



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 14-12**

Council Chambers
Aurora Town Hall
Thursday, December 11, 2014

ATTENDANCE

COMMITTEE MEMBERS Hank Gosar (Chair), Grace Marsh (Vice Chair), Roy Harrington, Carl Barrett and David Mhango

REGRETS

OTHER ATTENDEES Justin Leung (Acting Secretary-Treasurer) and Jeff Healey (Planner)

Chair called the meeting to order at 7:04 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

II APPROVAL OF AGENDA

Moved by Roy Harrington

Seconded by David Mhango

THAT the Agenda as circulated by the Secretary-Treasurer be approved.

CARRIED

III ADOPTION OF MINUTES

Committee of Adjustment Minutes of November 13, 2014
Meeting Number 14-11

Moved by Carl Barrett

Seconded by Roy Harrington

THAT the Committee of Adjustment Minutes from Meeting Number 14-11 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

- 1. Minor Variance application: MV-2014-34 (Brookfield Homes (Ontario) Aurora Ltd.)
15624 and 15776 Leslie Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to vary the term 'double car garage' in Section 11.99.2.2.2 as a garage with a minimum width of 5.2 metres and a length of 6.0 metres.

The Chair read through the purpose of the application. In attendance was the agent Jamie Lopes. The variance was to reduce the garage width from 5.4 to 5.2 metres. Mr. Lopes stated it was to amend the definition for a double car garage. It would apply for several units within the R-97 zone.

The Committee then asked for clarification on whether or not to describe these subject homes as having a double car garage.

Mr. Lopes stated that houses with single car garages are not as sellable in the current market. This is a slight decrease in size but would keep it within the double car garage 'range'.

The Committee inquired on the parking requirement for homes in this zone and on the dimensions of the driveway and garage interior.

Staff responded that with most homes within the 2C planning area, it is a minimum of 2 parking spaces per home. Typically, the configuration is 1 space within the garage and 2 tandem parking spaces on the driveway. With this variance, it would not impact the minimum parking requirement. With a 5.2 metre variance, you would still be able to open the car doors within the garage. 2.7 metres is the requirement for spaces within a garage.

Moved by Grace Marsh

Seconded by Carl Barrett

THAT minor variance application MV-2014-34 be APPROVED.

CARRIED

**2. Minor Variance application: MV-2014-35A-B (Mattamy Aurora Ltd.)
223 Thomas Phillips Drive**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow a reduction in front yard setback and increase in allowable projection of porch to front property line.

The Chair read through the purpose of the application. In attendance was Duncan Webster, a representative with Mattamy Homes.

Mr. Webster described the subject property as being an irregular shaped lot. The front yard setback requirement is 4.5 metres where it is 3.8 metres here. The maximum porch projection is 2.0 metres where it is 2.55 metres here. These variances are required due to the shape of the lot.

Moved by Roy Harrington

Seconded by David Mhango

THAT minor variance application MV-2014-35A-B be APPROVED.

CARRIED

**3. Minor Variance application: MV-2014-36 (Mattamy Aurora Ltd.)
231 Thomas Phillips Drive**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow a reduction in front yard setback.

The Chair read through the purpose of the application. In attendance was Duncan Webster, a representative with Mattamy Homes.

Mr. Webster indicated that this subject property was located 2 lots to the east of the previous variance's location and had the same issue with the front yard setback. However, changes were made to the sitting of the proposed house which eliminated the need for a variance for the porch projection.

Moved by David Mhango

Seconded by Grace Marsh

THAT minor variance application MV-2014-36 be APPROVED.

CARRIED

4. **Minor Variance application D13-(15A-C)-12 (Romano): Extension to deadline to satisfy conditions 1082 Bloomington Road East**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow for construction of additions, increase Category 2 net developable area that is impervious surfaces and to allow development within Category 1 and Category 2 lands.

Staff indicated that the additional time was necessary for the applicant to finalize and execute the Simplified Development Agreement. Planning and Development Services staff is thus recommending amending the original deadline to a new deadline of March, 2015.

Moved by Grace Marsh

Seconded by Carl Barrett

THAT the conditions noted in memorandum by Glen Letman dated December 11, 2014 be satisfied within 3 months from December 11, 2014 Committee of Adjustment decision or the variance may lapse requiring reapplication.

CARRIED

5. **Minor Variance application D13-(34A-B)-13 (Siddiqui): Extension to deadline to satisfy conditions 14038 Bayview Avenue**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow for building additions and new septic system within Significant Woodland and the Oak Ridges Moraine Minimum Vegetation Protection Zone.

Staff indicated that the additional time was necessary for the applicant to complete legal instruments that were required by Legal staff. Planning and Development Services staff is thus recommending amending the original deadline to a new deadline of June, 2015.

Moved by Carl Barrett

Seconded by Roy Harrington

THAT the conditions noted in memorandum by Glen Letman dated December 11, 2014 be satisfied within 6 months from December 11, 2014 Committee of Adjustment decision or the variance may lapse requiring reapplication.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

- The Committee inquired if they would be sitting for the upcoming meeting. Staff responded that Town Council would be discussing the appointment of a new Committee at their upcoming December 16, 2014 meeting. As such, the current Committee would still be sitting for the tentatively scheduled January 2015 meeting.

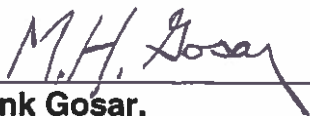
VI ADJOURNMENT

Moved by Roy Harrington

THAT the meeting be adjourned at 7:46 p.m.

CARRIED

Confirmed in open session this 8th day of January 2015.



Hank Gosar,
Committee Chair



Justin Leung,
Acting Secretary-Treasurer