



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-03

Council Chambers, Aurora Town Hall
Thursday, March 8, 2018

Attendance

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

Regrets None

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

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

1. Approval of the Agenda

Moved by Roy Harrington
Seconded by Tom Plamondon

That the agenda as circulated by the Secretary-Treasurer be approved, with the exception that Items 2 and 4 are to be considered prior to consideration of Item 1.

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 February 8, 2018
Meeting Number 18-02**

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

That the Committee of Adjustment meeting minutes from Meeting Number 18-02 be adopted as amended.

Carried

4. Presentation of Applications

**1. Minor Variance Application: MV-2018-03A-B – Chieduch
62 Tyler Street**

The Applicant has submitted two applications to facilitate the construction of a two-storey addition to the existing residential dwelling:

- MV-2018-03A is an application to permit a reduced minimum easterly interior side yard setback of 1.2 metres for the proposed two-storey addition; whereas the Zoning By-law requires a setback of 1.5 metres; thereby requiring a variance of 0.3 metres;
- MV-2018-03B is an application to permit the proposed two-storey addition to have an eaves projection of 0.77 metres into the required easterly interior side yard; whereas the Zoning By-law allows a maximum eaves projection of 0.70 metres; thereby requiring a variance of 0.07 metres.

The Chair read through the purpose of the applications. In attendance was the Agent, John Cabral of Stamp & Hammer, on behalf of the Applicant, who provided a brief overview of the applications and expressed agreement with the conditions recommended by staff and outlined in the report.

The Committee inquired about compliance of the mudroom and access, garage size, proposed design, and heritage aspects, and the Agent provided clarification regarding the design and vision of the proposal.

The Committee further inquired about the Heritage Planning comments and staff advised that, although concerns were raised, staff is not objecting to the

variance. The Committee noted that the first condition should refer to the "Director of Planning and Development Services".

Moved by Tom Plamondon
Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-03A-B be DENIED.

Carried

**2. Minor Variance Application: MV-2018-04A-C – Meehan-Scholes
80 Victoria Street**

The Applicant has submitted three applications to facilitate the construction of a detached garage with associated driveway:

- MV-2018-04A is an application to permit an increased driveway width of 7.0 metres; whereas the Zoning By-law requires a maximum driveway width of 6.0 metres; thus requiring a variance of 1.0 metre;
- MV-2018-04B is an application to permit a reduced minimum southerly interior side yard setback of 0.1 metre for the detached garage; whereas the Zoning By-law requires a setback of 1.2 metres; thus requiring a variance of 1.1 metres;
- MV-2018-04C is an application to permit an increased eaves projection of 1.2 metres into the required southerly interior side yard; whereas the Zoning By-law allows a maximum eaves projection of 0.70 metre; thus requiring a variance of 0.5 metre.

The Chair read through the purpose of the applications, and noted that staff has recommended that this item be deferred until the grading and drainage issues have been resolved.

In attendance was the Applicant, Mr. John Meehan, who gave an explanation regarding his plans to resolve the grading and drainage issues. Staff provided further clarification on the matter.

Motion to defer
Moved by Hank Gosar
Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-04A-C be DEFERRED to a future meeting.

**Motion to defer
Carried**

**3. Minor Variance Application: MV-2018-05A-B – BG Properties (Aurora) Inc.
14314 Yonge Street**

The Applicant has submitted two applications to facilitate the construction of one detached dwelling on Lot 1 and one detached dwelling on Lot 10 within an approved Draft Plan of Subdivision:

- MV-2018-05A (Lot 1) is an application to permit a reduced minimum rear yard setback of 4.08 metres; whereas the Zoning By-law requires a minimum rear yard setback of 6.0 metres; thereby requiring a variance of 1.92 metres;
- MV-2018-05B (Lot 10) is an application to permit a reduced minimum rear yard setback of 7.28 metres; whereas the Zoning By-law requires a minimum rear yard setback of 7.5 metres; thereby requiring a variance of 0.22 metre.

The Chair read through the purpose of the applications. In attendance was the Agent, Mr. Mohammad Ahmadi of RN Design, on behalf of the Applicant, who provided a brief overview of the applications.

The Committee inquired about the proposed rear yard setbacks, and the Agent and staff provided clarification regarding the lot shapes and measurements.

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

1. That Minor Variance Application MV-2018-05A-B be APPROVED.

Carried

**4. Minor Variance Application: MV-2018-06A-D – Brendan O'Brien
44 Mosley Street**

The Applicant has submitted four applications to facilitate the demolition of an existing dwelling and the construction of a two-storey detached dwelling with an attached three-car garage facing the westerly property line:

- MV-2018-06A is an application to permit a reduced minimum easterly interior side yard setback for the proposed two-storey dwelling with an attached garage to 0.7 metre; whereas the Zoning By-law requires a setback of 1.5 metres; thereby requiring a variance of 0.8 metre;
- MV-2018-06B is an application to permit the proposed two-storey detached dwelling to have an eaves projection of 1.36 metres into the required easterly interior side yard; whereas the Zoning By-law allows a maximum eaves projection of 0.70 metre; thereby requiring a variance of 0.66 metre;
- MV-2018-06C is an application to permit an increased driveway width of 9.6 metres; whereas the Zoning By-law requires a maximum driveway width of 6.0 metres for frontages between 9.0 metres and 18.0 metres; thereby requiring a variance of 3.6 metres;
- MV-2018-06D is an application to permit a reduced minimum manoeuvring space of 6.45 metres for 90-degree spaces; whereas the Zoning By-law requires a minimum manoeuvring space of 7.0 metres; thereby requiring a variance of 0.55 metre.

The Chair noted that staff has recommended that this item be deferred until the manoeuvring space and drainage issues have been resolved.

Motion to defer

Moved by Tom Plamondon

Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-06A-D be DEFERRED to a future meeting.

**Motion to defer
Carried**

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5. New Business

The Committee inquired about the status of a previous application, MV-2018-01 respecting 95 Eric T. Smith Way, and staff confirmed that the issues have been resolved and a revised proposal would be submitted by the applicant and presented to the Committee at a future meeting.

The Committee expressed best wishes and appreciation for his dedication and hard work to Justin Leung, Secretary-Treasurer, as he will be leaving the Town of Aurora to further pursue his career at another municipality.

The Committee inquired about the new date of the June meeting, which is to be rescheduled from June 7, 2018, due to the provincial election on that day, and staff advised that the new date was yet to be confirmed.

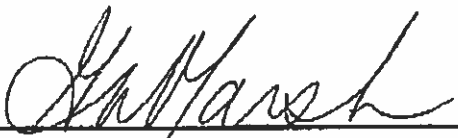
The Chair advised that she is unable to attend the April 2018 meeting.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 7:48 p.m.

Confirmed in open session this 8th day of March, 2018.



Grace Marsh, Committee Chair



for Justin Leung, Secretary-Treasurer