



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 16-02**

Council Chambers
Aurora Town Hall
Thursday, February 11, 2016

ATTENDANCE

COMMITTEE MEMBERS Carl Barrett (Vice-Chair), Roy Harrington, David Mhango and Tom Plamondon

REGRETS Grace Marsh (Chair)

OTHER ATTENDEES Justin Leung (Secretary-Treasurer) and Marty Rokos (Planner)

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

I DECLARATIONS OF PECUNIARY INTEREST

II APPROVAL OF AGENDA

Moved by David Mhango

Seconded by Roy Harrington

THAT the Agenda as circulated by the Secretary-Treasurer be approved.

CARRIED

III ADOPTION OF MINUTES

Committee of Adjustment Minutes of January 14, 2016
Meeting Number 16-01

Moved by Tom Plamondon

Seconded by David Mhango

THAT the Committee of Adjustment Minutes from Meeting Number 16-01 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

1. Consent Application: C-2016-01 – Norouzi 34 Tyler Street

The Applicant has submitted an Application to sever Part Lot 21 on Plan 9, 34 Tyler Street, and retain Part of Lots 21 & 22 on Plan 9, 38 Tyler Street.

The Vice-Chair read through the purpose of the Application. In attendance was the agent Reza Behroozian.

Mr. Behroozian explained that due to an ~~error~~^{error} in their purchase of both 34 and 38 Tyler Street, both properties had inadvertently merged into a single property. Due to this, they needed a severance.

Moved by Tom Plamondon

Seconded by David Mhango

THAT Consent Application C-2016-01 be APPROVED subject to the conditions contained in the report.

CARRIED

2. Minor Variance Application: MV-2015-74A-B – Intelligent Notion Inc. 53 Wellington Street East

The Applicant has submitted an Application to permit 'business and professional offices, including medical' and to allow personal service shop as a permitted use. Section 14.3.25 of the Zoning By-law allows for business and professional offices, excluding medical. The Applicant is proposing to have business and professional offices, including medical; thus requiring a Variance. Section 14.3.25 of the Zoning By-law does not include Personal Service Shop as a permitted use. The Applicant is requesting Personal Service Shop be included as a permitted use for the subject property; thus requiring a Variance.

The Vice-Chair read through the purpose of the Application. In attendance was the Applicant Merhdad Fehrami.

The Committee asked what business was being operated under Personal Service Shop and if the Applicant was aware that the medical use was limited to the first floor of the building.

Mr. Fehrami explained that it was for laser surgery of skin and acknowledged that the medical operation would be confined to first floor of building.

Moved by David Mhango

Seconded by Roy Harrington

THAT Minor Variance Application MV-2015-74A-B be APPROVED.

CARRIED

**3. Minor Variance Application: MV-2016-01A-B - Horner
165 Kennedy Street West**

The Applicant has submitted an Application to allow an increase in maximum driveway width and increase in maximum height for an accessory structure. Section 6.28.1.i (c) of the Zoning By-law requires maximum driveway width of 10.0 metres if lot frontage is 18.0 metres or greater. The Applicant is proposing to widen driveway to 15.2 metres; thus requiring a Variance of 5.3 metres. Section 6.2.3 of the Zoning By-law requires a maximum height of 3.5 metres for an accessory structure. The Applicant is proposing to construct a detached garage with height of 5.7 metres; thus requiring a Variance of 2.3 metres.

The Vice-Chair read through the purpose of the Application. In attendance was the agent Bill Oughtred.

Mr. Oughtred stated the Variance addressed the width in the front of the garage. The second Variance addresses the additional garage to be constructed which is designed with a pitch roof so as to complement the main building.

The Chair asked if any members of the public wanted to speak in relation to this Application.

Tino Patrosi of 10 Highland Court asked if this Variance was to widen driveway to Kennedy Street and if driveway could be built across former Highland Gate Golf Course property to the south of this subject property.

Mr. Oughtred responded that there would be no driveway over golf course land.

The Committee asked if permissible to place a freestanding structure in front of main building.

Staff responded that Building & By-law Services staff had not indicated this as an issue. Building staff indicate that an accessory structure may be placed in front of the main building if it does not act to reduce the allowable front yard setback.

Moved by Tom Plamondon

Seconded by David Mhango

THAT Minor Variance Application MV-2016-01A-B be APPROVED subject to the conditions contained in the report.

Tom Plamondon, David Mhango and Carl Barrett APPROVE.

Roy Harrington OPPOSED.

CARRIED

**4. Minor Variance Application: MV-2016-02 - Whiteside
9 Sirona Lane**

The Applicant has submitted an Application to allow a reduction in exterior side yard setback. Section 10.2.2 of the Zoning By-law requires minimum exterior side yard setback of 9.0 metres. The Applicant is proposing to construct a 645.2 m² detached dwelling which has exterior side yard setback of 7.7 metres; thus requiring a Variance of 1.3 metres.

The Vice-Chair read through the purpose of the Application. In attendance was the agent Bill Oughtred.

Mr. Oughtred explained that this was a three sided lot and they had pushed house to very back of this lot.

Moved by Roy Harrington

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-02 be APPROVED.

CARRIED

**5. Minor Variance Application: MV-2016-03 – Wu-Ning
1069 Vandorf Sideroad**

The Applicant has submitted an Application to allow construction of an addition (in ground pool) within Oak Ridges Moraine. Section 38.1.2(i) of the Zoning By-law states minor additions may be permitted on legally existing residential lots provided that they do not exceed 50 square metres on the ground floor and are located outside the key natural features and hydrological features. The Applicant is proposing to construct a 204 m² addition to the existing dwelling; thus requiring Variance from this Section.

The Vice-Chair read through the purpose of the Application. In attendance was the agent Thomas Kiung.

THAT Minor Variance Application MV-2016-03 be APPROVED subject to the conditions contained in the report.

Moved by David Mhango

Seconded by Tom Plamondon

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

VI ADJOURNMENT

Moved by David Mhango

THAT the meeting be adjourned at 8:00 p.m.

CARRIED

Confirmed in open session this 10th day of March 2016.



**Carl Barrett,
Committee Vice-Chair**



**Justin Leung,
Secretary-Treasurer**