



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 15-09**

Council Chambers
Aurora Town Hall
Thursday, September 10, 2015

ATTENDANCE

COMMITTEE MEMBERS

Grace Marsh (Chair), Carl Barrett (Vice-Chair), Roy Harrington, David Mhango and Tom Plamondon

REGRETS

OTHER ATTENDEES

Justin Leung (Secretary-Treasurer) and Marty Rokos (Planner)

Chair called the meeting to order at 7:00 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

- None

II APPROVAL OF AGENDA

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT the Agenda as circulated by the Secretary-Treasurer be approved with a revision to the Agenda of Agenda item # 2, MV-2015-26 – Jourdain, be moved to last item of meeting.

CARRIED

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of August 13, 2015
Meeting Number 15-08**

Moved by Tom Plamondon

Seconded by Roy Harrington

THAT the Committee of Adjustment Minutes from Meeting Number 15-08 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance Application: MV-2015-25 – Opus Homes (Aurora Trails) Inc.
399 Chouinard Way**

The Applicant has submitted an Application to allow a reduction in exterior side yard setback. Section 15.62.2.2 of the Zoning By-law requires a minimum exterior side yard of 3.0 metres. The Applicant is proposing to construct a row dwelling (townhouse) unit which has an exterior side yard of 2.8 metres; thus requiring a Variance of 0.2 metres.

The Chair read through the purpose of the Application. In attendance was the agent, Rainer Archeta of RN Design.

Moved by Roy Harrington

Seconded by David Mhango

THAT Minor Variance Application MV-2015-25 be APPROVED.

CARRIED

**2. Minor Variance Application: MV-2015-27 – Brookfield Residential
146 Radial Drive**

The Applicant has submitted an Application to allow a reduction in rear yard setback. Section 15.63.2.2 of the Zoning By-law requires a minimum rear yard of 7.0 metres. The Applicant is proposing to construct a row dwelling (townhouse) unit which has a rear yard of 6.5 metres; thus requiring a Variance of 0.5 metres.

The Chair read through the purpose of the Application. In attendance was the agent, Jamie Lopes of RN Design.

Moved by Tom Plamondon

Seconded by Carl Barrett

THAT Minor Variance Application MV-2015-27 be APPROVED.

CARRIED

**3. Minor Variance Application: MV-2015-28 – Haghghi
139 Wells Street**

The Applicant has submitted an Application to allow a reduction in minimum distance separation for open sided roofed porches, patios, uncovered terraces, deck and balconies. Section 6.48.1 of the Zoning By-law requires open-sided roofed porches, patios, uncovered terraces, deck and balconies to have a minimum distance separation of 4.5 metres from the front lot line. The Applicant is proposing to construct an open porch including steps which is 4.0 metres from the front lot line; thus requiring a Variance of 0.5 metres.

The Chair read through the purpose of the Application. In attendance was the Applicant Tina Haghghi.

Moved by David Mhango

Seconded by Carl Barrett

THAT Minor Variance Application MV-2015-28 be APPROVED.

CARRIED

**4. Minor Variance Application: MV-2015-26 – Jourdain
457 St. John's Sideroad**

The Applicant has submitted an Application to allow the construction of a two storey addition in Oak Ridges Moraine Settlement Area within a Minimum Vegetation Protection Zone or significant woodland feature. Section 34.1.3 and 34.1.4 of the Zoning By-law states that no development or site alteration shall occur on that portion of the lot that contains a Significant Woodland or one or more Minimum Vegetation Protection Zones as shown on 'Schedule B' of the by-law, without amendment to, or relief from the Zoning By-law.

The Chair read through the purpose of the Application. In attendance was the Applicant Ray Jourdain.

Mr. Jourdain described his proposed addition as adding more bedroom space. In addition, he had spoken with Parks & Recreation Services staff and that they would be working with his environmental consultant firm on tree removal and planting on his property. Mr. Jourdain indicated 6 trees were to be removed while the larger trees along St. John's Sideroad would be preserved.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2015-26 be APPROVED subject to the conditions contained in the report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

- The Committee discussed land conveyances and how they are handled by York Region. For such conveyances, 18 metres on either side of centreline on a regional road must be maintained. Any subsequent road widening would also involve expropriation of portions of the road by the Region to maintain this. Staff responded that typically this is something that is contained in a Development Agreement clause with an R-Plan requested from the Applicant to confirm widening done appropriately.
- The Committee inquired regarding the Ontario Municipal Board (OMB) hearing for MV-2014-32A-F – Pechen. Staff responded that the OMB hearing had occurred on September 3, 2015 at 10:00 AM in Council Chambers. The hearing had been revised from 2 to 1 day. The OMB member took in evidence from both the appellant, Town staff and other interested parties and would render a written decision at a later date.

VI ADJOURNMENT

Moved by Tom Plamondon

THAT the meeting be adjourned at 7:30 p.m.

CARRIED

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

**Grace Marsh,
Committee Chair**

**Justin Leung,
Secretary-Treasurer**