



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 17-09

Council Chambers, Aurora Town Hall
Thursday, September 14, 2017

Attendance

Committee Members Tom Plamondon (Vice-Chair), David Mhango, Roy Harrington, and Hank Gosar

Regrets Grace Marsh (Chair)

Other Attendees Justin Leung, Secretary-Treasurer, Marty Rokos, Planner, Linda Bottos, Council/Committee Secretary, and Ishita Soneji, Council/Committee Secretary

The Vice-Chair, acting as Chair, called the meeting to order at 7:05 p.m.

1. Approval of the Agenda

Moved by Roy Harrington

Seconded by David Mhango

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

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of August 10, 2017
Meeting Number 17-08**

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

That the Committee of Adjustment meeting minutes from Meeting Number 17-08 be adopted as printed and circulated.

Carried

4. Presentations of Applications

The Chair noted that Application MV-2017-08 – 60 Centre Street was removed from the agenda and will not be heard at this meeting.

**1. Consent Application: C-2017-07- 2419059 Ontario Inc.
497 Wellington Street West**

The Applicant has submitted an application to sever the subject lands to create a total of 11 lots.

The Chair read through the purpose of the application and noted that the property is subject to a Plan of Condominium Application and a pending final decision from the Ontario Municipal Board (OMB). In attendance was Mr. Jack Duggan, planning consultant and Agent of the Applicant.

The Agent provided background and noted that approval has been received from the OMB for the draft Zoning By-law Amendment and conceptual site plan application, both subject to conditions of the Town, York Region, and Lake Simcoe Region Conservation Authority.

Mr. Fredrick Lock, representing his parents at 511 Wellington Street West, which is adjacent to the subject property, raised concerns regarding value loss, proximity of specific lots to the tree line, and potential intrusion of property. The Agent noted that conscious measures to preserve trees will be observed where possible.

Mr. Wayne Cormack of 18 Dinsmore Terrace, which backs onto the subject property, raised concerns regarding potential drainage from specific severed lots onto his property due to a significant slope. The Agent clarified that a swale will be in place to direct drainage to a catch basin.

The Committee inquired about the severed and retained lands, reporting on existing infrastructure, pending OMB approval and time line, potential screening, and site plan configuration. The Agent provided clarification and noted that servicing and stormwater management reports have been completed. The Committee noted a correction to a typographical error in the fourth bullet point of the fourth recommended condition in the report.

Moved by Roy Harrington
Seconded by David Mhango

That the Consent Application C-2017-07 be APPROVED, subject to the conditions (as amended) contained in the report.

Carried

**5. Minor Variance Application: MV-2017-28A-B – Jeppesen
1216 Vandorf Sideroad**

The Applicant has submitted two applications to allow the construction of an accessory structure within the Oak Ridges Moraine (MV-2017-28A) and an increase in the maximum height for an accessory structure (MV-2017-28B). Section 17.1.2(i) of the Zoning By-law states that accessory structures may be permitted on legally existing residential lots provided they do not exceed 10.0 metres and are located outside Key Natural Features and Hydrological Features, and Section 4.1.2(b) of the Zoning By-law allows a maximum height of 4.5 metres for an accessory structure, where lot area is more than 460.0 m². The Applicant is proposing to construct a 279.0 m² detached garage; thus requiring a variance, with a height of 4.9 metres; thus requiring a variance of 0.4 metres.

The Chair read through the purpose of the applications. In attendance was the Applicant, Mr. Kurt Jeppesen, who was in agreement with the recommended conditions.

The Committee inquired about the existing garage and proposed garage, and the Applicant provided clarification.

Moved by Hank Gosar
Seconded by David Mhango

That Minor Variance Application MV-2017-28A-B be APPROVED, subject to the conditions contained in the report.

Carried

**6. Minor Variance Application: MV-2017-29 – Vinkovic
48 Nisbit Drive**

The Applicant submitted an application to allow an increase in maximum lot coverage to construct a two-storey addition. Section 7.2 of the Zoning By-law requires a maximum lot coverage of 35.0%. The Applicant is proposing to construct a two-storey addition with lot coverage of 36.0%; thus requiring a variance of 1.0%.

The Chair read through the purpose of the applications. In attendance was the Applicant, Ms. Zuzana Vinkovic, who was in agreement with the recommended conditions.

Mr. Phil Prince of 66 Stoddard Drive inquired about the elevations and compatibility of the proposed addition, and the Applicant provided clarification.

The Committee inquired about the proposed design and lot coverage, and the Applicant provided clarification.

The Committee further inquired about concerns raised regarding trees by the owners of 50 Nisbet Drive through a circulated letter, and the Applicant noted that they are aware of the concerns.

Moved by David Mhango
Seconded by Hank Gosar

That Minor Variance Application MV-2017-29 be APPROVED, subject to the conditions contained in the report.

Carried

7. New Business

The Chair and staff welcomed Hank Gosar to the Committee.

The Committee inquired about the status of withdrawn applications. Staff advised that Application MV-2017-08 – 60 Centre Street will be discussed at the next meeting. Staff further advised that applications for 672 and 748 Henderson Drive are still under preparation by the Applicant for submission.

8. Adjournment

Moved by David Mhango

That the meeting be adjourned at 8:04 p.m.

Confirmed in open session this 14th day of September, 2017.

Tom Plamondon, Committee Vice-Chair

Justin Leung, Secretary-Treasurer