



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-2017-20A-B  
**PROPERTY:** 120 Gurnett Street  
**LEGAL DESCRIPTION:** Plan 246 Pt Lots 161 & 162  
**APPLICANT:** William & Jane Ross

**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](http://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 **June 28, 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](http://www.aurora.ca)), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

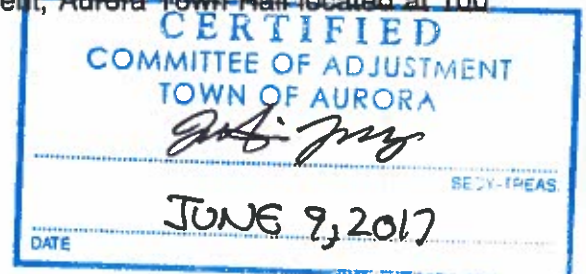
In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the 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 9<sup>th</sup> day of, June, 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-2017-20A  
**PROPERTY:** 120 Gurnett Street  
**LEGAL DESCRIPTION:** Plan 246 Pt Lots 161 & 162  
**APPLICANT:** William & Jane Ross  
**DATE OF DECISION:** June 8, 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 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

David Mhango

Tom Plamondon, Vice Chair

**ABSENT**

Nick Racanelli

Roy Harrington

**CERTIFIED**  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 Greta Jones  
 SECY. TREAS.  
 JUNE 9, 2017  
 DATE

## 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:

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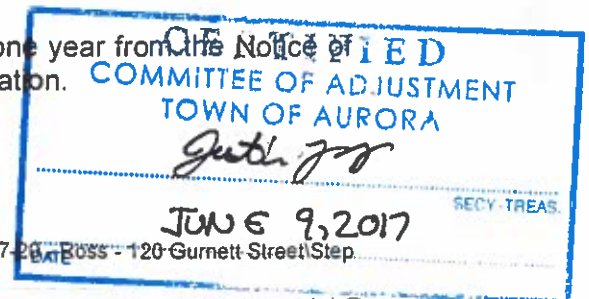
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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning 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 Director of Parks, Recreation and Cultural Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the June 6, 2017 memo by Glen McArthur, Municipal Engineer:
  - THAT the existing drainage pattern of the property be maintained.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Parks, Recreation and Cultural Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the June 1, 2017 memo by Sara Tienkamp, Acting Manager of Parks:
  - 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.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority, that the Applicant has satisfied all concerns below and as noted in the May 31, 2017 memo by Melinda Bessey, Development Planner:
  - THAT the Owner shall pay LSRCA Review Fee of \$500 in accordance with the LSRCA Planning and Development Fees Policy (2017).
  - 
  - SHOULD any site alteration or development be proposed within the area governed by Ontario Regulation 179/06 under the Conservation Authorities Act, the Applicant will obtain a permit from LSRCA.
4. 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-2017-20B  
**PROPERTY:** 120 Gurnett Street  
**LEGAL DESCRIPTION:** Plan 246 Pt Lots 161 & 162  
**APPLICANT:** William & Jane Ross  
**DATE OF DECISION:** June 8, 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 not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in eaves projection into required yard.

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

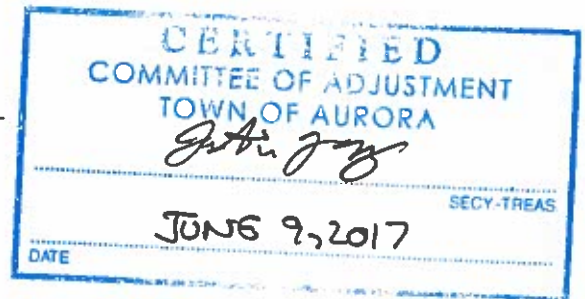
Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

