



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-2017-02A-D
PROPERTY: 74 Centre Street
LEGAL DESCRIPTION: Lot 13, Registered Plan 107
APPLICANT: Gery

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 **May 3, 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.

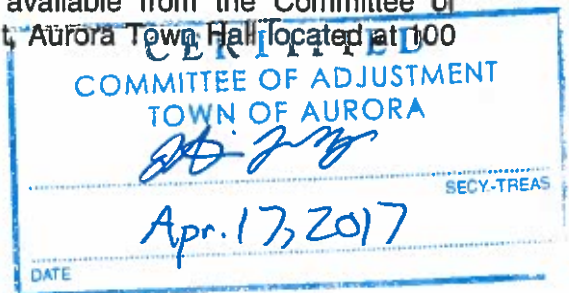
Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject 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 17th day of, April, 2017.

Justin Leung

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-2017-02A
PROPERTY: 74 Centre Street
LEGAL DESCRIPTION: Lot 13, Registered Plan 107
APPLICANT: Gery
DATE OF DECISION: April 13, 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 front yard setback.

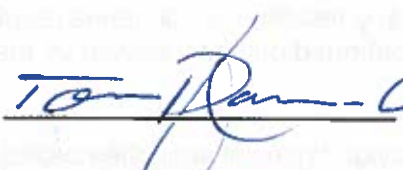
The Committee ~~has~~ determined that the Application ~~is~~ **is not** a Minor Variance and that granting such relief ~~is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **is not** desirable for the appropriate 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.

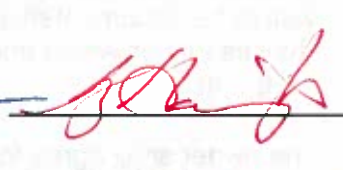
Concurring Members:



Grace Marsh, Chair



Tom Plamondon, Vice Chair



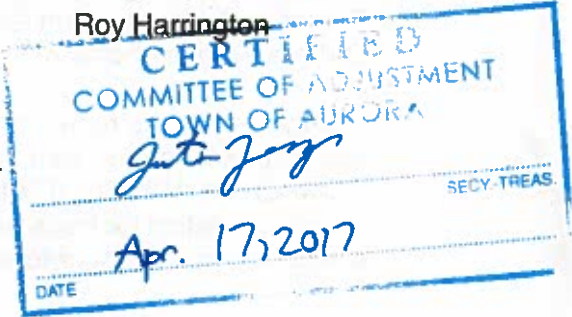
Roy Harrington



David Mhango

ABSENT

Nick Racanelli



CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

REASONS FOR DECISION

Apr. 17, 2017

SECY-TREAS

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 Parks, Recreation and Cultural Services; that the Applicant has satisfied all concerns below and as noted in the February 9, 2017 memo by Jim Tree, Manager of Parks:
 - That the owner is 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, both on or in the vicinity of the subject property. 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 all trees directly affected by the project both within and adjacent to the subject property
 - Should it be determined by the Arborist /Forester that trees and vegetation warrants preservation and protection then 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.
 - 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.
 - 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 Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

g. g. g.

- 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.

Apr. 17, 2017

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



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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-02B
PROPERTY: 74 Centre Street
LEGAL DESCRIPTION: Lot 13, Registered Plan 107
APPLICANT: Gery
DATE OF DECISION: April 13, 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 to front property line to construct 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

