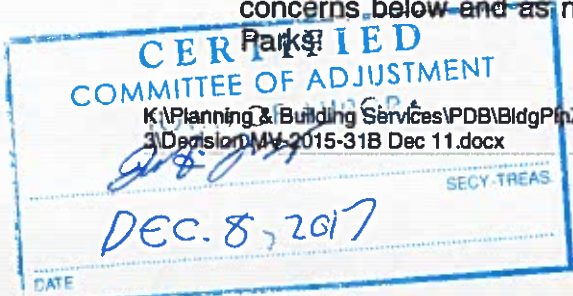
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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.*

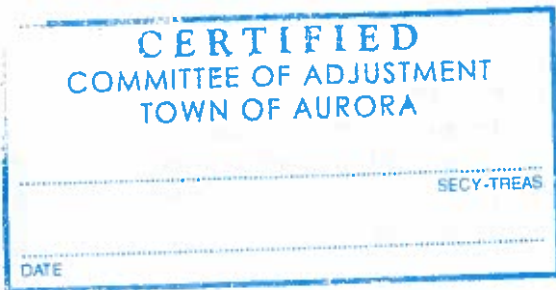
**CONDITIONS:**

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning & Development Services; that the Applicant has satisfied all concerns below and as noted in the December 10, 2015 memo by Glen Letman, Manager of Development Planning:
  - THAT the applicant enter into a Simplified Development Agreement and pay the applicable administrative fees for such agreement, to ensure that the development and site alteration occurs in accordance with the recommendations of the Scoped Environmental Impact Statement prepared by Golder Associates, dated September 2015 and Technical Memorandum prepared by Golder Associates, dated November 9, 2015 showing the location of the proposed residence and amenities.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Infrastructure & Environmental Services; that the Applicant has satisfied all concerns below and as noted in the October 2, 2015 memo by Sabir Hussain, Municipal Engineer:
  - THE Owner submit a detailed lot grading and drainage plan to the satisfaction of the Director of Infrastructure & Environmental Services in accordance with the Town's grading criteria demonstrating that:
    - a) The existing drainage pattern will be maintained; and
    - b) The proposed site works will not cause any adverse impacts on the surrounding lands and environmentally sensitive features.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Parks & Recreation Services; that the Applicant has satisfied all concerns below and as noted in the October 1, 2015 memo by Jim Tree, Manager of



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- THAT the Owner shall provide a Stormwater Management Plan to the satisfaction of the Town, as the proposed development qualifies for Major Development under the LSPP, and is thus subject to sections 4.8-4.11DP.
  - THAT in accordance with LSRCA's Planning and Development Fees Policy (January 1, 2015), that the review fee of \$300 for a Minor Variance Application be remitted to LSRCA as soon as possible.
5. THAT the above noted conditions be satisfied within one year from the December 7, 2017 Committee of Adjustment decision on these files, or the Variances may lapse requiring reapplication.





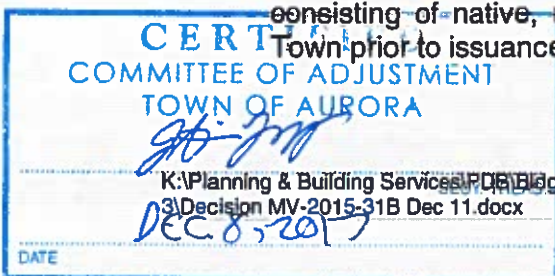
- THAT the owner be required to provide a detailed Vegetation Evaluation Report prepared by either a Certified Arborist, Ecologist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation , during and post construction periods as well as measures aimed at tree health care for those trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits and inspections by the Arborist / Ecologist or Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented with copies forwarded to the Town of Aurora Manager of Parks and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist / Ecologist or Forester following each visit.

- THE owner shall agree to provide financial securities for all of the vegetation and forestry related works and a remedial Tree Planting Plan to the satisfaction of the Manager of Parks as compensation for trees removed to facilitate construction and enhanced planting that may be required to act as buffers and restoration. All aspects of the forestry related works including compensation planting shall be completed, inspected and certified in writing by the project Arborist/Ecologist or Forester prior to release of the financial securities
- COMPENSATION may be in the form of replacement tree planting and or a combination of replanting on site and cash in lieu of tree planting payable to the Town of Aurora for the purposes of Tree Planting in an alternative location at the discretion of the Town of Aurora
- THE owner shall agree to comply with the Aurora Tree Permit By-law # 4474 -03.D prior to the removal of any trees on the property.

