



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-2017-08A-B
PROPERTY: 60 Centre Street
LEGAL DESCRIPTION: Plan 107 Pt Lot 17 & Pt Lot B
APPLICANT: Carlini

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 **November 1, 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 13th day of, October, 2017.

Justin Leung

Justin Leung
 Secretary-Treasurer
 Committee of Adjustment/Planning Technician

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

Justin Leung

Oct. 13, 2017

SECY-TREA



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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-08A
PROPERTY: 60 Centre Street
LEGAL DESCRIPTION: Plan 107 Pt Lot 17 & Pt Lot B
APPLICANT: Carlini
DATE OF DECISION: October 12, 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 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:

ABSENT

Grace Marsh, Chair

OPPOSED

David Mhango

Tom Plamondon
Tom Plamondon, Vice Chair

Roy Harrington
Roy Harrington

M. H. Gosar
Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

Juti Jersey

SECY-TREAS

Oct. 13, 2017

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:

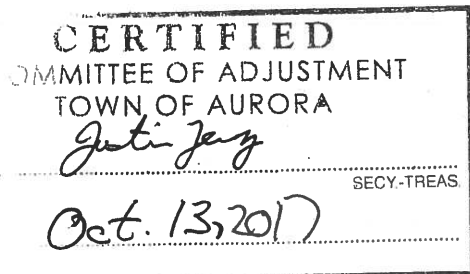
NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the 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 Planning and Building Services; that the Applicant has satisfied all concerns below and as noted in the October 14, 2017 memo by Caitlin Graup, Planner:
 - THAT the applicant enter into Letter of Undertaking with Town and provide appropriate securities for the work to be completed to rectify the existing garage eaves overhanging onto adjacent property to the east, while maintaining appropriate stormwater management/drainage controls (eg eaves trough) in a manner that does not impact the neighbouring property, to the satisfaction of Director of Planning and Building Services.

2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Infrastructure and Environmental Services; that the Applicant has satisfied all concerns below and as noted in the May 31, 2017 memo by Sabir Hussain, Municipal Engineer:
 - THAT the Applicant removes or relocate garage roof downspouts to ensure storm water from roof of garage is not discharged onto adjacent neighbouring property.

3. THAT the above noted conditions be satisfied within ^{8 months}~~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-2017-08B
PROPERTY: 60 Centre Street
LEGAL DESCRIPTION: Plan 107 Pt Lot 17 & Pt Lot B
APPLICANT: Carlini
DATE OF DECISION: October 12, 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 increase eaves projection into required side 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:

ABSENT

Grace Marsh, Chair

OPPOSED

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA
Justin King
Oct. 13, 2017
SECY-TREAS.

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:

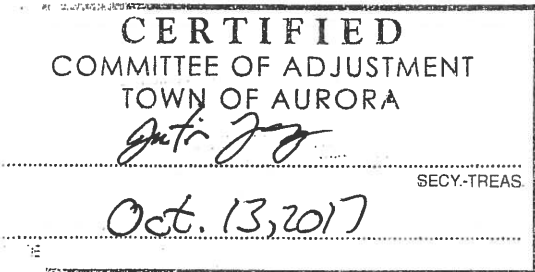
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 - THAT the applicant enter into Letter of Undertaking with Town and provide appropriate securities for the work to be completed to rectify the existing garage eaves overhanging onto adjacent property to the east, while maintaining appropriate stormwater management/drainage controls (eg eaves trough) in a manner that does not impact the neighbouring property, to the satisfaction of Director of Planning and Building Services.

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LOT 16

LOT 7

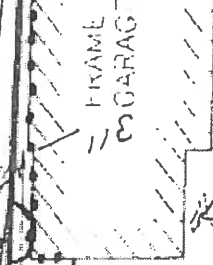
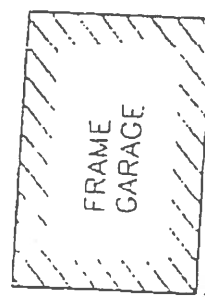
Preliminary Zoning Review
 APF 05 0717
 PR20153124

EXISTING TWO STOREY DETACHED DWELLING

INST 519796

INST 222233

PROPOSED VARIANCE:
 MV-2017 08A: For a detached garage with rearly interior side yard setback of 0.1 metres; thus requiring variance of 0.1 metres.
 MV-2017 08B: For a detached garage with eaves projecting 1.20 metres into easterly interior side yard; thus requiring variance of 0.50 metres.
 1.2 metres).



No. 6;

SUBJECT TO MUNICIPAL RIGHT OF WAY

No. 1 1/2 BRICK HOUSE

CENTRE STREET

N14°01'

N14°00'W

60 CENTRE STREET
 Proposed (see map)
 Min. 1.0m

NO FENCE

NO FENCE

2.05

