



**Town of Aurora**  
**Committee of Adjustment Meeting Minutes**  
**No. 17-10**

Council Chambers, Aurora Town Hall  
Thursday, October 12, 2017

---

**Attendance**

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

**Regrets** Grace Marsh (Chair)

**Other Attendees** Justin Leung, Secretary-Treasurer, Marty Rokos, Planner, 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 Hank Gosar

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 September 14, 2017 Meeting Number 17-09**

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

That the Committee of Adjustment meeting minutes from Meeting Number 17-09 be adopted as printed and circulated.

**Carried**

### **4. Presentations of Applications**

#### **1. Minor Variance Application: MV-2017-08A-B – Carlini 60 Centre Street**

The Applicant has submitted two applications to allow a reduction in minimum interior side yard setback (MV-2017-08A) and allow an increase in eaves projection into the required interior side yard (MV-2017-08B) for the purpose of constructing a detached garage. Sections 11.2.2 and 6.48.1 of the Zoning By-law require a minimum interior side yard setback of 1.2 metres and an eaves projection to 0.70 metres into any required yard, respectively. The Applicant is proposing to construct the detached garage which is 0.1 meters to side (easterly) property line; thus requiring a variance of 1.1 metres and the eaves projection of 1.2 metres to side (easterly) property line; thus requiring a variance of 0.50 metres.

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

The Committee inquired about the proximity of the eaves trough to adjacent property, and the Applicant provided clarification.

The Committee further inquired about the time allowance to comply with the noted conditions within the application, and staff provided a response.

**Moved by Roy Harrington**  
**Seconded by Hank Gosar**

That the Minor Variance Application MV-2017-08A-B be APPROVED, subject to the conditions contained in the report; and

That the relocation of the eaves troughs be complied with within eight months from Notice of Decision.

**Carried**

**2. Minor Variance Application: MV-2017-30 – Nichols  
101 Willow Farm Lane**

The Applicant has submitted an application to allow an increase in maximum driveway width for a proposed widening of the existing driveway. Section 5.6.1(iii) of the Zoning By-law requires a minimum driveway width of 10.0 metres if lot frontage is 18.0 metres or greater, with the exception that the maximum driveway width at street line shall not exceed 6.0 metres. The applicant is proposing to widen the existing driveway to 10.0 metres at street line; thus requiring a variance of 4.0 metres.

The Chair read through the purpose of the application. In attendance was the Applicant, Mr. Andrew Nichols and Ms. Christine Nichols, who were in agreement with the recommended conditions.

The Committee inquired about the process of curb cut and replacement, and staff provided clarification.

The Committee further inquired about the details of the proposed driveway expansion, and the Applicant provided clarification.

**Moved by Hank Gosar**  
**Seconded by Roy Harrington**

That Minor Variance Application MV-2017-30 be APPROVED, subject to the conditions contained in the report.

**Carried**

**3. Minor Variance Application: MV-2017-31A-B – Claughton-Meisinger  
27 Huron Court**

The Applicant submitted two applications to allow a reduction in front yard setback (MV-2017-31A) and increase in the eaves projection (MV-2017-31B) for the purpose of constructing a one-storey addition. Section 7.2 of Zoning By-law requires a minimum front yard setback of 6.0 metres to front of property line and Section 4.20 of Zoning By-law states that eaves may project 0.7 metres into any required yard. The Applicant is proposing to construct a one storey addition with a front yard setback of 4.6 metres; thus requiring variance of 1.4 metres and eaves projecting 1.8 metres into front yard; thus requiring variance of 1.1 metres.

The Chair read through the purpose of the applications. In attendance was the Applicant, Mr. Ron Claughton and Ms. Christel Meisinger, who were in agreement with the recommended conditions and provided a brief overview of the proposed addition, which would be an extension to the existing one-storey house.

The Applicant noted that the neighbours have been consulted and their concerns have been addressed.

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

That Minor Variance Application MV-2017-31A-B be APPROVED, subject to the conditions contained in the report.

**Carried**

**4. Minor Variance Application: MV-2017-32A-B – Martinez-White  
10 Corbett Crescent**

The Applicant submitted two applications to allow a reduction in the exterior side yard setback (MV-2017-32A) and an increase in eaves projection (MV-2017-32B) for the purpose of constructing a second-storey addition. Section 7.2 of Zoning By-law requires minimum exterior side yard setback of 6.0 metres and Section 4.20 requires that eaves may project 0.7 metres into any required yard. The Applicant is proposing to construct a second-storey addition, covered front porch and rear deck with an exterior side yard setback of 4.0 metres; thus requiring a variance of 2.0 metres; and have a covered front porch with eaves projecting 3.6 metres into the required exterior side yard; thus requiring a variance of 2.9 metres.