All of the above shall be included as terms and conditions in an applicable Development Agreement including financial securities based on the total value of the Arboriculture , site protection and replanting works as determined by the Town and the Owners Arborist/ Ecologist or Forester.

4. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the October 1, 2015 memo by Lori Tesolin, Development Planner:
  - THAT the Owner shall agree to carry out the recommendations outlined in section six (6) of the Scoped EIS.
  - THAT the Owner shall agree to provide and implement an edge management plan consisting of native, non-invasive species to the satisfaction of the LSRCA and the Town prior to issuance of a building permit for this proposal.





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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2015-31C  
**PROPERTY:** 17 Steeplechase Avenue  
**LEGAL DESCRIPTION:** Lot 30, Registered Plan M-1582 & Part of Lot 1, Registered Plan 166  
**APPLICANT:** Colleen O'field  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow the increase in percentage of disturbed surfaces for the net developable area of a site.

The Committee has determined that the Application ~~is/is~~ **is not** a Minor Variance and that granting such relief ~~is/is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is/is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, the extent of the Minor Variance is limited to the encroachment indicated on the site plan drawing circulated with the Notice of Public Hearing.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

ABSENT

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

Hank Gosar

**CERTIFIED**  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 SECY-TREAS  
 DEC. 8, 2017  
 DATE

## REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

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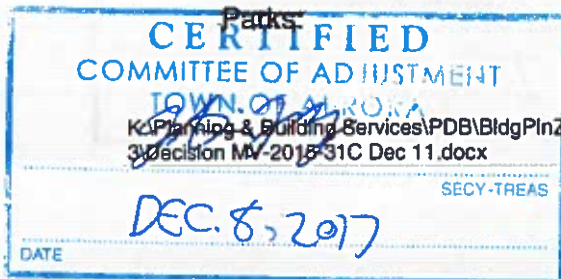
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- THAT the owner be required to provide a detailed Vegetation Evaluation Report prepared by a either a Certified Arborist, Ecologist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation , during and post construction periods as well as measures aimed at tree health care for those trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

