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Planning and Development Services  
Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2018-32  
**PROPERTY:** 16 Mosley Street  
**LEGAL DESCRIPTION:** Plan 65M4433  
**APPLICANT:** 16-18 Mosley Aurora Inc.  
**DATE OF DECISION:** December 6, 2018




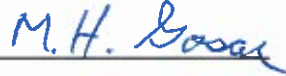
PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:


It hereby does does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit "Private School" as a permitted use, thereby, requiring a variance.

The Committee has determined that the Application is is not a Minor Variance and that granting such relief is is not with in the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application is is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorize, the extent of the Minor Variance is limited to the encroachment indicated on the site plan drawing circulated with the Notice of Application.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

<b>ABSENT</b>		
Grace Marsh, Chair	Tom Plamondon, Vice Chair	Roy Harrington
		
David Mhango	Hank Gosar	

**CERTIFIED**  
COMMITTEE OF ADJUSTMENT  
TOWN OF AURORA  
  
December 6, 2018  
DATE



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## DECISION

### Schedule "A"

#### CONDITIONS FOR APPROVAL:

1. The Regional Municipality of York has completed its review of the above Minor Variance Application - MV-2018-31 & MV-2018-32 (16 Mosley Street) and has the following comment:
  - A Section 59 Notice will be required for this application. The section 59 notice and form can be found on York.ca.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning and Development Services; that the Applicant has satisfied all concerns below:
  - That the proposal be subject to Site Plan Control as defined in Bylaw 6106-18.
  - That the Owner provide sufficient bicycle parking as per Section 5.7 of Town of Aurora Zoning Bylaw 6000-17.
3. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance will lapse requiring reapplication.

### Schedule "B"

#### REASONS FOR REFUSAL

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.*