**ABSENT**

Nick Racanelli



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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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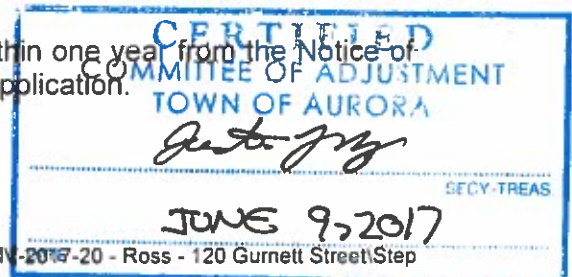
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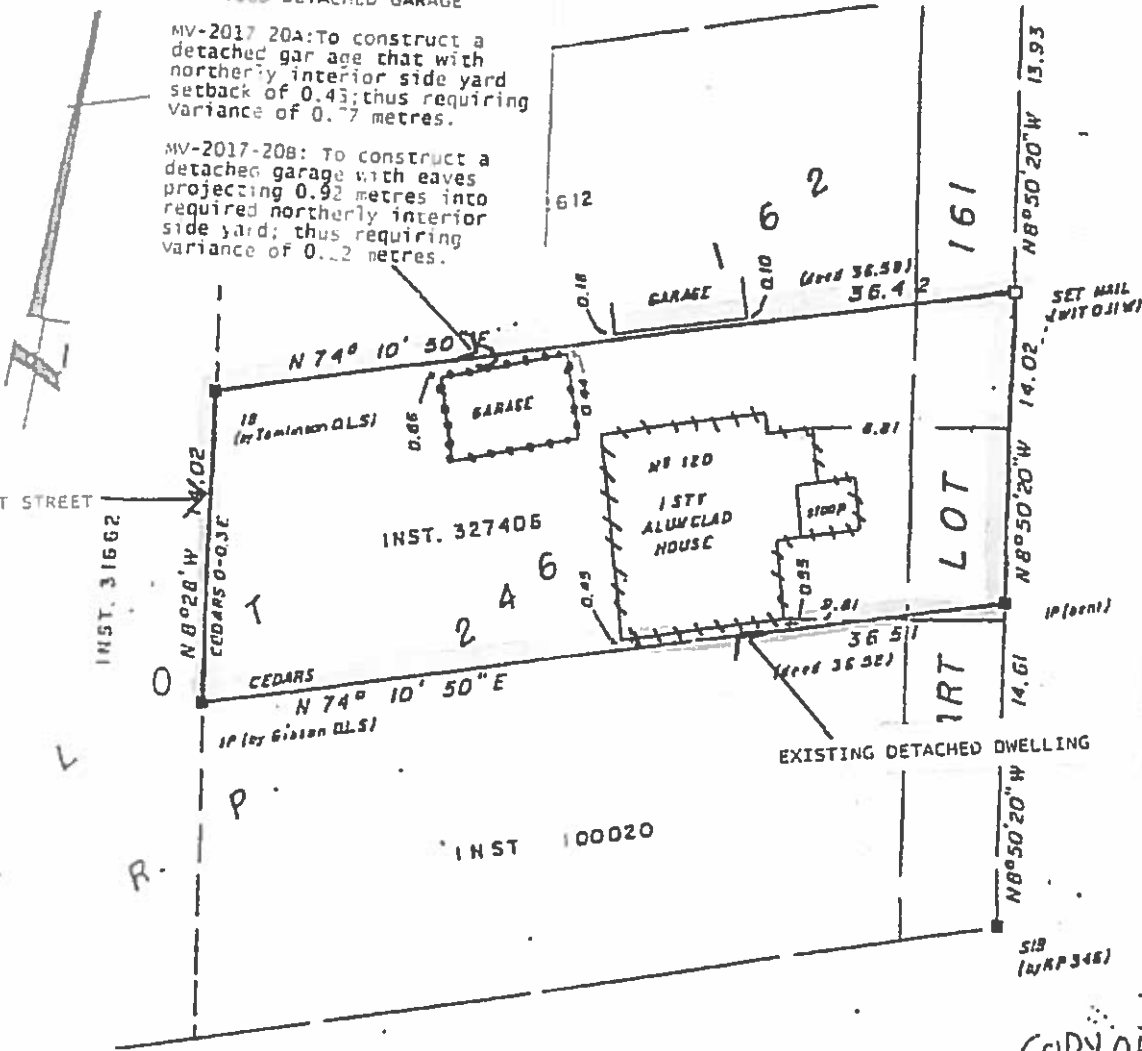


PROPOSED DETACHED GARAGE

MV-2017-20A: To construct a detached garage that with northerly interior side yard setback of 0.43; thus requiring variance of 0.7 metres.

MV-2017-20B: To construct a detached garage with eaves projecting 0.92 metres into required northerly interior side yard; thus requiring variance of 0.22 metres.

120 GURNETT STREET



GURNETT STREET  
R.P. 346

KENNEDY STREET  
R.P. 346

COPY OF SURVEY  
2/2

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 65R-6064, GIVING GURNETT STREET A BEARING N 8° 50' 20" W