



**Town of Aurora**  
**Committee of Adjustment Meeting Minutes**  
**No. 17-03**

Council Chambers  
Aurora Town Hall  
Thursday, March 9, 2017

---

**Attendance**

**Committee Members**      Grace Marsh (Chair), Tom Plamondon (Vice Chair), Roy Harrington, David Mhango, and

**Regrets**                      Nick Racanelli

**Other Attendees**          Justin Leung, Secretary-Treasurer, Marty Rokos, Planner, and Samantha Yew, Deputy Clerk

---

The Chair called the meeting to order at 7:04 p.m.

**1. Approval of the Agenda**

**Moved by David Mhango**

**Seconded by Tom Plamondon**

That the agenda as circulated by the Secretary-Treasurer, with the following addition, be approved:

- **Minor Variance Application: MV-2017-45 – Tran-Chan  
34 Pattermore Gate**

**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 February 9, 2017  
Meeting Number 17-02**

**Moved by Roy Harrington  
Seconded by Tom Plamondon**

1. That the Committee of Adjustment Meeting Minutes from Meeting Number 17-02 be adopted as printed and circulated.

**Carried**

## **4. Presentations of Applications**

### **1. Minor Variance Application: MV-2017-45 – Tran-Chan 34 Pattermore Gate**

The Applicant submitted a revised application to allow for a minor variance to the reduction to the minimum distance of a deck from the rear lot line, from 3.8 metres to 0.7 metres, a total variance of 3.09 metres. The Owner submitted revised drawings, which propose to remove a section of the deck east of the hot tub.

The Chair read through the purpose of the application. In attendance was the Applicant/owner of the property, Mr. Roy Tran.

Mr. Roy Tran provided proposed drawings of the amended Minor Variance Application, and indicated that the concerns raised regarding privacy, drainage, and accent lighting have been addressed.

Mr. Patrick Kenny, resident of 110 Kane Street, spoke in support of the application, if drainage requirements are met. The Chair noted that Town Engineering staff have no drainage concerns.

The Committee inquired about Building Code requirements, and inquired about the process if the Minor Variance Application is approved but the Building Permit is denied. Staff indicated that Building Department staff is only copied on the circulation of Minor Variance Applications, and that this application is in compliance with Town process.

**Moved by David Mhango**

**Seconded by Roy Harrington**

1. That Minor Variance Application MV-2017-45 be approved, subject to Building Permit approval prior to construction, and conditions outlined in the staff report.

**Carried**

**2. Minor Variance Application: MV-2017-03- Shimvest Investments Limited  
106 Scrivener Drive**

The Applicant has submitted an application to seek relief from provisions of Section 15.67.1 of the Zoning By-law to allow for two semi-detached dwellings within a block in an Exception R6-63 Zone.

The Chair read through the purpose of the application. In attendance was Mr. Edward Mak, representing Shimvest Investments Ltd. Mr. Mak noted that the Applicant is in agreement with the conditions as set out in the staff report.

**Moved by David Mhango**

**Seconded by Tom Plamondon**

1. That Minor Variance Application MV-2017-02A-D approved, subject to Lake Simcoe Region Conservation Authority conditions.

**Carried**

**3. Minor Variance Application: MV-2017-04A – Iwai 40 Steeplechase  
Avenue**

The Applicant has submitted an Application for a Minor Variance from Section 34.1.3 and 34.1.4 of the Zoning By-law to allow for the construction of a detached dwelling in the Oak Ridges Moraine, Minimum Vegetation Protection Zone and Significant Woodlot area. The subject property is

located in an Estate Residential (ER) Zone, and a Major Open Space (O) Zone. It was noted that one of the Applications was withdrawn.

The Chair read through the purpose of the application. In attendance was Agent Bill Outrid, who noted that the Applicant accepts the conditions as outlined in the staff report.

The Committee inquired about the location of the proposed dwelling in relation to the location of the existing dwelling. The Agent provided an illustration to the Committee detailing the placement of the proposed dwelling.

The Committee further inquired about the withdrawn Minor Variance Application, and staff indicated that it was determined that a Minor Variance was no longer required.

