



100 John West Way,
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Email: agreco@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-08A
PROPERTY: 95, 125 & 175 Eric T Smith Way
LEGAL DESCRIPTION: PLAN 65M4324 LOT 3
APPLICANT: Gottardo 404 (Aurora) Inc.
DATE OF DECISION: May 9, 2019

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

It hereby does authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a lot frontage of 13.30 metres for the lot to be severed; thereby, requiring a variance of 46.70 metres.

The Committee has determined that the Application is a Minor Variance as:

- The requested relief does meet the general intent of the Official Plan;
- The requested relief does meet the general intent of the Zoning By-law;
- The requested relief does constitute desirable development of the lot; and
- The requested relief is minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice Chair

Steven D'Angeli

Daniel Lajeunesse

ABSENT

Michele Boyer



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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-08B
PROPERTY: 95, 125 & 175 Eric T Smith Way
LEGAL DESCRIPTION: PLAN 65M4324 LOT 3
APPLICANT: Gottardo 404 (Aurora) Inc.
DATE OF DECISION: May 9, 2019

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

It hereby does authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a 0 metre landscaping strip along the western lot line; thereby, requiring a variance of 3.0 metres.

The Committee has determined that the Application is a Minor Variance as:

- The requested relief does meet the general intent of the Official Plan;
- The requested relief does meet the general intent of the Zoning By-law;
- The requested relief does constitute desirable development of the lot; and
- The requested relief is minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice Chair

Steven D'Angeli

Daniel Lajeunesse

ABSENT

Michele Boyer



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DECISION

CERTIFICATION

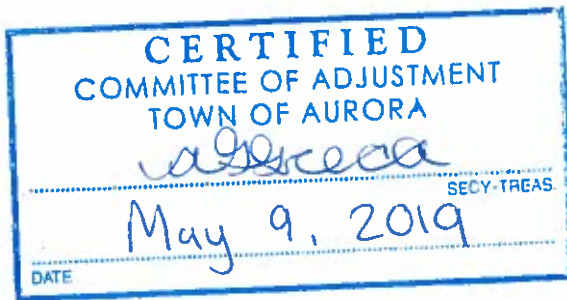
I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

agreco

Antonio Greco
Secretary-Treasurer
Committee of Adjustment

Date of Hearing: May 9, 2019

Last Date of Appeal: May 29, 2019





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Committee of Adjustment

DECISION

Schedule "A"

CONDITIONS FOR APPROVAL:

1. **SUBMISSION** to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Engineering and Capital Delivery Division; that the Applicant has satisfied all concerns below and as noted April 30, 2019 memo by Glen McArthur, Municipal Engineer:

That the property owner enter into a Letter of Undertaking with the Town to address the following as part of future site plan application for the severed lot to the satisfaction of the Director of Planning and Development Services:

- a) Confirmation that the existing municipal services have sufficient capacity for the severed lot's proposed site plan and retained lot;
- b) The Owner obtain approval from private utilities for connections to their plant;
- c) The Owner to agree to pay for all design and construction costs associated with extending and connecting municipal services and private utilities to the severed lot including but not limited to roadway and boulevard restoration work;
- d) The Owner to agree to pay for all design and construction costs associated with relocating any municipal services and utilities that may be in conflict with the proposed site plan;
- e) The Owner to agree to any cost associated with providing required curb cuts for the severed lot entranceway;
- f) The Owner to agree to maintaining the services to the retained lot;
- g) Confirmation that the severed lot will not negatively impact adjacent properties including but not limited to site drainage impacts and impacts to adjacent properties' services;
- h) Confirmation that the proposed site plan for the severed lot will be in compliance with the overall subdivision design plans and criteria, including but not limited to the subdivision's overall grading and drainage pattern design and storm water management criteria;
- i) The Owner to provide detailed design plans, and reports as per the Town's most current Site Plan Application and Engineering standards and to the Director of Planning & Development Services satisfaction for the Town's technical review and approval;



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- j) The Owner to pay the Town's site plan application review fee and provide any required securities as requested by the Director of Planning and Development Services
- k) The Owner to provide any documentation requested by the Director of Planning and Development Services to the Director's satisfaction, demonstrating that all required approvals applicable to the proposed site plan for the severed lot required by the Town or any other government agency have been obtained.