



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-03

Council Chambers, Aurora Town Hall
Thursday, March 7, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Daniel Lajeunesse, Steven D'Angeli and Michele Boyer

Regrets

Other Attendees Antonio Greco, Secretary-Treasurer, and Matthew Peverini, Planner.

The Chair called the meeting to order at 7:00 p.m.

1. Approval of the Agenda

Moved by Clarence Lui
Seconded by Steve D'Angeli

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 February 14, 2019
Meeting Number 19-02.

Moved by Clarence Lui
Seconded by Michele Boyer

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 19-02 be APPROVED.

Carried

4. Presentation of Applications

1. Consent Application: C-2019-01 – Vinokurov – 27 Lacey Court

The Applicant has submitted a Consent Application to sever the existing lot to allow the creation of one new residential lot:

- C-2019-01: The purpose of the above noted Consent Application is to sever the existing lot to allow the creation of one new residential lot fronting onto Lacey Court.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Victor Guitberg from Guitberg Group Inc. on behalf of the Owners, who provided a brief presentation.

The Committee acknowledged that they did receive two letters and one email of concern in regards to the subject application. Staff provided a detailed presentation in addressing resident concerns with regards to lot frontages.

The Committee looked to the members of the public for comments on the Application. Mr. Juhlai Zhao from 23 Lacey Court expressed his concern with the proposed consent application.

In addition, Mr. John and Jane O'Heir from 26 Lacey Court expressed their concern with land compatibility and survey in which was used for the proposed severance.

Mr. Jerry Armstrong from 14 Lacey Court presented in opposition to the application. Mr. Armstrong expressed concern with the size of the proposed homes on the perspective lots.

Mr. Ross Pears from 18 Lacey Court expressed his opposition towards the application. Mr. Pears expressed that the proposed two lots would significantly drop the value of the surrounding homes on the court.

Mr. Shubeir Abbaszadeh from 19 Lacey Court expressed his opposition towards the application. Mr. Abbaszadeh stated that the look of the court would be compromised if these applications were to be approved.

The Committee inquired about the conditions stated in the Staff Report and the Agent was in agreement with the conditions imposed.

Moved by Michele Boyer
Seconded by Steven D'Angeli

1. That Minor Variance Application C-2019-01 be APPROVED, subject to the conditions outlined in the report.

Carried

2. Minor Variance Application: MV-2019-02A-C – Vinokurov – 27 Lacey Court

The Applicant has submitted a Minor Variance Application to construct a two-storey detached dwelling unit on the severed parcel of land:

- MV-2019-02A: To permit a reduced minimum lot frontage of 13.53 metres for the lot to be severed, thereby, requiring a variance of 1.47 metres.
- MV-2019-02B: To permit a reduced minimum easterly interior side yard of 1.2 metres, thereby, requiring a variance of 0.3 metres.
- MV-2019-02C: To permit an eaves projection of 0.76 metres into the required easterly interior side yard, thereby, requiring a variance of 0.06 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Victor Guitberg from Guitberg Group Inc. on behalf of the Owners, who did not provide any additional information on the application.

The Committee looked to the members of the public for comments on the Application. Mr. John and Jane O'Heir from 26 Lacey Court stated their concern and provided additional photos for Committees review.

Mr. Jerry Armstrong inquired about the square footage of the proposed homes and the Agent provided further clarification in response.

Mr. Juhlai Zhao expressed concern with the current minimum Zoning By-law standards regarding the subject property and Staff provided clarification in response.

The Committee inquired about the existing lot frontages of the surrounding properties and Staff provided clarification. Furthermore, Committee sought confirmation of Staff's opinion towards the applications and Staff provided a response.

The Committee inquired about curb cuts on the proposed lots and the Agent provided confirmation. The Agent provided additional information with regards to the proposed lot frontages of the severed and retained lots.

The Committee inquired about the design of the garage in relation to the surrounding properties and the Agent provided a response. In addition, the Committee inquired about the mitigation of trees and the Agent provided a response.

The Committee inquired about the Official Plan designation of the property and Staff provided clarification. Furthermore, the Committee inquired about the conformity of the proposal in relation to the surrounding area and Staff provided a response.

The Committee sought clarification regarding the requested variances and future building permit issuance and Staff provided clarification.

The Committee inquired about on/off street parking and Staff provided additional clarification. In addition, the Committee inquired about the requested variances and the Agent proceeded in withdrawing applications MV-2019-02B-C & MV-2019-03B-C.

The Committee sought confirmation that the homes must conform to the current property zoning standards and the Agent provided clarification.

The Committee inquired about the conditions stated in the Staff Report and the Agent was in agreement with the conditions imposed.

Moved by Michele Boyer

Seconded by Steven D'Angeli

1. That Minor Variance Application MV-2019-02A be APPROVED, subject to conditions contained in the report.
2. That Minor Variance Application MV-2019-02B be REFUSED.
3. That Minor Variance Application MV-2019-02C be REFUSED.

Carried

3. Minor Variance Application: MV-2019-03A-C – Vinokurov – 27 Lacey Court

The Applicant has submitted a Minor Variance Application to construct a two-storey detached dwelling unit on the severed parcel of land:

- MV-2019-02A: To permit a reduced minimum lot frontage of 13.53 metres for the lot to be severed, thereby, requiring a variance of 1.47 metres.
- MV-2019-02B: To permit a reduced minimum westerly interior side yard of 1.2 metres, thereby, requiring a variance of 0.3 metres.
- MV-2019-02C: To permit an eaves projection of 0.76 metres into the required westerly interior side yard, thereby, requiring a variance of 0.06 metres.

Moved by Michele Boyer

Seconded by Steven D'Angeli

1. That Minor Variance Application MV-2019-03A be APPROVED, subject to conditions contained in the report.
2. That Minor Variance Application MV-2019-03B be REFUSED.
3. That Minor Variance Application MV-2019-03C be REFUSED.

Carried

5. New Business

6. Adjournment

Moved by Steven D'Angeli

That the meeting be adjourned at 8:47 p.m.

Confirmed in open session this 7th day of March, 2019.



Tom Plamondon, Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician