



100 John West Way,
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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-22A
PROPERTY: 84 Mosley Street
LEGAL DESCRIPTION: Plan 68 PT Lot 19 PT Lot 20
APPLICANT: Ameryoun
DATE OF DECISION: September 12, 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** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit an interior side yard setback of 1.3m.

The Committee has determined that the Application **is** a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:

Tom Plamondon, Chair

ABSENT

Clarence Lui, Vice Chair

Steven D'Angeli

Daniel Lajeunesse

Michele Boyer



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Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-22B
PROPERTY: 84 Mosley Street
LEGAL DESCRIPTION: Plan 68 PT Lot 19 PT Lot 20
APPLICANT: Ameryoun
DATE OF DECISION: September 12, 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** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit an eaves projection of 0.76 m into the interior side yard.

The Committee has determined that the Application **is** a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:

Tom Plamondon, Chair

ABSENT

Clarence Lui, Vice Chair

Steven D'Angeli

Daniel Lajeunesse

Michele Boyer



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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-22C
PROPERTY: 84 Mosley Street
LEGAL DESCRIPTION: Plan 68 PT Lot 19 PT Lot 20
APPLICANT: Ameryoun
DATE OF DECISION: September 12, 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** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit front porch steps 3.8 m away from the front lot line.

The Committee has determined that the Application **is** a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:

Tom Plamondon, Chair

ABSENT

Clarence Lui, Vice Chair

Steven D'Angeli

Daniel Lajeunesse

Michele Boyer



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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.

Antonio Greco
Secretary-Treasurer
Committee of Adjustment



Date of Hearing: September 12, 2019
Last Date of Appeal: October 2, 2019

DECISION

Conditions for Approval

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Operation Services Parks Division; that the Applicant has satisfied all concerns below and as noted September 5, 2019 memo by Sara Tienkamp, Manager of Parks and Fleet:
 - a) That the owner may be required to provide an Evaluation Report prepared by a Certified Arborist 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 and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.
 - b) In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.
 - c) The owner may be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
 - d) The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property.
 - e) The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.



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- f) All of the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works.
2. That the Owner be required to present the conceptual Site Plan, Landscape Plan, Building Elevations, and Coloured Renderings to the Town of Aurora Design Review Panel.
3. That the Owner be required to comply with a 1.3m minimum interior side yard setback for the proposed dwelling.