



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 17-02

Council Chambers
Aurora Town Hall
Thursday, February 9, 2017

Attendance

Committee Members Tom Plamondon (Vice Chair), Roy Harrington, David Mhango, and Nick Racanelli

Regrets Grace Marsh (Chair)

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

The Chair called the meeting to order at 7:02 p.m.

1. Approval of the Agenda

Moved by Roy Harrington
Seconded by Nick Racanelli

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

Carried

2. Declaration 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 January 12, 2017 Meeting Number 17-01

Moved by David Mhango

Seconded by Roy Harrington

- 1. That the Committee of Adjustment Meeting Minutes from Meeting Number 17-01 be amended under “New Business/General Information” by revising “Vice Chair” to “Chair” within the first paragraph; and**
- 2. That the Committee of Adjustment Meeting Minutes from Meeting Number 17-01 be adopted as amended.**

Carried as amended

4. Presentations of Applications

- 1. Minor Variance Application: MV-2017-01A-B – Montesanti, 39
Beachbrooke Way**

The Applicant submitted two (2) applications to allow a reduction in minimum interior side yard setback (MV-2017-01A) and rear yard setback (MV-2017-01B) to construct an accessory structure (shed). The Zoning By-law requires a minimum interior side yard setback of 0.6 metres and rear yard setback of 1.0 metres. The Applicant is proposing to construct an accessory structure with a 0.38 metre interior side yard setback and 0.43 metre rear yard setback.

The Chair read through the purpose of the application. In attendance were the Applicants/owners of the property.

Mr. Montesanti indicated that the accessory structure (shed) was previously constructed on the property and was recently relocated to another location within the yard. He was unaware of setback provisions that must be taken into consideration based on the size of the shed. Mr. Montesanti noted that he has maintained the landscaping and drainage.

There were no members of the public who wished to speak to the application.

Moved by David Mhango

Seconded by David Nick Racanelli

1. That the Applicant shall maintain original grading and drainage pattern at property limits abutting neighbouring properties; and
2. That the above-noted conditions be satisfied within one (1) year from the Notice of Decision, or the Variance may lapse requiring reapplication.

Carried

2. Minor Variance Application: MV-2017-02A-D – Gery, 74 Centre Street

The Applicant has submitted four (4) applications in regards to 74 Centre Street:

- MV-2017-02A is an application to allow reduction in front yard setback 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 dwelling that is 3.8 metres to the front property line, thus requiring a variance of 2.2 metres.
- MV-2017-02-B and C are applications to allow reduction in minimum distance separation to front property line to construct an open-sided roofed porch (B) and front porch steps (C). 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 that is 2.4 metres from front property line, thus requiring a variance of 2.1 metres, and porch steps that are 1.1 metres from front property line, thus requiring a variance of 3.4 metres.
- MV-2017-02D is an application to allow an increase in maximum lot coverage to construct a detached dwelling. Section 11.2.3 of the Zoning By-law requires maximum lot coverage of 35%. The Applicant is proposing

to construct a dwelling with lot coverage of 38% thus requiring a variance of 3%.

The Chair read through the purpose of the applications. In attendance was the property owner, Marcel Gery and Architect, Chris Pretotto whom presented an overview of the applications.

Mr. Steve Arms, resident of adjacent property 78 Centre Street, spoke in support of the applications, however requested that the applications be deferred to allow clarification of property lines as he suggests the survey may be incorrect.

Mr. Bob McRoberts, resident of 76 Catherine Avenue, and Mr. Drew Brimms, resident of 91 Centre Street, both expressed concerns regarding the variances as not being minor in nature and how the approval of such variances would set a precedence on the street.

The Committee inquired about the accuracy of the survey plans and expressed concerns regarding the variances of front property line. The Applicant requested the Committee defer the applications to a future meeting in order to address the concerns of the survey plans.

Moved by Nick Racanelli

Seconded by Roy Harrington

1. That Minor Variance Application MV-2017-02A-D be deferred to a future meeting.

Carried

5. New Business/General Information

The Committee received the internal memorandum from Marty Rokos, Planner, regarding the follow-up on a minor variance respecting 219 Old Yonge Street, for information.

6. Adjournment

Moved by Roy Harrington
Seconded by David Mhango

That the meeting be adjourned at 8:33 p.m.

Confirmed in open session this 9th day of March, 2017.



Tom Plamondon, Committee Vice-Chair



Justin Leung, Secretary-Treasurer