



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 16-07**

Council Chambers  
Aurora Town Hall  
Thursday, July 14, 2016

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**ATTENDANCE**

**COMMITTEE MEMBERS** Grace Marsh (Chair), Carl Barrett (Vice-Chair), Roy Harrington and David Mhango

**REGRETS** Tom Plamondon

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

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

***I DECLARATIONS OF PECUNIARY INTEREST***

- None

***II APPROVAL OF AGENDA***

***Moved by Carl Barrett***

***Seconded by David Mhango***

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

**CARRIED**

***III ADOPTION OF MINUTES***

Committee of Adjustment Minutes of June 9, 2016  
Meeting Number 16-06

***Moved by Roy Harrington***

***Seconded by Carl Barrett***

***Abstained by Grace Marsh (not in attendance for this meeting)***

THAT the Committee of Adjustment Minutes from Meeting Number 16-06 be adopted as printed and circulated.

**CARRIED**

#### **IV PRESENTATION OF APPLICATIONS**

**1. Minor Variance Application: MV-2016-25 – Williams  
139 Chapman Court**

The Applicant has submitted an Application to allow reduction in maximum projection for a rear deck. Section 15.36.5 of the Zoning By-law allows rear decks to project a maximum of 3.0 metres. The Applicant is proposing rear deck which projects 5.54 metres into rear yard; thus requiring Variance of 2.54 metres.

The Chair read through the purpose of the Application. In attendance was the Applicant Chris Williams.

Mr. Williams stated that he built this deck for safety and aesthetics. It is similar to other decks within this townhouse community. The deck had been partially constructed until Building Inspector attended site where construction was then halted and a Minor Variance submitted to the Town.

***Moved by Carl Barrett***

***Seconded by David Mhango***

THAT Minor Variance Application MV-2016-25 be APPROVED.

**CARRIED**

**2. Minor Variance Application: MV-2016-26 – Butler-Wadden  
47 Temperance Street**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to permit parking area to be located in front yard of subject property. Section 21.2.4 of the Zoning By-law requires parking area to be located in rear yard. The Applicant is proposing a parking area to be located in front yard; thus requiring relief from this provision of the By-law.

The Chair read through the purpose of the Application. In attendance was the agent Michelle Tremblay of MNT Consulting.

The Chair asked if any members of the public want to speak in relation to the Application. Emile Simon of 41 Temperance Street spoke in support of the Application as he supports more commercial activity in the area. Mr. Simon asked why the Zoning By-law does not permit front yard parking.

Staff responded that Zoning By-law provisions generally indicate no front yard parking within the Town's downtown area. In addition, as the parking area is existing at this subject property staff did not have any concerns. Staff also stated they will need to determine if a site plan is required. If so, signage for parking may be required.

*Moved by David Mhango*

*Seconded by Carl Barrett*

*Opposed by Roy Harrington*

THAT Minor Variance Application MV-2016-26 be APPROVED subject to conditions in the report.

**CARRIED**

**3. Minor Variance Application: MV-2016-27 – Countrywide Homes at Aurora Inc.  
3 Sparks Street**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow reduction in garage exterior side yard setback. Section 15.64.2.2 of the Zoning By-law requires minimum garage exterior side yard setback of 6.0 metres. The Applicant is proposing to construct townhouse dwelling unit with attached garage which has exterior side yard setback of 3.0 metres; thus requiring a Variance of 3.0 metres.

The Chair read through the purpose of the Application. In attendance was the Applicant Manny da Cunha of Countrywide Homes.

*Moved by Roy Harrington*

*Seconded by David Mhango*

THAT Minor Variance Application MV-2016-27 be APPROVED subject to conditions in the report.

**CARRIED**

**4. Consent Application: C-2016-03 – Manziana Builders Corp.  
1289 Wellington Street East**

The Applicant has submitted an Application to allow a servicing easement (storm sewer) along western portion of subject property.

The Chair read through the purpose of the Application. In attendance was Joseph Pavia of Manziana Builders Corp.

The Committee asked about the proposed servicing (pipe) easement and its alignment and possible impact on right of way with Wellington Street.

Mr. Pavia responded that this was a draft R-plan and that it can be adjusted. Staff indicated that this easement was also currently under review through other Planning Applications for this subject property. Details of this easement would be addressed with the Plan of Subdivision Application process.

***Moved by Carl Barrett***

***Seconded by Roy Harrington***

THAT Consent Application C-2016-03 be APPROVED subject to the conditions contained in the report.

**CARRIED**

**5. Minor Variance Application: MV-2016-28 – Asif-Salyani  
5 Northern Dancer Lane, Unit 20**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow increase in height for an accessory structure. Section 6.2.3 of the Zoning By-law requires allows maximum height of 3.5 metres for an accessory structure. The Applicant is proposing to construct an accessory structure (cabana) with a height of 4.62 metres; thus requiring Variance of 1.12 metres.

The Chair read through the purpose of the Application. In attendance was the owner Asif Salyani.

Mr. Salyani stated that they were building their cabana to be consistent with others within their neighbourhood and would comply with requirements from their Condo Corporation.

The Committee asked if Condo Corporation could impose such requirements for the Town to consider and if there has been other similar Variances in this area.

Staff responded that Condo Corporation can make recommendations to their residents. However, in this instance, Minor Variance was assessed in accordance with Planning Act requirements only. Staff indicated there has been other Variances. However, with some properties, their accessory structures were built to comply to Zoning By-law so no Variances had to be sought.

***Moved by Roy Harrington***

***Seconded by David Mhango***

THAT Minor Variance Application MV-2016-28 be APPROVED.

**CARRIED**

**6. Minor Variance Application: MV-2016-29A-E – Mattamy (Aurora) Ltd.  
1280 St. John's Sideroad East**

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow; the reduction in minimum front yard setback for main building for 1 detached dwelling unit; reduction in minimum front yard setback for attached garage for 2 detached dwelling units, increase in maximum projection for open-sided roofed porch into front yard and increase in projection allowed for bay window to front property line for a detached dwelling unit. Section 11.99.2.2 of the Zoning By-law requires minimum front yard setback of 6.0 metres to attached garage. The Applicant is proposing to construct detached dwelling unit with attached garage which is 4.5 metres to front property line; thus requiring a Variance of 1.5 metres (Lot 20). The Applicant is also proposing to construct detached dwelling unit with attached garage which is 4.5 metres to front property line; thus requiring a Variance of 1.5 metres (Lot 32). Section 11.99.2.2 of the Zoning By-law requires minimum front yard setback of 4.5 metres to main building. The Applicant is proposing to construct detached dwelling unit which is 3.8 metres to front property line; thus requiring a Variance of 0.7 metres (Lot 28). Section 11.99.2.3.1 of the Zoning By-law requires open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation to project a maximum of 2.0 metres into the required front and exterior side yard. The Applicant is proposing to construct an open-sided roofed porch which projects 2.1 metres into the required front yard; thus requiring Variance of 0.1 metres (Lot 28). Section 11.99.2.3.3 of the Zoning By-law states bay, bow or box window may project 0.6 metres into required front, exterior and rear yards. The Applicant is proposing to construct bay window that projects 1.5 metres to front property line; thus requiring Variance of 0.9 metres (Lot 28).

The Chair read through the purpose of the Application. In attendance was Thomas Kastelic of Mattamy Homes.

***Moved by David Mhango***

***Seconded by Carl Barrett***

THAT Minor Variance Application MV-2016-29A-E be APPROVED.

**CARRIED**

**V NEW BUSINESS/GENERAL INFORMATION**

- Staff informed the Committee that moving forward, Decision forms would have a statement with regards to public comments had been received and considered by the Committee. This is to conform to the recent passing of Bill 73 by the Province.

**VI ADJOURNMENT**

*Moved by David Mhango*

THAT the meeting be adjourned at 7:35 p.m.

**CARRIED**

Confirmed in open session this 11<sup>th</sup> day of August 2016.



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Grace Marsh,  
Committee Chair



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Justin Leung,  
Secretary-Treasurer