



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 Building Services

Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2016-44A-D
PROPERTY: 23 Mosley Street
LEGAL DESCRIPTION: Part of Lot 3, Registered Plan 68
APPLICANT: Kinsella-Tomassetti

CONTACT:

Additional information may be obtained from Justin Leung of the Planning and Building 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 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 **February 1, 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), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

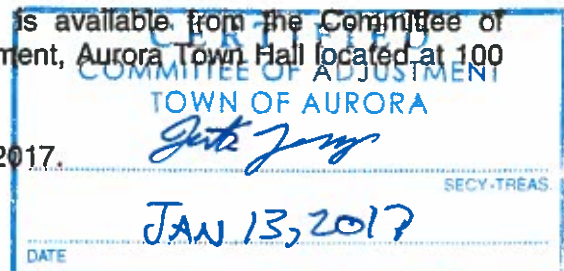
In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the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

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

DATED at the Town of Aurora, this 13th day of, January, 2017.

Justin Leung
Secretary-Treasurer
Committee of Adjustment/Planning Technician





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2016-44A
PROPERTY: 23 Mosley Street
LEGAL DESCRIPTION: Part of Lot 3, Registered Plan 68
APPLICANT: Kinsella-Tomassetti
DATE OF DECISION: January 12, 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 reduction in minimum distance separation/encroachment of open sided roofed porch.

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, it is based on substantial conformity with the site plan drawings circulated by the Committee.

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

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

Nick Racanelli

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

 SECY-TREAS
 DATE JAN 13, 2017

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 Building Services (attached herein); any additional rationale is noted below:

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 and Building Services; that the Applicant has satisfied all concerns below and as noted in the January 12, 2017 memo by Jeff Healey, Heritage Planner:
 - THAT the owners submit building and architectural plans for approval by the Heritage Staff prior to the issuance of a building permit.
 - THE owners submit a letter to the Heritage Staff in support and commitment of future designation of the property located at 23 Mosley Street under Part IV of the Ontario Heritage Act.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variances may lapse requiring reapplication.





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2016-448
PROPERTY: 23 Mosley Street
LEGAL DESCRIPTION: Part of Lot 3, Registered Plan 68
APPLICANT: Kinsella-Tomassetti
DATE OF DECISION: January 12, 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 reduction in minimum distance separation/encroachment of steps.

The Committee has determined that the Application ~~is/is~~ **is/is** not a Minor Variance and that granting such relief ~~is/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/is** not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

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

Tom Plamondon, Vice Chair

Roy Harrington





CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

 SECY-TREAS
 DATE JAN 13, 2017

David Mhango

Nick Racanelli

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 Building Services (attached herein); any additional rationale is noted below:

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 and Building Services; that the Applicant has satisfied all concerns below and as noted in the January 12, 2017 memo by Jeff Healey, Heritage Planner:
 - THAT the owners submit building and architectural plans for approval by the Heritage Staff prior to the issuance of a building permit.
 - THE owners submit a letter to the Heritage Staff in support and commitment of future designation of the property located at 23 Mosley Street under Part IV of the Ontario Heritage Act.

2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variances may lapse requiring reapplication.





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2016-44C
PROPERTY: 23 Mosley Street
LEGAL DESCRIPTION: Part of Lot 3, Registered Plan 68
APPLICANT: Kinsella-Tomassetti
DATE OF DECISION: January 12, 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 reduction in minimum interior side yard setback.

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, it is based on substantial conformity with the site plan drawings circulated by the Committee.

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

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

Nick Racanelli

RESOLVED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA
 [Signature]
 SECRETARY
 DATE: JAN 13, 2017

REASONS FOR DECISION

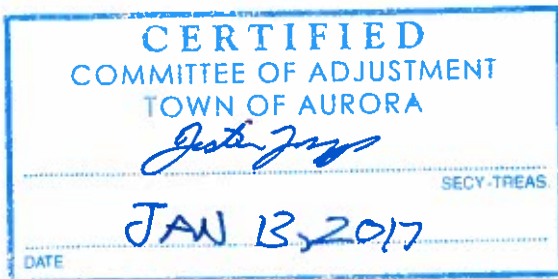
The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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 and Building Services; that the Applicant has satisfied all concerns below and as noted in the January 12, 2017 memo by Jeff Healey, Heritage Planner:
 - THAT the owners submit building and architectural plans for approval by the Heritage Staff prior to the issuance of a building permit.
 - THE owners submit a letter to the Heritage Staff in support and commitment of future designation of the property located at 23 Mosley Street under Part IV of the Ontario Heritage Act.

2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variances may lapse requiring reapplication.





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2016-44D
PROPERTY: 23 Mosley Street
LEGAL DESCRIPTION: Part of Lot 3, Registered Plan 68
APPLICANT: Kinsella-Tomassetti
DATE OF DECISION: January 12, 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 an increase in maximum lot coverage.

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, it is based on substantial conformity with the site plan drawings circulated by the Committee.