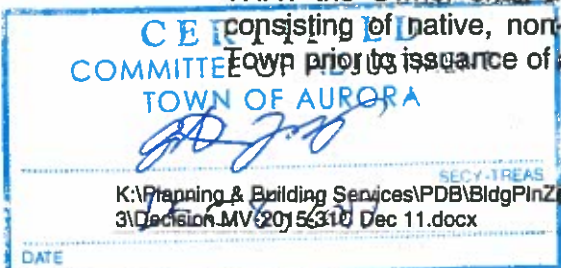
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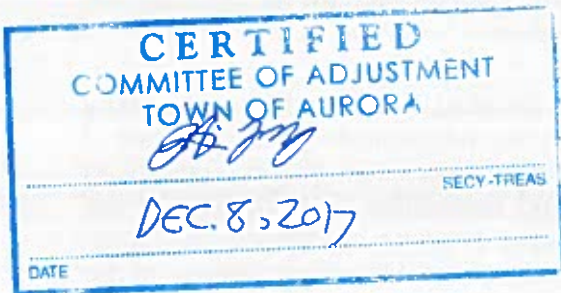
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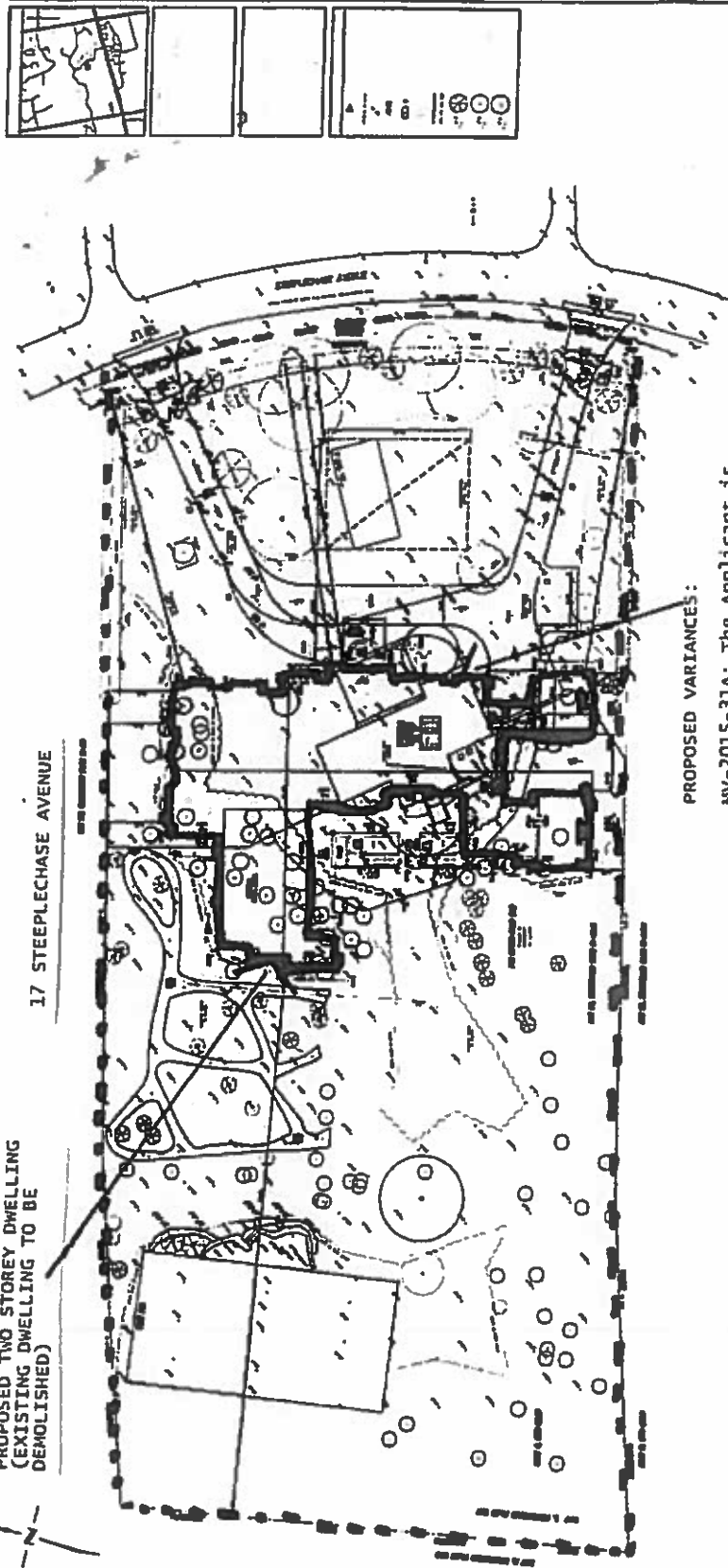


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  - THAT in accordance with LSRCA's Planning and Development Fees Policy (January 1, 2015), that the review fee of \$300 for a Minor Variance Application be remitted to LSRCA as soon as possible.
5. THAT the above noted conditions be satisfied within one year from the December 7, 2017 Committee of Adjustment decision on these files, or the Variances may lapse requiring reapplication.



PROPOSED TWO STOREY DWELLING  
(EXISTING DWELLING TO BE  
DEMOLISHED)

17 STEEPLECHASE AVENUE



PROPOSED VARIANCES :

MV-2015-31A: The Applicant is proposing to construct a 1978 m<sup>2</sup> two storey detached dwelling where entire lot is impacted by Significant Woodland or Minimum Vegetation Protection Zone; thus requiring a Variance (Zoning By-law states no development or site alteration shall occur on part of lot containing Significant Woodland or Minimum Vegetation Protection Zone without amendment or relief to Zoning By-law).

MV-2015-31B: The Applicant is proposing impervious area of 20%; thus requiring variance of 5% (Zoning By-law states impervious surfaces not to exceed 15% of total site area within Category 1 Area).

MV-2015-31C: The Applicant is proposing disturbed area of 44%; thus requiring variance of 19% (Zoning By-law states disturbed surfaces not exceed 25% within Category 1 Area).

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY THE APPLICANT		
2	REVISIONS		
3	APPROVED BY THE APPLICANT		
4	APPROVED BY THE APPLICANT		
5	APPROVED BY THE APPLICANT		
6	APPROVED BY THE APPLICANT		
7	APPROVED BY THE APPLICANT		
8	APPROVED BY THE APPLICANT		
9	APPROVED BY THE APPLICANT		
10	APPROVED BY THE APPLICANT		

Site Plan

