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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-16A
PROPERTY: 684 Henderson Drive
LEGAL DESCRIPTION: Part Lot 76 Concession 1 King Part 3 65R5578
APPLICANT: Losar Developments Inc.
DATE OF DECISION: May 9, 2019

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

It hereby **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a building envelope of 916.0m² and associated driveway, whereas Section 14.1.2(ii) states that no development or site alteration shall occur on that portion of said lot that is within Key Natural Heritage Features.

The Committee has determined that the Application is not a Minor Variance as:

- The requested relief **does not** meet the general intent of the Official Plan;
- The requested relief **does not** meet the general intent of the Zoning By-law;
- The requested relief **does not** constitute desirable development of the lot; and
- The requested relief is not minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice-Chair

ABSENT

Steven D'Angeli

Daniel Lajeunesse

ABSENT

Michele Boyer



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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-16B
PROPERTY: 684 Henderson Drive
LEGAL DESCRIPTION: Part Lot 76 Concession 1 King Part 3 65R5578
APPLICANT: Losar Developments Inc.
DATE OF DECISION: May 9, 2019

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

It hereby **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a building envelope of 916.0m² and associated driveway, whereas Section 14.1.3(i) and 14.1.4(i) states that no development or site alteration shall occur on that portion of the lot that contains Significant Woodland or Minimum Vegetation Protection Zones.

The Committee has determined that the Application is not a Minor Variance as:

- The requested relief **does not** meet the general intent of the Official Plan;
- The requested relief **does not** meet the general intent of the Zoning By-law;
- The requested relief **does not** constitute desirable development of the lot; and
- The requested relief **is not** minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice-Chair

ABSENT

Steven D'Angeli

Daniel Lajeunesse

ABSENT

Michele Boyer



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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-16C
PROPERTY: 684 Henderson Drive
LEGAL DESCRIPTION: Part Lot 76 Concession 1 King Part 3 65R5578
APPLICANT: Losar Developments Inc.
DATE OF DECISION: May 9, 2019

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

It hereby **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a building envelope of 916.0m² and associated driveway, whereas Section 14.4.3(i) states that no development or site alteration shall occur on Category 2 lands.

The Committee has determined that the Application is **not** a Minor Variance as:

- The requested relief **does not** meet the general intent of the Official Plan;
- The requested relief **does not** meet the general intent of the Zoning By-law;
- The requested relief **does not** constitute desirable development of the lot; and
- The requested relief is not minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice-Chair

ABSENT

Steven D'Angeli

Daniel Lajeunesse

ABSENT

Michele Boyer



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Planning and Development Services
Committee of Adjustment

DECISION

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

agrec

Antonio Greco
Secretary-Treasurer
Committee of Adjustment

Date of Hearing: May 9, 2019

Last Date of Appeal: May 29, 2019

