



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 15-06**

Council Chambers  
Aurora Town Hall  
Thursday, June 11, 2015

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**ATTENDANCE**

**COMMITTEE MEMBERS**

Grace Marsh (Chair), Roy Harrington, David Mhango  
and Tom Plamondon

**REGRETS**

Carl Barrett (Vice-Chair)

**OTHER ATTENDEES**

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

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Chair called the meeting to order at 7:00 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 May 14, 2015  
Meeting Number 15-05**

***Moved by Roy Harrington***

***Seconded by Tom Plamondon***

THAT the Committee of Adjustment Minutes from Meeting Number 15-05 be adopted as printed and circulated.

**CARRIED**

**IV PRESENTATION OF APPLICATIONS**

**1. Minor Variance Application: MV-2015-13 - Pearson-O'Reilly  
16 Mosley Street**

The Applicant has submitted an Application to delete 'drugless practitioner' from the 'office' use permission.

The Chair read through the purpose of the Application. In attendance was the Applicants Mary O'Reilly and John Pearson.

Katherine Waxer of 19 Mosley Street and Gyener Pavles of 22 Mosley Street spoke in support of the Application.

The Committee asked if there was residential use on the second floor of the building. Ms. O'Reilly responded that there are two residential units above the office use which occupies the ground floor.

***Moved by David Mhango***

***Seconded by Tom Plamondon***

THAT Minor Variance Application MV-2015-13 be APPROVED.

**CARRIED**

**2. Minor Variance Application: MV-2015-15 - Jaekel  
80 Elderberry Trail**

The Applicant has submitted an Application to allow a reduction in interior side yard setback.

The Chair read through the purpose of the Application. In attendance was the Applicant Richard Jaekel.

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

Carlo DiMarco of 84 Elderberry Trail spoke in relation to this Application. Mr. DeMarco stated that he supported the Application so long as it satisfied conditions that he had submitted.

Staff responded that there had been conditions recommended by Parks & Recreation Services and Infrastructure & Environmental Services staff which addressed the trees and proposed grading of the site.

***Moved by Roy Harrington***

***Seconded by David Mhango***

THAT Minor Variance Application MV-2015-15 be APPROVED subject to the conditions contained in the report.

**CARRIED**

**3. Minor Variance Application: MV-2015-16A-B - Bauer-Wong  
40 Ridge Road**

The Applicant has submitted an Application to allow the construction of an attached garage and driveway within Oak Ridges Moraine zoned lands.

The Chair read through the purpose of the Application. In attendance was the Applicant Walter Bauer. The Chair asked staff if this Application had been brought to the Committee in the past.

Staff responded that there had been a previous Application for this subject property in 2013. However, the Applicant did not satisfy the conditions attached to the Application's approval and the Application lapsed. The property has now been sold and the new owner is now re-applying to the Committee.

Mr. Bauer stated that he was in possession of the Natural Heritage Evaluation (NHE) that had been completed by the previous Applicant. However, the person who had authored this NHE was no longer at the company. Mr. Bauer indicated he was attempting to contact the company's manager regarding revising the NHE in relation to a condition recommended by Planning & Development Services staff. Furthermore, the previous Applicant had not retained an arborist. As such, Mr. Bauer is now looking to find an arborist to assist with site evaluation work at his subject property.

***Moved by Tom Plamondon***

***Seconded by David Mhango***

THAT Minor Variance Application MV-2015-16A-B be APPROVED subject to the conditions contained in the report.

**CARRIED**

**4. Minor Variance Application: MV-2015-17A-B - Bingham  
77 Centre Street**

The Applicant has submitted an Application to allow a reduction in minimum side yard setback and increase in maximum lot coverage.

The Chair read through the purpose of the Application. In attendance was the agent Tom Randall.

Mr. Randall stated that he had collected four letters of support from neighbours and was now submitting them to the Secretary-Treasurer to be placed in the Application file.

The Committee asked about storm water discharge measures. Mr. Randall responded that their drainage plan was to drain the water to the front of the property. However, as the subject property is a narrow lot that there would be difficulties to overcome.

***Moved by Tom Plamondon***

***Seconded by Roy Harrington***

THAT Minor Variance Application MV-2015-17A-B be APPROVED subject to the conditions contained in the report.

**CARRIED**

**5. Minor Variance Application: MV-2015-18A-C (Smit)  
70 Kenney Street East**

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 Dan Smit.

Mr. Smit requested a deferral of his Application so that he could revise his proposal in consultation with Planning & Development Services staff.

***Moved by David Mhango***

***Seconded by Tom Plamondon***

THAT Minor Variance Application MV-2015-18A-C be DEFERRED.

**CARRIED**

**VII NEW BUSINESS/GENERAL INFORMATION**

- The Secretary-Treasurer informed the Committee that effective May 25, 2015, that he had transitioned to a permanent position with the Town of Aurora's. The title would also change to Secretary-Treasurer, Committee of Adjustment/Planning Technician.

**VIII ADJOURNMENT**

*Moved by Tom Plamondon*

THAT the meeting be adjourned at 8:05 p.m.

**CARRIED**

Confirmed in open session this 9<sup>th</sup> day of July 2015.

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**Grace Marsh,  
Committee Chair**

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**Justin Leung,  
Secretary-Treasurer**