



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 16-12

Council Chambers
Aurora Town Hall
Thursday, December 8, 2016

Attendance

Committee Members Grace Marsh (Chair), Tom Plamondon (Vice Chair), Roy Harrington, David Mhango, and Nick Racanelli (New Member – observation only)

Regrets None

Other Attendees Justin Leung (Secretary-Treasurer), Marty Rokos (Planner), and Samantha Kong (Council/Committee Secretary)

The Chair called the meeting to order at 7:01 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by Roy Harrington

Seconded by Tom Plamondon

That the agenda as circulated by the Secretary-Treasurer be approved.

Carried

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of November 10, 2016 Meeting Number 16-11

**Moved by Tom Plamondon
Seconded by David Mhango**

1. That the Committee of Adjustment Meeting Minutes from Meeting Number 16-11 be adopted as circulated.

Carried

4. Presentations of Applications

1. **Minor Variance Application: MV-2015-31A-C – Ofield, 17 Steeplechase Avenue (Extension of condition deadline)**

The Applicant has requested an extension of condition deadline for the minor variance applications MV-2015-31A-C.

The Chair read through the purpose of the application and noted that the minor variance applications were conditionally granted on December 10, 2015.

The Applicant was absent and there were no members in the public who wished to speak to the application.

Staff indicated that the applicant has revised the natural heritage, and due to the changes to the footprint, the applicant requires additional time to satisfy the conditions.

**Moved by Roy Harrington
Seconded by David Mhango**

That the conditions contained in the report be satisfied within one (1) year from the December 8, 2016 Committee of Adjustment decision on Minor Variance Application MV-2015-31A-C, or the variance may lapse requiring reapplication.

Carried

2. Minor Variance Application: MV-2016-39A-B – Stranger, 60 Pedersen Drive

The Applicant has submitted two (2) applications in regards to 60 Pedersen Drive:

- MV-2016-39-A is an application to allow a reduction in minimum exterior side yard setback for a proposed swimming pool. Section 6.38.2(1)(c) of the Zoning By-law requires a swimming pool to be setback from an exterior side yard to be less than 4.5 metres or 3 metres from the main building. The Applicant is proposing a swimming pool with an exterior side yard setback of 2.1 metres, thus requiring a variance of 0.9 metres.
- MV-216-39-B is an application to allow a reduction in minimum exterior side yard setback for a proposed detached equipment shed. Section 15.49.2.2 of the Zoning By-law requires a minimum exterior side yard setback of 3 metres and the applicant is proposing a detached equipment shed with an exterior side yard setback of 0.45 metres, thus requiring a variance of 2.55 metres.

The Chair clarified that the heading within the second paragraph of the report should read "Purpose of Application MV-2016-39B", then proceeded to read through the purpose of the applications. In attendance was the property owner, Stephen Stranger.

Mr. Stranger indicated that the purpose of the equipment shed is to provide enclosure and protection to yard and pool equipment, and requested a decrease in height of the equipment shed to be 0.45 metres instead of 0.6 metres. Staff stated that the minor variance applications presented do not discuss the height of the equipment shed.

Moved by David Mhango

Seconded by Tom Plamondon

1. That Minor Variance Application MV-2016-39A be approved subject to conditions contained in the report; and

2. That Minor Variance Application MV-2016-39B be approved with a setback of 0.6 metres, subject to conditions contained in the report.

Carried

3. **Consent Application: C-2016-06 and C-2016-07 – Coutts, 14378 Yonge Street**

Items 3 and 4 were considered together.

The Applicant has submitted two (2) applications in regards to 14378 Yonge Street to allow easements to be conveyed over the subject property to the adjacent lands. The proposed easements are Part of Lot 75, Concession 1 King, Designated as Parts 23 and 24 on Reference Plan 65R-35315;

- C-2016-06 is conveyed to abutting property to the south for construction and maintenance services, maintenance and repair of a turning circle, and for vehicular and pedestrian use; and
- C-2016-07 is conveyed to abutting property to the north for maintenance and repair of services, and for vehicular and pedestrian use.

The Chair read through the purpose of the applications and noted that the subject property is subject to a Draft Approved Plan of Subdivision and Draft Approved Plan of Condominium. In attendance was Tom Kirkpatrick of Malone Given Parsons Ltd., representing the Applicant. Mr. Kirkpatrick provided an overview of the consent applications, stating the property to the north being owned by Tamburino family, and to the south being owned by BG Properties Inc. He indicated that the turning circle would be constructed by BG Properties Inc.

The Committee inquired if this would interfere with the Towns' access to the Pet Cemetery located in the south-west portion of the subject property. Staff indicated that there would be no interference.

Moved by Tom Plamondon
Seconded by David Mhango

That the Consent Applications C-2016-06 and C-2016-07 be approved,
subject to the conditions contained in the report.

Carried

5. New Business/General Information

The Chair informed the Committee about a complaint received regarding activities occurring at 219 Old Yonge Street that related to a minor variance application approved on April 9, 2015. The Chair stated that a condition imposed by the Lake Simcoe Conservation Authority restricted any use on the land located behind the property. The Committee requested that staff investigate the issue, specifically regarding the condition, and report back.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 7:39 p.m.

Confirmed in open session this 12 day of January, 2017.



Grace Marsh, Committee Chair



Justin Leung, Secretary-Treasurer