



**Town of Aurora**  
**Committee of Adjustment Meeting Minutes**  
**No. 20-01**

Thursday February 6, 2020, 7 p.m.  
Council Chambers, Town Hall

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

**1. Approval of the Agenda**

**Recommended:**

**Moved by Clarence Lui**

**Seconded by Steven 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 Minutes of December 12, 2019.  
Meeting Number 19-12.

**Moved by Daniel LaJeunesse**

**Seconded by Clarence Lui**

**Steven abstained from vote due to absence.**

That the Committee of Adjustment meeting minutes from Meeting Number 19-12 be APPROVED.

**Carried**

#### **4. Presentation of Applications**

##### **1. MV-2019-26 – Manziana Building Corp. – 18 Kaleia Avenue**

The owner is requesting relief from the Town's Comprehensive Zoning By-law 6000-17 as amended to permit a step encroachment as for an as-built basement walk-up located at the rear of the dwelling.

No concerns were identified buy the Building Department Engineering Services, Operational Services, Central York Fire Services, Legal Services, Regional Municipality of York, and Lake Simcoe Region Conservation Authority.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Carla on behalf of Manziana Building Corp. The applicant stated that they accept the conditions of approval as per the staff report.

The Chair invited members of the public to provide comments. There were no comments or questions from public.

**Moved by Steven D'Angeli**

**Seconded by Michele Boyer**

1. That Minor Variance Application MV-2019-26 be APPROVED.

**Carried**

##### **2. C-2019-14 – Oldenhof – 93 Kennedy Street East; and**

##### **3. C-2019-15 – Stehle – 97 Kennedy Street**

Proposed consent application to sever a portion of the subject property to create a new residential lot fronting on Edward Street.

The Chair read through the comments provided by the Departments and Agencies circulated. The comments provided included conditions that the Owner be obligated to conform to the Plan submitted with the Application, if approved.

The Chair invited the Applicant or Agent to address the Committee. In attendance was Thomas Stehle of 97 Kennedy Street East and Greg Oldenhof of 93 Kennedy Street East. Thomas Stehle stated that the intention is to sever the southern portion to create a new lot. The Chair asked Mr. Stehle if he had reviewed and was in agreement the conditions of the Consent. Mr. Stehle confirmed.

The Chair asked Greg Oldenhof if he had any further comments. He had stated that the builder, Denny Vitesse, had previously applied for a consent to sever, which was not approved.

The Chair invited members of the public to provide comments. Mr. Wales of 92 Cousins Drive, presented his comments. He stated his concerns about the natural features that are located in the vicinity. He stated that the creation of the new lot will have impacts to the flow of water, thus impacting neighbouring properties. The Chair reiterated that applications are reviewed based on Planning policy and merit and discussed how the Province is moving forward with urging municipalities to allow for infill development. Sean Erbenon of 88 Cousins Drive presented his concerns about drainage and the proposed design of the new dwelling.

The Chair asked the Planner, Sean Lapenna, if he had any comments based on the concerns that were raised. Sean, through the Chair, stated that the concerns will be addressed through condition #6 and that a grading and servicing plan, tree compensation/preservation, and other environmental studies would be required as needed through the site plan application process. Sean explained that approval would be pending approval of satisfactory plans and reports.

Mr. Wales inquired why the site assessment is not done to determine the eligibility of the severance. Through the Chair, Sean stated that in the event of approval, the site plan application is submitted and circulated to internal and external agencies for their review and comment. He reiterated that Town staff would not approve the application if the documents submitted were not to the satisfaction of all departments.

The Chair asked the applicants if they wanted to respond to any of the comments that have come forward. Mr. Stehle stated that the concept design of the new dwelling would be a “modest one family home with a substantial back yard that would be part of the rest of the green space.” He stated that the mature trees that would be removed would be replanted, and that the drainage concerns are typical of the neighbourhood and will be addressed.

Committee member Michele Boyer, through the Chair directed a question about the conditions of approval #6 to Town staff. She inquired if in addition to the current requirements of the condition, that ‘environmental consideration’ be added to ensure that environmental considerations are addressed. Sean through the Chair did not object to the recommendation, but suggested that the wording be changed to “environmental considerations as necessary.” Sean stated that the review thus far did not identify an environmental feature, and that the wording “as necessary” would address the concerns as required. Michele agreed.

The Chair raised a question to staff regarding the mapping of natural features and its accessibility to internal and external agencies for the purpose of their review. Sean through the Chair stated that the Lake Simcoe Region Conservation Authority confirmed that the subject property does not fall within their regulation boundary area.

Through the Chair, Michele brought forward a motion for C-2019-14 and C-2019-15 Appendix B:

**Moved by Michele Boyer**  
**Seconded by Steven D’Angeli**

1. That the recommended conditions of approval paragraph 6, be amended to include the wording “environmental studies as deemed necessary and other site plan matters” after the “tree compensation/preservation” wording.

**Carried**

**Moved by Michele Boyer**  
**Seconded by Steven D’Angeli**

1. That Consent Application C-2019-14 and C-2019-15 be APPROVED, subject to the conditions outlined in the amended Appendix B Recommended Conditions of Approval.

**Carried**

**5. Request for Deferral from Applicant.**

**Moved by Daniel LaJeunesse**

**Seconded by Michele Boyer**

MV-2020-01 – He – 75 Stemmler Drive

**Carried**

**6. New Business**

**7. Adjournment**

**Moved by Steven D'Angeli**

That the meeting be adjourned at 7:56 PM.

**CARRIED**

Confirmed in open session this 6th day of February, 2020.