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

1. That Minor Variance Application MV-2017-04A approved, subject to conditions outlined in the staff report.

**Carried**

The Committee consented to consider Items 4 and 5 together.

- 4. Consent Application: C-2017-01 – Artcrest Inc 11 Kennedy Street East; and**
- 5. Minor Variance Application: MV-2017-05 – Artcrest Inc 11 Kennedy Street East**

The Applicant has submitted a Consent Application to sever the subject lands to create a total of two lots.

The Applicant has also submitted a Minor Variance Application requesting a reduction in the lot frontage from the required 20 metres as per section 12.2.1 of the Zoning By-law to 15.2 metres, a total variance of 4.8 metres.

The Chair read through the purpose of the application. In attendance was Agent Matjaz Skube, who noted that the Applicant is in agreement with the conditions as outlined in the staff report.

The Committee asked for clarification regarding the conversion of the lot from one dwelling to two dwellings. The Agent indicated that the proposed dwelling will be semi-detached.

The Committee inquired about the size of the variance, noting that it seems to be a large variance. Staff noted that there are many factors to consider when evaluating minor variances.

The Committee inquired about the size of the R5 Zone, and servicing allocation for the area, and staff provided clarification.

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

- 1 That Consent Application C-2017-01 be approved, subject to conditions outlined in the staff report.

**Carried**

**Moved by Tom Plamondon**  
**Seconded by Roy Harrington**

1. That Minor Variance Application MV-2017-05 approved, subject to conditions outlined in the staff report.

**Carried**

The Committee consented to consider Items 6 and 7 together.

- 6. Consent Application: C-2017-02 – Tarantino 15 Kennedy Street East;  
and**
- 7. Minor Variance Application: MV-2017-06 – Tarantino 15 Kennedy Street  
East**

The Applicant has submitted a Consent Application to sever the subject lands to create a total of two lots.

The Applicant has also submitted a Minor Variance Application requesting a reduction in the lot frontage from the required 20 metres as per section 12.2.1 of the Zoning By-law to 15.2 metres, a total variance of 4.8 metres.

The Chair read through the purpose of the application. In attendance was Agent Matjaz Skube, who noted that the Applicant is in agreement with the conditions as outlined in the staff report.

Ms. Laurel Cook of 19 Kennedy Street East expressed concern regarding drainage on the subject lands, possible grading changes, the potential enhancement of the existing retention wall, and fencing between properties. Staff noted that these concerns were communicated to the Engineering department, and that they have been included as conditions in the staff report.

The Committee inquired about permits for fencing, and staff indicated that fencing requirements can be a condition of approval.

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

1. That Consent Application C-2017-02 be approved, subject to conditions outlined in the staff report.

**Carried**

**Moved by Tom Plamondon  
Seconded by Roy Harrington**

1. That Minor Variance Application MV-2017-06 approved, subject to conditions outlined in the staff report, including all fencing, retaining wall, drainage and grading requirements as noted by the Town's Engineering department.

**Carried**

8. **Minor Variance Application: MV-2017-07 – Stronach Boulevard Developments Inc., 455 Magna Drive Inc., Aurora Bayview Southeast Developments Inc. and The Alpen House ULC 455 Magna Drive**

The Applicant has also submitted a Minor Variance Application requesting the removal of references to Magna International Inc. and Corporate Head office from a site-specific Zoning By-law.

The Chair read through the purpose of the application. In attendance was Agent Templar Trenaistich, who noted that a similar application was considered two months prior.

The Committee inquired if the block of land in question is the same as the block previously considered. The Agent confirmed that it is a different block of land.

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

1. That Minor Variance Application MV-2017-07 be approved as presented.

**Carried**

## **5. New Business/General Information**

The Committee inquired about the sale of Powerstream. Staff clarified that Powerstream has merged with other municipal utility providers, and is now known as Alectra Utilities.

The Chair noted that an Appeal Tribunal Hearing will be held prior to the next Committee of Adjustment meeting.

## **6. Adjournment**

**Moved by Roy Harrington**  
**Seconded by Tom Plamondon**

That the meeting be adjourned at 8:15 p.m.

Confirmed in open session this 9<sup>th</sup> day of March, 2017.



**Grace Marsh, Committee Chair**



**Justin Leung, Secretary-Treasurer**