The Chair read through the purpose of the applications. In attendance was the Applicant, Mr. Hairo Martinez and Ms. Sonja White, who were in agreement with the recommended conditions.

**Moved by Hank Gosar  
Seconded by David Mhango**

That Minor Variance Application MV-2017-32A-B be APPROVED, subject to the conditions contained in the report.

**Carried**

**5. Minor Variance Application: MV-2017-33A-H – Khalili  
17 Hawthorne Lane**

The Applicant has submitted eight applications to facilitate the construction of two-storey detached dwelling unit.

- MV-2017-33A is an application allow a reduction in the front yard setback. Section 10.2.2 of the Zoning By-law requires a minimum front yard setback of 9.0 metres. The Applicant is proposing a front yard setback of 8.5 metres; thus requiring a variance of 0.5 metres;
- MV-2017-33B is an application to allow a reduction in the interior side yard setback on the west side of the proposed development. Section

10.2.2 of the Zoning By-law requires a minimum interior side yard setback of 4.5 metres. The Applicant is proposing to an interior side yard (west side) setback of 2.5 metres; thus requiring variance of 2.0 metres;

- MV-2017-33C is an application to allow an increase in the eaves projection on the west side of the proposed development. Section 6.48.1 of the Zoning By-law states eaves may project 0.7 metres into any required yard. The Applicant is proposing an eaves projection of 2.7 metres into required the interior side yard (west side); thus requiring a variance of 2.0 metres;
- MV-2017-33D is an application to allow a reduction in the interior side yard setback on the east side of the proposed development. Section 10.2.2 of Zoning By-law requires a minimum interior side yard setback of 4.5 metres. The Applicant is proposing to have the interior side yard (east side) setback of 3.0 metres; thus requiring a variance of 1.5 metres;
- MV-2017-33E is an application to allow an increase in eaves projection on the east side of proposed development. Section 6.48.1 of Zoning By-law states eaves may project 0.7 metres into any required yard. The Applicant is proposing to an eaves projection of 1.9 metres into required interior side yard (east side); thus requiring a variance of 1.2 metres;
- MV-2017-33F is an application to allow an increase in the chimney projection. Section 6.48.1 of Zoning By-law states chimneys may project 0.7 metres into any required yard. The Applicant is proposing to construct a two storey detached dwelling unit with a chimney projection of 1.9 metres into required interior side yard (east side); thus requiring a variance of 1.2 metres;
- MV-2017-33G is an application to allow a reduction in the rear yard setback. Section 10.2.2 of Zoning By-law requires a minimum rear yard setback of 9.0 metres. The Applicant is proposing to a rear yard setback of 8.7 metres; thus requiring a variance of 0.3 metres;
- MV-2017-33H is an application to allow an increase in the maximum driveway width. Section 6.28.1.i(1)(c) of the Zoning By-law permits maximum driveway width of 10.0 metres if lot frontage is 18.0 metres or greater, with the exception that the maximum driveway width at street

line shall not exceed 6.0 metres. The Applicant is proposing driveway width of 6.7 metres at street line; thus requiring Variance of 0.7 metres.

The Chair read through the purpose of the applications. In attendance was the Agent of the Applicant and planner, Mr. T.J. Cieciora.

The Agent provided a brief overview of the proposed construction, specified the location of variances on the site plan and was in agreement with the recommended conditions. The Agent further noted that letters of concerns from neighbours have been considered, and necessary clarifications were provided.

Ms. Jeanne Hammill of 26 Hawthorne Lane, who also submitted a letter, raised concerns regarding the size of the proposed dwelling; and compatibility with the character of the neighbourhood. The Agent addressed the concerns.

Mr. Matthew Lanni of 16 Hawthorne Lane expressed support of the applications and proposed construction.

The Committee inquired about the concerns regarding the potential impact on the neighbourhood, raised by owners of 9 Hawthorne Lane through a circulated letter, and the Applicant noted that they are aware of the concerns.

The Committee further inquired about the projection of the second-storey balcony with respect to the adjacent property line, the impact of the proposed construction on the character of the street, the total proposed lot coverage of the house. The Agent provided clarification.

**Moved by David Mhango**

**Seconded by Hank Gosar**

That Minor Variance Application MV-2017-33A-H be APPROVED, subject to the conditions contained in the report.

**Carried**

## **5. New Business**

The Committee inquired about the status of applications for 672 and 748 Henderson Drive. Staff advised that they are still under preparation by the Applicant for resubmission and will be discussed at a later meeting.

**6. Adjournment**

**Moved by Roy Harrington**

That the meeting be adjourned at 8:29 p.m.

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



---

**Tom Plamondon, Committee Vice-Chair**



---

**Justin Leung, Secretary-Treasurer**