



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 16-05**

Council Chambers
Aurora Town Hall
Thursday, May 12, 2016

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 David Mhango

Seconded by Roy Harrington

THAT the Agenda as circulated by the Secretary-Treasurer be approved with the following revision:

- Item # 1 move to Item # 4.

CARRIED

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of April 14, 2016
Meeting Number 16-04**

Moved by Tom Plamondon

Seconded by David Mhango

THAT the Committee of Adjustment Minutes from Meeting Number 16-04 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance Application: MV-2016-16A-B – Arnold Lane Corp.
13 Wellington Street West**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow a reduction in the required parking spaces for a commercial use. Section 6.26.1.3 of the By-law requires 11 parking spaces for 92 m² commercial building. The Applicant is proposing 2 parking spaces, thus requesting a Variance of 9 parking spaces. Section 21.2.4 of the By-law requires all parking area to be located in rear yard. The Applicant is proposing parking area in side yard, thus requiring a Variance from this provision of the By-law.

The Chair read through the purpose of the Application. In attendance was the agent Nicole Rogano of Soccia Engineering.

Ms. Rogano indicated that the site has remained in its current form since 1920s. In terms of parking, there is parking options in adjacent areas to address the Variance for parking reduction.

The Committee asked about what the second floor of the existing building would be used for and for elaboration on Promenade Plan within Town's Official Plan.

Ms. Rogano responded that second floor would be vacant.

Staff explained that the Promenade Plan allows for reduced parking standard. In addition, existing buildings do not require additional parking.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-16A-B be APPROVED.

CARRIED

**2. Minor Variance Application: MV-2016-17A-B – Shin
67 Tyler Street**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow an increase in height for the detached dwelling unit and an increase in maximum driveway width. Section 11.2.3 of the By-law requires a maximum height of 10.0 metres. The Applicant is proposing to construct a 940 m² detached dwelling with height of 11.7 metres; thus requiring a Variance of 1.7 metres. Section 6.28.1.i(b) of the By-law requires a maximum driveway width of 6.0 metres if lot frontage is greater than or equal to 9.0 metres and less than 18.0 metres. The Applicant is proposing to widen driveway to 6.4 metres; thus requiring a Variance of 0.4 metres.

The Chair read through the purpose of the Application. In attendance is the agent Michael Smith.

Mr. Smith indicated that they had submitted a written request today to Town staff requesting withdrawal of MV-2016-17A while proceeding with MV-2016-17B.

The Committee asked if the recommended condition would still apply for MV-2016-17B. Staff responded it would.

Moved by Tom Plamondon

Seconded by Carl Barrett

THAT Minor Variance Application MV-2016-17B be APPROVED subject to conditions in the report.

CARRIED

**3. Minor Variance Application: MV-2016-18A-C – Anderson
1766 Vandorf Sideroad**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow construction of detached dwelling in Oak Ridges Moraine zoned lands and increase in maximum height for an accessory structure. Section 34.4.3 notwithstanding Subsection 34.4.1 of the By-law states no development or site alteration shall occur on Category 2 lands without amendment to, or relief from the Zoning By-law. The Applicant is proposing to construct 1175 m² detached dwelling unit; thus requiring relief. Sections 34.1.3 and 34.1.4 of the By-law states no development or site alteration shall occur on portion of lot that contains Significant Woodland or one or more Minimum Vegetation Protection zones, without amendment to, or relief from the Zoning By-law. The Applicant is proposing 1175 m² detached dwelling unit where entire lot is impacted by Significant Woodland or Minimum Vegetation Protection zones; thus requiring a Variance. Section 6.2.3 of the By-law requires maximum height of 3.5 metres for an accessory structure. The Applicant is proposing to construct detached garage with height of 5.0 metres; thus requiring Variance of 1.5 metres.

The Chair read through the purpose of the Application. In attendance was the agent Kent Taylor of Taylor Design Group.

Mr. Taylor acknowledged he had read and accepted the recommended conditions.

Moved by David Mhango

Seconded by Tom Plamondon

THAT Minor Variance Application be MV-2016-18A-C APPROVED subject to conditions in the report.

CARRIED

**4. Minor Variance Application: MV-2016-13A - Hudson
405 St. John's Sideroad**

The Applicant has submitted an Application to allow construction of a two storey detached dwelling and cabana and shed within the Oak Ridges Moraine Minimum Vegetation Protection Zone and Significant Woodland. Sections 34.1.3 and 34.1.4 of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains Minimum Vegetation Protection Zone or Significant Woodland feature without amendment to, or relief from the Zoning By-law. The Applicant is proposing to construct a 1011 m² detached dwelling and 35 m² cabana and shed which are located within Minimum Vegetation Protection Zone and partially located in area that contains Significant Woodland feature; thus requiring relief.

The Chair read through the purpose of the Application and indicated that this Application had been deferred from last meeting and had since been revised. As such, now only MV-106-13A was required as new proposal now conforms to the provisions of the Zoning By-law.

Mr. Taylor stated that he was aware of neighbour concerns and were sensitive to address these in their proposal. He indicated that neighbouring properties are quite a distance away from their subject property. In addition, they would be implementing a tree replanting ratio of 3:1. Mr. Taylor also described how the irregular shape of the proposed detached dwelling was to produce low impact development. Finally, Mr. Taylor stated he had brought consultants who had worked on different facets of the project to assist in explaining different aspects of this project.

Mr. Predas is the landscape architect for the project. He described that they would be using a permeable paver which functions by allowing water to permeate into the core. Mr. Predas stated that his paver had been used in two other projects that had been granted Minor Variances, 2 Woodsend Crescent and 16 Hunters Glen Road.

Peter Flaherty is the civil engineer for the project. Mr. Flaherty indicated the grading plan prepared conforms to Town of Aurora standards. He stated that their works on the site will result in more water draining towards St. John's Sideroad.

Derek Coleman is the ecologist for the project. He stated the Oak Ridges Moraine Conservation Plan allows for housing if there are no other alterations. He indicated the Town of Aurora has quite substantial development control measures within Oak Ridges Moraine lands. On subject property, Mr. Coleman describes that many of the trees are non-native species and dying. Furthermore, this proposed detached dwelling would not impact the adjacent trail system.

Ruth Vanderven is the arborist for the project. Mr. Vanderven indicated his tree inventory found 320 trees on property with which 37 are to be removed.

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

Nicole Meunier of 303 St. John's Sideroad spoke in opposition to the Application. Ms. Meunier felt the proposal as presented by Applicant was misleading in that the proposed dwelling sits at a higher elevation than her house and would create a dominating effect.

Mr. Flaherty responded that the property to the east which is 303 St. John's Sideroad has elevation which drops, rises and then drops again. As such, their subject property is not that much higher in relation to 303 St. John's Sideroad.

The Committee asked if the Applicant had worked to address resident concerns. Mr. Kent responded that they had modified building height, repositioned cabana, reduced imperious and disturbed areas and also redesigned sport court to be fully enclosed in response to resident concerns.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-13A be APPROVED subject to conditions in the report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

VI ADJOURNMENT

Moved by xxx

THAT the meeting be adjourned at 8:25 p.m.

CARRIED

Confirmed in open session this 9th day of June 2016.



Grace Marsh,
Committee Chair

PER CARL
BARRETT



Justin Leung,
Secretary-Treasurer