



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 16-03**

Council Chambers
Aurora Town Hall
Thursday, March 10, 2016

ATTENDANCE

COMMITTEE MEMBERS

Grace Marsh (Chair), Carl Barrett (Vice-Chair), Roy Harrington, David Mhango and Tom Plamondon

REGRETS

OTHER ATTENDEES

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

Chair called the meeting to order at 7:01 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

- None

II APPROVAL OF AGENDA

Moved by Tom Plamondon

Seconded by Carl Barrett

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

CARRIED

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of February 11, 2016
Meeting Number 16-02**

Moved by Roy Harrington

Seconded by Carl Barrett

THAT the Committee of Adjustment Minutes from Meeting Number 16-02 be adopted as printed and circulated with a correction to insert 'error' word in paragraph 3 for Application No. 1 (C-2016-01 – Norouzi).

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance Application: MV-2016-04 – Jaffer-Bhagwandin
36 Larmont Street**

The Applicant has submitted an Application to allow a 3 unit converted dwelling with less than the required front yard building setback. Section 14.4.2 of the Zoning By-law allows a converted dwelling where such dwelling is in compliance with the minimum yard Zoning By-law requirements of an R5 Zone. The Applicant is proposing an addition to allow a three unit converted dwelling. The existing detached dwelling has a front yard setback of 3.8 metres whereas Zoning By-law requires minimum front yard setback of 6.0 metres; thus requiring Variance of 2.2 metres.

Staff informed the Committee that Building & By-law Services staff had subsequently discovered that the previous owner of this property had applied and obtained a Minor Variance in 1994 identical to this Minor Variance request. As such, this Variance is not necessary and is withdrawn. The Applicant and neighbours within 120 metre radius of the subject property were notified of this.

**2. Minor Variance Application: MV-2016-05A-B – Royalcliff Homes Bayview Inc.
105 Joseph Hartman Cres.**

The Applicant has submitted an Application to allow *the* reduction of *the* rear yard setback and increase in projection for a chimney. Section 11.99.2.2 of the Zoning By-law requires minimum rear yard setback of 7.0 metres. The Applicant is proposing to construct a detached dwelling unit which is 6.6 metres to rear property line; thus requiring Variance of 0.4 metres. Section 11.99.2.3.4 of the Zoning By-law allows a chimney to project 0.6 metres into required rear yard. The Applicant is *also* proposing to construct a chimney that projects 0.9 metres to the rear property line; thus requiring Variance of 0.3 metres.

The Chair read through the purpose of the Application. In attendance was the agent Grace Carere of Royalcliff Homes. Ms. Carere stated that the Variance was required due to the 'skewed' configuration of the lot.

The Committee asked if the chimney projection complied with Ontario Building Code. Ms. Carere responded that it did.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-05A-B be APPROVED.

CARRIED

**3. Minor Variance Application: MV-2016-06 – Royalcliff Homes Bayview Inc.
93 Joseph Hartman Cres.**

The Applicant has submitted an Application to allow the reduction of the rear yard setback and increase in projection for a chimney or a dwelling unit?. Section 11.99.2.2 of the Zoning By-law requires minimum rear yard setback of 7.0 metres. The Applicant is proposing to construct a detached dwelling unit? which is 6.5 metres to rear property line; thus requiring Variance of 0.5 metres.

The Chair read through the purpose of the Application. In attendance was the agent Grace Carere of Royalcliff Homes. Ms. Carere stated that the Variance was required due to the 'skewed' configuration of the lot.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-06 be APPROVED.

CARRIED

**4. Minor Variance Application: MV-2016-07 – Royalcliff Homes Bayview Inc.
27 Schurman Street**

The Applicant has submitted an Application to allow reduction of the rear yard setback and increase in projection for a chimney. Section 11.99.2.2 of the Zoning By-law requires minimum rear yard setback of 7.0 metres. The Applicant is proposing to construct a detached dwelling unit ?which is 6.9 metres to rear property line; thus requiring Variance of 0.1 metres.

The Chair read through the purpose of the Application. In attendance was the agent Grace Carere of Royalcliff Homes. Ms. Carere stated that the Variance was required due to the 'skewed' configuration of the lot.

Moved by Carl Barrett

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-07 be APPROVED.

CARRIED

**5. Minor Variance Application: MV-2016-08 – Mattamy (Aurora) Ltd.
200 Baber Crescent**

The Applicant has submitted an Application to allow reduction of the rear yard setback and increase in projection for a chimney or a dwelling unit?. Section 11.99.2.2 of the Zoning By-law requires minimum rear yard setback of 7.0 metres. The Applicant is proposing to construct a detached dwelling unit which is 6.4 metres to rear property line; thus requiring Variance of 0.6 metres.

The Chair read through the purpose of the Application. In attendance was Bailey Russell of Mattamy Homes. Ms. Russell mentioned that this lot jogs towards the back hence the need for this Variance.

Moved by Roy Harrington

Seconded by David Mhango

THAT Minor Variance Application MV-2016-08 be APPROVED.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

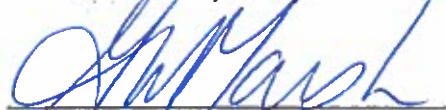
VI ADJOURNMENT

Moved by Tom Plamondon

THAT the meeting be adjourned at 7:15 p.m.

CARRIED

Confirmed in open session this 14th day of April 2016.



Grace Marsh,
Committee Chair



Justin Leung,
Secretary-Treasurer