



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-04

Council Chambers, Aurora Town Hall
Thursday, April 11, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Steven D'Angeli, Michele Boyer and Daniel Lajunesse

Regrets

Other Attendees Antonio Greco, Secretary-Treasurer, and Matthew Peverini, Planner.

The Chair called the meeting to order at 7:05 p.m.

1. Approval of the Agenda

Moved by Clarence Lui

Seconded by Steven D'Angeli

That the agenda as circulated by the Secretary-Treasurer be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of March 7, 2019 Meeting Number 19-03.

Moved by Daniel Lajunesse
Seconded by Steven D'Angeli

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 19-03 be APPROVED.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2019-05 – Plaunt – 6 Highland Court

The Applicant has submitted a Minor Variance Application to construct a detached pool house:

- **MV-2019-05A:** To construct a detached pool house which is 1.83 metres to the side property line; thereby, requiring a variance of 2.67 metres.
- **MV-2019-05B:** To construct a detached pool house with eaves projecting 3.13 metres into the required interior side yard; thereby, requiring a variance of 2.43 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Jordan Kolm, from Hunzach Homes who provided a presentation in the background information with regards to the history of the requested variance. The Agent provided photographs in support to their requested variances.

The Committee looked to the members of the public for comments on the Application. No comments were presented. The Agent provided a past letter which was written in regard to the original minor variance which was applied for stating no objection.

The Committee inquired about the Arborist report in which was done on the property and Staff provided clarification. The Agent provided additional clarification in regard to the prepared staff report.

The Committee discussed the importance of the Arborist report on the cedar hedge which was in question during the construction of the pool house. The Agent spoke to the privacy and maintenance of the hedge moving forward.

The Agent provided additional photographs of the constructed pool house and hedge. Furthermore, the Agent insisted that a condition could be placed to ensure the protection of the hedge.

The Committee inquired about the discussions that were taken place with the adjacent neighbours and the Agent provided clarification. In addition, the Committee inquired about when the error in construction was caught and the Agent provided a response.

The Committee inquired about the process of a possible refusal of the minor variance application and Staff provided additional clarification.

The Committee sought additional clarification with regards to the privacy in which the hedge provides and the Agent provided a response.

Staff provided further clarification with the imposed conditions placed by the Parks Department on the approval of the minor variance application.

The Committee inquired whether a building permit and stop to work order was placed on the construction of the pool house and Staff provided additional clarification.

The Committee sought clarification on the four tests of a minor variance and the Agent provided clarification. Additional questions in regard to the drainage impact and the Agent provided a detailed response. Staff provided additional clarification to the imposed engineering comments.

Moved by Michele Boyer
Seconded by Daniel Lajunesse

1. That Minor Variance Application MV-2019-05A be APPROVED, subject to the conditions outlined and that the owner be required to provide and arborist report;
2. That Minor Variance Application MV-2019-05B be APPROVED, subject to the conditions outlined and that the owner be required to provide and arborist report.

Carried

2. Minor Variance Application: MV-2019-06 – Dinescu – 88 Woodland Hills Boulevard

The Applicant has submitted a Minor Variance Application to permit a driveway width expansion at street line:

- **MV-2019-06:** Proposing a driveway width of 9.0 metres at the street line; thereby, requiring a variance of 3.0 metres.

The Chair read through the purpose of the Application. In attendance was the Owners, Mr. Adrien and Sandra Dinescu, who provided an overview of the proposed minor variance application. The Owners provided additional photos to Committee to assist with their requested variance application.

The Committee looked to the members of the public for comments on the Application. No comments were presented.

The Owners provided a signed petition of the surrounding neighbours in support of the minor variance application.

The Committee provided their review of the application and inquired about the tree that is on the municipal right-of-way. The Owners were in agreeance with the imposed conditions on the application.

The Committee inquired about previous driveway expansion approvals in the surrounding area and Staff provided further clarification. The Committee inquired about whether their recommendation has altered after discovering the past approvals and Staff provided a response.

The Committee inquired about the maximum speed limit on the municipal road and Staff provided a response. The Committee questioned the response on the original minor variance application form.

The Owners provided additional clarification in support of their minor variance application.

Staff provided additional clarification in regard to the retracted comments from the Engineering Division and the imposed conditions placed by the Parks Department.

Moved by Michele Boyer
Seconded by Clarence Lui

1. That Minor Variance Application MV-2019-06 be APPROVED, subject to the conditions outlined.

Carried

3. Minor Variance Application: MV-2019-07 – 1857308 Ontario Inc. – 444-446 Hollandview Trail, Unit #B2

The Applicant has submitted a Minor Variance Application to permit a “Commercial School” within the permitted uses:

- **MV-2019-07:** The Applicant has submitted a Minor Variance Application to permit “Commercial School” within Unit #B2.

The Chair read through the purpose of the Application. In attendance was the Authorized Agent, Mr. Alfonso Yao who provided a brief overview of the requested variance and business plan.

The Committee looked to the members of the public for comments on the Application. No comments were presented.

The Committee inquired about the function of the permitted use approval in the specific unit of the building and Staff provided a response. The Committee inquired about the defined term of “Commercial School” within the Town of Aurora’s By-law 6000-17 and Staff provided a response.

**Moved by Daniel Lajunesse
Seconded by Steve D’Angeli**

1. That Minor Variance Application MV-2019-07 be APPROVED, subject to the conditions outlined.

Carried

5. New Business

The Committee inquired about the minor variance application on 77 Wellington Street East and their appeal to the Local Planning Appeal Tribunal.

6. Adjournment

Moved by Michele Boyer

That the meeting be adjourned at 8:42 p.m.

Confirmed in open session this 11th day of April 2019.



Tom Plamondon, Chair



Antonio Greco, Secretary-
Treasurer/Assistant Planner