



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 17-04**

Council Chambers
Aurora Town Hall
Thursday, April 13, 2017

ATTENDANCE

COMMITTEE MEMBERS

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

REGRETS

OTHER ATTENDEES

Justin Leung (Secretary-Treasurer), Marty Rokos
(Planner) and Linda Bottos (Council/Committee
Secretary)

Chair called the meeting to order at xxx p.m.

I APPROVAL OF AGENDA

Moved by xxx

Seconded by xxx

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

CARRIED

II DECLARATIONS OF PECUNIARY INTEREST

III ADOPTION OF MINUTES
Committee of Adjustment Minutes of March 9, 2017
Meeting Number 17-03

Moved by xxx

Seconded by xxx

THAT the Committee of Adjustment Minutes from Meeting Number 17-03 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

1. Minor Variance Application: MV-2017-02A-D - Gery
74 Centre Street
***Deferred Application**

The Applicant has submitted an Application to allow a reduction in front yard setback to construct a detached dwelling, reduction in minimum distance separation to front property line to construct open-sided roofed porch and porch steps, and an increase in maximum lot coverage to construct a detached dwelling. Section 11.2.2 of the Zoning By-law requires minimum front yard setback of 6.0 metres. The Applicant is proposing to construct a 263.1 m² which is 3.8 metres to front property line; thus requiring Variance of 2.2 metres. Section 6.48.1 of the Zoning By-law requires encroachments for open-sided roofed porches to have minimum distance separation of 4.5 metres from front property line. The Applicant is proposing to construct an open-sided roofed porch which is 2.4 metres from front property line; thus requiring Variance of 2.1 metres. Section 6.48.1 of the Zoning By-law requires encroachments for porch steps to have minimum distance separation of 4.5 metres from front property line. The Applicant is proposing to construct porch steps which is 1.1 metre from front property line; thus requiring Variance of 3.4 metres. Section 11.2.3 of the Zoning By-law requires maximum lot coverage of 35 %. The Applicant is proposing to construct a 263.1 m² detached dwelling with lot coverage of 37.95%; thus requiring Variance of 2.95%.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-02A-D be APPROVED subject to conditions contained in the report.

**2. Minor Variance Application: MV-2017-08 - Carlini
60 Centre Street**

The Applicant has submitted an Application to allow a reduction in minimum Interior side yard setback to construct an accessory structure (garage). Section 11.2.2 of the Zoning By-law requires minimum interior side yard setback of 1.2 metres. The Applicant is proposing a detached garage which is 0.18 metres to side (easterly) property line; thus requiring a Variance of 1.02 metres.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-08 be DEFERRED to a future meeting.

CARRIED

**3. Permission Application: MV-2017-09 - Payne
60 Centre Street**

The Owner has submitted a Permission Application to allow the construction of an enclosed porch, second storey addition and deck to an existing legal non-conforming building.

Moved by XXX

Seconded by XXX

THAT Permission Application MV-2017-09 be APPROVED subject to conditions contained in the report.

CARRIED

**4. Minor Variance Application: MV-2017-10 - Nitsotolis
10 Morland Crescent**

The Applicant has submitted an Application to allow a second entrance along wall facing street line. Section 7.9.1.8(ii) of the Zoning By-law states not more than one entrance is permitted along any walls facing a street line, including below grade walkouts. The Applicant is proposing a below grade walkout in front yard; thus requiring a Variance.

Moved by XXX

Seconded by XXX

THAT Permission Application MV-2017-10 be APPROVED.

CARRIED

V NEW BUSINESS

VI ADJOURNMENT

Moved by xxx

THAT the meeting be adjourned at xxx p.m.

CARRIED

Confirmed in open session this 11th day of May 2017.

**Grace Marsh,
Committee Chair**

**Justin Leung,
Secretary-Treasurer**