David Mhango

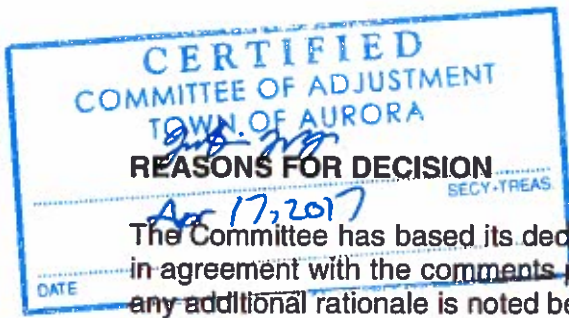
Tom Plamondon, Vice Chair

ABSENT

Nick Racanelli

Roy Harrington

CERTIFIED COMMITTEE OF ADJUSTMENT TOWN OF AURORA	
SECY-TREAS	
DATE	Apr. 17, 2017

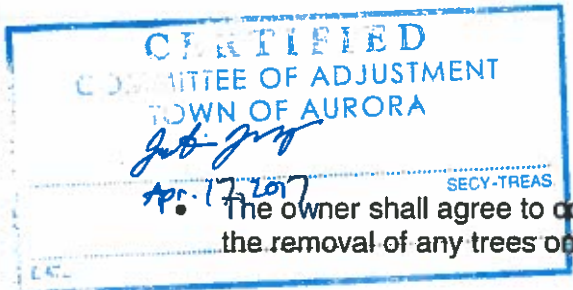


The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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 Parks, Recreation and Cultural Services; that the Applicant has satisfied all concerns below and as noted in the February 9, 2017 memo by Jim Tree, Manager of Parks:
 - That the owner is 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, both on or in the vicinity of the subject property. 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 all trees directly affected by the project both within and adjacent to the subject property
 - Should it be determined by the Arborist /Forester that trees and vegetation warrants preservation and protection then 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.
 - 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.
 - 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 Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.



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.

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



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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-02C
PROPERTY: 74 Centre Street
LEGAL DESCRIPTION: Lot 13, Registered Plan 107
APPLICANT: Gery
DATE OF DECISION: April 13, 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 to front property line to construct open sided roofed porch steps.

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

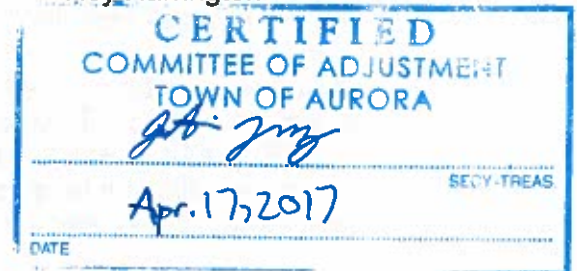
David Mhango

Tom Plamondon, Vice Chair

ABSENT

Nick Racanelli

Roy Harrington



REASONS FOR DECISION

Apr. 17, 2017

SECY-TREAS

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 Parks, Recreation and Cultural Services; that the Applicant has satisfied all concerns below and as noted in the February 9, 2017 memo by Jim Tree, Manager of Parks:
 - That the owner is 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, both on or in the vicinity of the subject property. 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 all trees directly affected by the project both within and adjacent to the subject property
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 - 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.
 - 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 Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

- 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.

Apr. 17, 2017

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



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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-02D
PROPERTY: 74 Centre Street
LEGAL DESCRIPTION: Lot 13, Registered Plan 107
APPLICANT: Gery
DATE OF DECISION: April 13, 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:

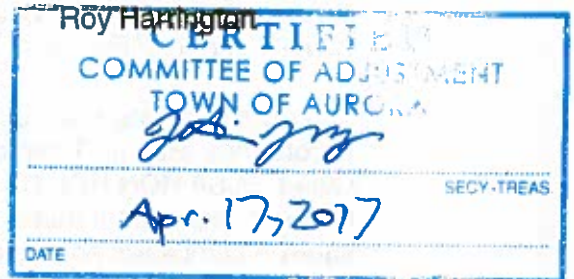
Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

ABSENT

Nick Racanelli



CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA
REASONS FOR DECISION

Jim Tree
Apr 13 2017

SECY-TREAS

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:

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CONDITIONS:

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 - 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.
 - 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 Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.

**CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA**

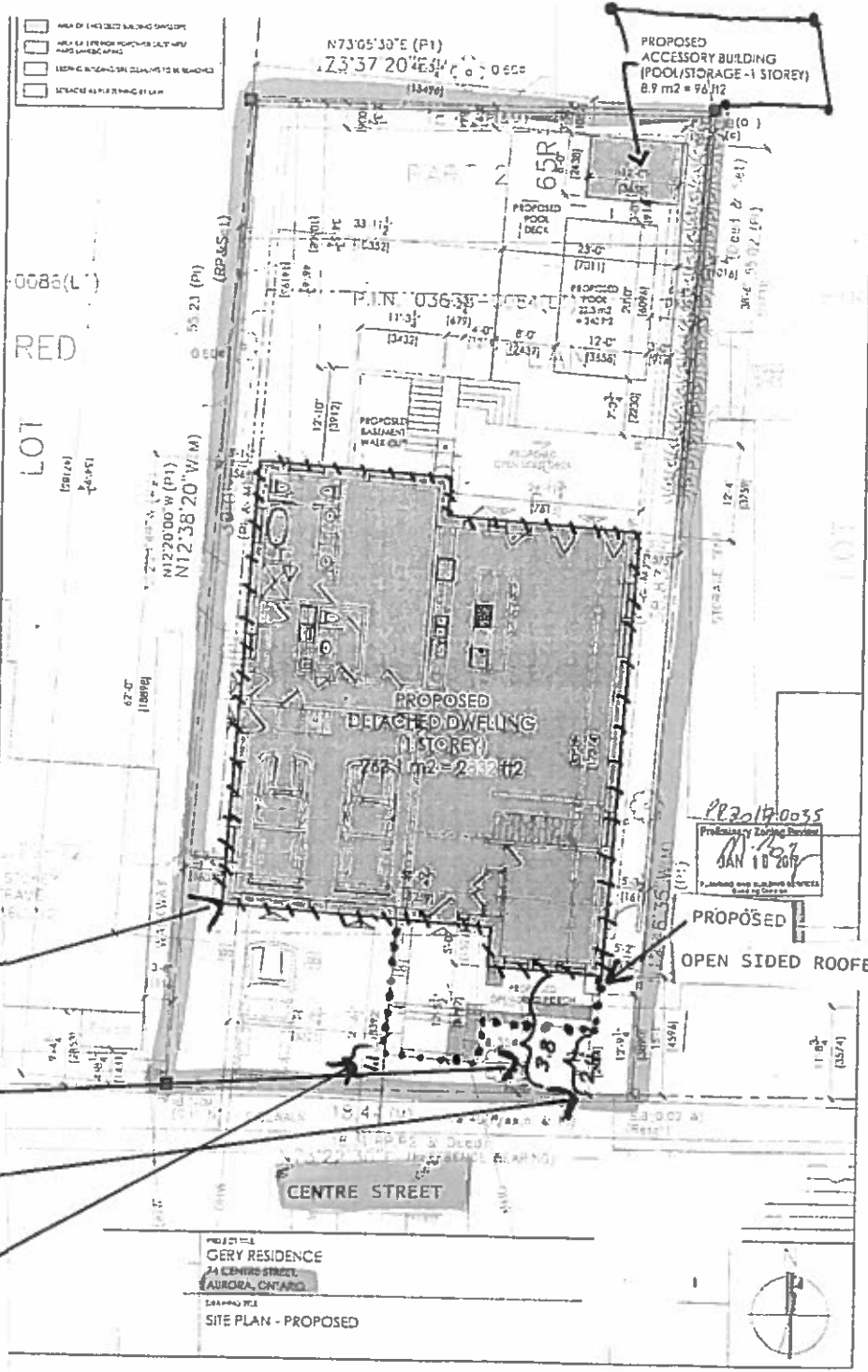
[Signature]
Apr. 17, 2017

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.

DATE

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



PROPOSED VARIANCES:

MV-2017-02D: To construct a 263.1 m2 detached dwelling with lot coverage of 38%; thus requiring variance of 3%.

MV-2017-02A: To construct a 263.1 m2 detached dwelling which is 3.8 metres to front property line; thus requiring variance of 2.2 metres.

MV-2017-02B: To construct open sided roofed porch which is 2.4 metres from front property line; thus requiring variance of 2.1 metres.

MV-2017-02C: To construct porch steps which are 1.1 metres from front property line; thus requiring variance of 3.4 metres.

PROJECT: GERY RESIDENCE
24 CENTRE STREET
AURORA, ONTARIO
DATE: 01/10/17
SITE PLAN - PROPOSED

