



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 15-07**

Council Chambers
Aurora Town Hall
Thursday, July 9, 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 7:03 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

- None

II APPROVAL OF AGENDA

Moved by Tom Plamondon

Seconded by Roy Harrington

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

CARRIED

III ADOPTION OF MINUTES
Committee of Adjustment Minutes of June 11, 2015
Meeting Number 15-06

Moved by David Mhango

Seconded by Carl Barrett

THAT the Committee of Adjustment Minutes from Meeting Number 15-06 be adopted as printed and circulated with slight revision Paragraph 4, to edit 'possessing' to 'possession.

CARRIED

IV PRESENTATION OF APPLICATIONS

1. Minor Variance Application: MV-2015-18A-C - Smit
70 Kenney Street East

Deferred Application

The Applicant has submitted an Application to allow a reduction in interior side yard setback, reduction in encroachment for open-sided roof porches and reduction in projection for eaves to allow construction of a two storey addition.

The Chair read through the purpose of the Application. In attendance was the Applicant George Smit.

Planning staff explained that the original Application had a side yard setback of 0.4 metres. The revised Application now had 0.6 metres. The porch at the front of the house would remain unchanged.

Mr. Smit indicated that they had revised their side yard setback so as to not interfere with neighbours. Mr. Smit also presented letters of support from neighbours.

The Committee then asked if the Applicant had spoken to the neighbour to the immediate west of his property.

Mr. Smit stated he had spoken with him a while back. The new owner of that property indicated he was looking to demolish the existing home and build a new one on the property. The proposed new home would have a garage directly adjacent to Mr. Smit's proposed garage so the living space would not be impacted.

Moved by Carl Barrett

Seconded by David Mhango

THAT Minor Variance Application MV-2015-18A-C be APPROVED subject to the conditions contained in the report.

CARRIED

**2. Permission Application: MV-2015-19 -Ioannou
21 Victoria Street**

The Applicant has submitted an Application for a Permission to allow to change the use of the existing non-conforming building from a 3 residential unit to 4 unit building.

The Chair read through the purpose of the Application. In attendance was the Applicant Nyphotos Ioannou and his son Neil Ioannou.

Neil Ioannou described the property as a large house on Victoria Street. The proposed fourth unit is in the basement and would not impact neighbouring properties.

The Committee asked if the basement was more than one unit.

Neil Ioannou stated no and that one of the dividing walls was for a family room.

Moved by Roy Harrington

Seconded by David Mhango

THAT Permission Application MV-2015-19 be APPROVED.

CARRIED

**3. Minor Variance Application: MV-2015-20 - Mounphosay
1 Willow Farm Lane**

The Applicant has submitted an Application to allow a reduction in exterior side yard setback for a proposed attached garage.

The Chair read through the purpose of the Application. In attendance was the agent Roy Chan.

Mr. Chan stated that there are currently two garages for the house. They are proposing to infill the existing space between the two garages to create a combined garage.

The Chair then asked if any members of the public wished to speak in relation to this Application.

Roy Saunders of 6 Heatherfield Lane spoke in relation to the Application. Mr. Saunders indicated he was not concerned about the proposed garage construction but with potential water runoff onto his adjacent property.

The Committee indicated that they hear the particulars of the Variance Application presented to them and not non-pertinent issues.

The Committee then asked the agent if their proposed garage construction would affect Mr. Saunders property on the southern portion of the subject property.

Mr. Chan stated that it would not.

The Committee then asked about the configuration of the new garage, drainage and on the use of garage space which extends into the interior space of the house

Mr. Chan said garage would have a door facing the street and another door facing the north portion of the property. For drainage, one downspout will be placed between the two garages and the other at the side of the existing garage. The portion of the garage extends into the interior space of the house.

Moved by Tom Plamondon

Seconded by Carl Barrett

THAT Minor Variance Application MV-2015-20 be APPROVED.

CARRIED

**4. Minor Variance Application: MV-2015-21A-B – 1377742 Ontario Ltd.
265 Edward Street, Unit 18**

The Applicant has submitted an Application to allow an increase in combined floor area for restaurants and medical clinics and to allow a reduction in parking spaces for medical clinic use.

The Chair read through the purpose of the Application. In attendance was the agent David Black.

Mr. Black stated this unit is located within a retail plaza at the southeast corner of Edward Street and Yonge Street. The unit is to house a massage clinic. This use falls under a medical clinic definition within the Town's Zoning By-law. They are deficient 2 parking spaces, but there is plenty of parking on site.

The Committee then asked if a parking study had been done for this Application and potential parking issues on site.

Mr. Black indicated a parking study had been done a few years ago for a previous Variance Application for the plaza. However, as the Variance here was for just 2 parking spaces a parking study was not commissioned. For parking on site, the nature of the business factors in turnover and prep time which would minimize impact on parking.

The Committee then asked staff if the requested Variance for an increase in floor area was in addition to the previously approved Variance or separate.

Planning staff responded that the extra 8.5% as relating to this Variance was in addition to the required 20% as described in the Town's Zoning By-law and not to the previous Variance.

The Chair asked the agent if he had read and was accepting the recommended restriction.

Mr. Black acknowledged that he had read and accepted the recommendation.

Moved by Tom Plamondon

Seconded by Roy Harrington

THAT Minor Variance Application MV-2015-21A-B be APPROVED subject to the restriction contained in the report.

CARRIED

V *NEW BUSINESS/GENERAL INFORMATION*

- The Committee was told that the Town's finance section had found that the By-law governing remuneration to Committee of Adjustment members (passed in 2011) had a provision regarding annual increases to the remuneration in accordance with national cost of living calculated index. Staff were now going over remuneration that had been dispersed since 2011 to calculate the difference between what the members had been paid and what was supposed to have been paid out to them. This difference, once tabulated, would then be processed and sent out to Committee members.

VI ADJOURNMENT

Moved by Tom Plamondon

THAT the meeting be adjourned at 7:53 p.m.

CARRIED

Confirmed in open session this 13th day of August 2015.

**Grace Marsh,
Committee Chair**

**Justin Leung,
Secretary-Treasurer**