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



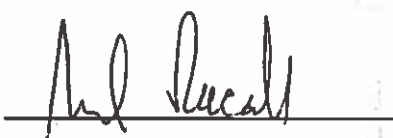
 Tom Plamondon, Vice Chair



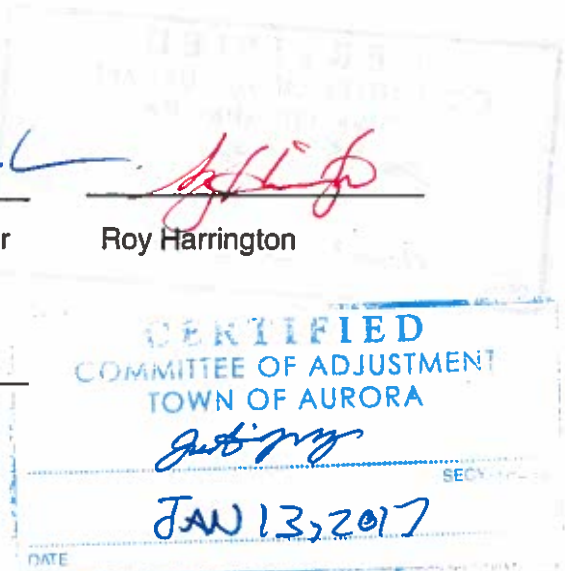
 Roy Harrington



 David Mhango



 Nick Racanelli



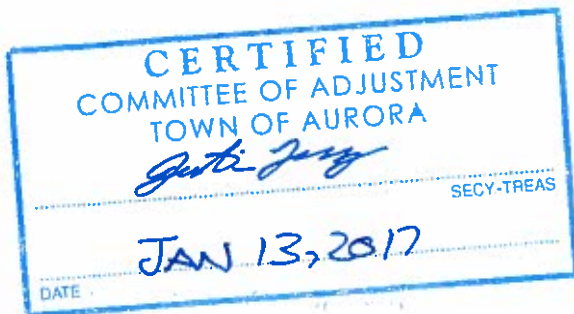
REASONS FOR DECISION

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 Building Services (attached herein); any additional rationale is noted below:

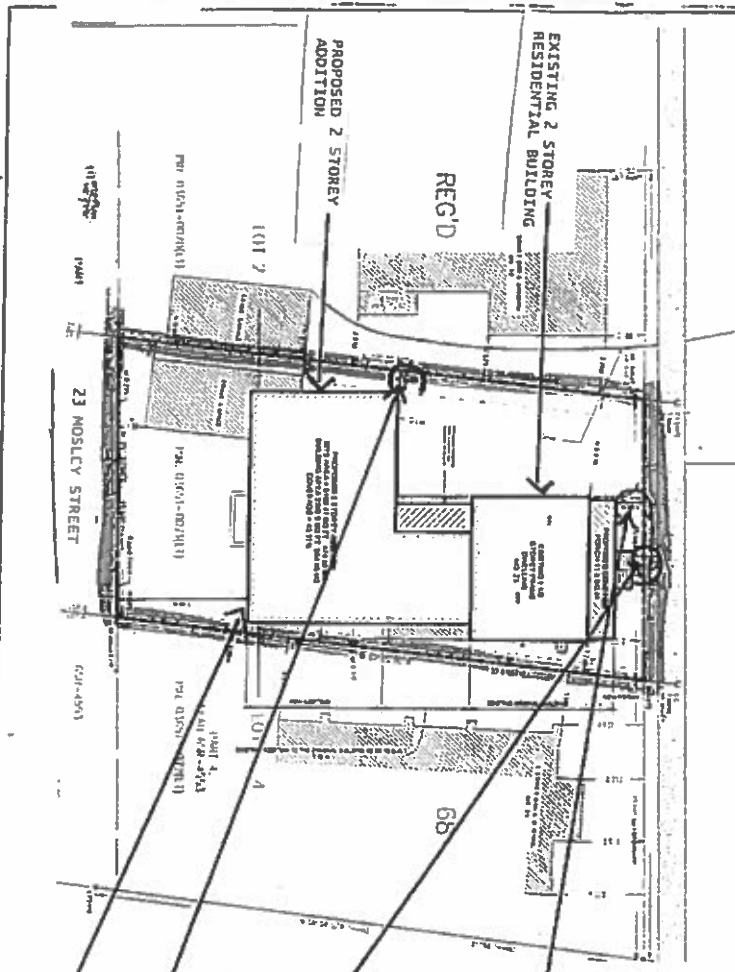
NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the 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 and Building Services; that the Applicant has satisfied all concerns below and as noted in the January 12, 2017 memo by Jeff Healey, Heritage Planner:
 - THAT the owners submit building and architectural plans for approval by the Heritage Staff prior to the issuance of a building permit.
 - THE owners submit a letter to the Heritage Staff in support and commitment of future designation of the property located at 23 Mosley Street under Part IV of the Ontario Heritage Act.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variances may lapse requiring reapplication.



Scale 1:1000
 DATE: 10/10/2011
 DRAWN: J. SMITH
 PROJECT: MOSLEY STREET (117 WILSON PARK LN)



PROPOSED VARIANCES:
 NW-2016-44A: To construct open sided roofed porch which is 1.5m wide to front property line plus requiring variance of 2.02 metres (Zoning By-law states: encroachment of open sided roofed porches is subject to minimum distance separation of 4.5 metres from front property line).

NW-2016-44B: To construct porch steps which are 0.5 metres from front property line; thus requiring variance of 4.0 metres (Zoning By-law states: encroachment of steps is subject to minimum distance separation of 4.5 metres from front property line).

NW-2016-44C: To construct two storey addition which is 1.7 metres to western side property line thus requiring variance of 0.3 metres (Zoning By-law requires minimum interior side yard setback of 1.5 metres).

NW-2016-44D: To construct two storey addition with lot coverage of 45.2% thus requiring variance of 8.2% (Zoning By-law permits maximum lot coverage of 35%).