



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 16-09**

Council Chambers
Aurora Town Hall
Thursday, September 8, 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 7:02 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 with the following amendments:

- Item # 3 move to # 1
- Item # 5 move to #2

CARRIED

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of August 11, 2016
Meeting Number 16-08**

Moved by Carl Barrett

Seconded by David Mhango

THAT the Committee of Adjustment Minutes from Meeting Number 16-08 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Consent Application: C-2015-08 – Brookfield Homes (Ontario) Ltd.
155 Vandorf Sideroad**

The Owner of the above noted property has submitted Consent Application to facilitate the severance of Part 2 on Reference Plan 65R-35169 for conveyance to the adjacent condominium corporation.

The Owner has requested an amendment to the conditions of approval to state that the easement placed on the severed lands will function as a drainage swale.

Moved by Carl Barrett

Seconded by David Mhango

THAT Consent Application C-2015-08 as approved by the Committee of Adjustment on December 10, 2015 be amended to add the following condition:

Condition #4: Severed Lands: Part of Lot 75, Concession 1 (Geographic Township of Whitchurch) designed as Part 2 on Reference Plan 65R-36128 in the Town Aurora.

Easement (to be retained over Severed Lands) Lands: Reserving an easement in favour of the Transferor, its successors and assigns, agents, servants, assignees, contractors, servicemen, employees and licensees over the SEVERED LANDS for purposes of use of drainage swale located thereon for storewater management purposes, and for access by the Transferor, its successors and assigns, agents, servants, assignees, contractors, servicemen, employees and licensees over the SEVERED LANDS as may be reasonable required in connection therewith.

CARRIED

**2. Minor Variance Application: MV-2016-35A-B – Green Storage Inc.
27 Allaura Boulevard**

Planning staff, with the acknowledgement and consent of the Applicant, request deferring the Application until the related Application for Site Plan Approval is considered by Town Council.

Moved by Roy Harrington

Seconded by Tom Plamondon

THAT Minor Variance Application MV-2016-35A-B be DEFERRED until related Application for Site Plan Approval is considered by Council.

CARRIED

**3. Minor Variance Application: MV-2016-33 - Ofield
183 Willow Farm Lane**

The Applicant has submitted an Application to allow a decrease in interior side yard setback. Section 10.7.2.2 of the Zoning By-law requires 1.5 metres interior side yard if two adjoining lots have combined minimum frontage of 60 metres or greater. The Applicants is proposing to build an accessory structure with interior side yard sidetrack of 1.2 metres; thus requiring a Variance of 0.3 metres.

The Chair read through the purpose of the Application. In attendance was the agent Alfie Zagar.

The Committee asked if the cabana had already been constructed. Mr. Zagar stated that it was. They only discovered after it was constructed that they were not in compliance with regulations.

Moved by David Mhango

Seconded by Carl Barrett

THAT Minor Variance Application MV-2016-33 be APPROVED.

CARRIED

**4. Consent Application: C-2016-05 – Brookfield Homes (Ontario) Ltd.
155 Vandorf Sideroad**

The Owner has submitted a Consent application to allow an easement to be conveyed over the subject property to the adjacent condominium corporation to allow access to sanitary sewer and related facilities.

The Chair read through the purpose of the Application. In attendance was the agent Lincoln Lo.

The Committee asked if the existing services within the proposed easement could be used for additional residential developments. Mr. Lo acknowledged lands are to be conveyed by easement to implement agreement between the developer and Beacon Hall Condominium Corporation.

Staff responded that this easement was between two private landowners, however, cannot comment on potential development within the subject lands of Beacon Hall.

Moved by Carl Barrett

Seconded by Roy Harrington

THAT Consent Application C-2016-05 be APPROVED subject to conditions in the report.

CARRIED

**5. Minor Variance Application: MV-2016-34A-C - Emsley
20 Catherine Avenue**

The Applicant has submitted an Application to allow a reduction in minimum interior side yard setback, increase in eaves encroachment and an increase in building height to construct an accessory structure (garage). Section 11.2.2 of the Zoning By-law requires minimum interior side yard of 1.2 metres. The Applicant is proposing to construct a detached garage which is 0.3 metres to side property line (west), thus requiring Variance of 0.9 metres. Section 6.48.1 of the Zoning By-law allows eaves to encroach 0.7 metres to any required yard. The Applicant is proposing to construct eaves that encroach 1.2 into the minimum required side yard (west), thus requiring Variance of 0.5 metres. Section 6.2.3 of the Zoning By-law requires maximum height of 3.5 metres for accessory structure. The Applicant is proposing to construct detached garage with height of 3.7 metres; thus requiring Variance of 0.2 metres.

The Chair read through the purpose of the Application. The Chair noted staff recommendation in reducing the Variance request for MV-2016-34A and MV-2016-34B. In attendance was the Applicant Ian Emsley.

Mr. Emsley stated he was aware of the staff recommendation to revise MV-2016-34A and MV-2016-36B and was in agreement. Mr. Emsley explained that his property was a deep lot but the width was the issue and hence his Variance Application request.

Moved by Tom Plamondon

Seconded by David Mhango

THAT Minor Variance Application MV-2016-34A-C be APPROVED subject to conditions contained in the report and the following amendments:

- 1) *That Application MV-2016-34A to permit minimum interior side yard setback for proposed accessory structure of 0.3 metres be amended to 0.6 metres.*
- 2) *That Application MV-2016-34B to permit eaves to encroach 1.2 metres into any required yard be amended to encroach 0.9 metres into the required yard.*

CARRIED

**6. Minor Variance Application: MV-2016-36 – 20 Wellington East Inc.
20 Wellington Street East**

The Applicant has submitted an Application to allow a reduction in manoeuvring spaces adjacent to 90 degree parking stalls. Section 21.22.2.5 v) of the Zoning By-law requires a minimum of 7.0 metres for a manoeuvring space adjacent to 90 degree parking stalls. The Applicant is proposing 6.4 metres manoeuvring space; thus requiring a Variance of 0.6 metres.

The Chair read through the purpose of the Application. In attendance was agents Harold Macdonald and Michelle Tremblay.

The Committee asked about the transformer on the subject property. Mr. Macdonald stated that the transformer was currently on a pole. However, Powerstream requested it be moved. As such, it would now be placed in the parking area thereby eliminated one space. Ms. Tremblay also indicated that the parking stall width here was larger than other municipalities in which she had done work.

Staff stated that in the Town's proposed new Zoning By-law, it would also require 7.0 metres manoeuvring space. However, the number of parking spaces required here is in compliance.

*Moved by David Mhango
Tom Plamondon Opposed*

Seconded by Roy Harrington

THAT Minor Variance Application MV-2016-36 be APPROVED subject to condition in the report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

- A resident in attendance inquired about if an Application for 145 Murray Drive was to be heard. The Committee indicated there was not.

VI ADJOURNMENT

Moved by Roy Harrington

THAT the meeting be adjourned at 7:43 p.m.

CARRIED

Confirmed in open session this 13th day of October 2016.



Grace Marsh,
Committee Chair



Justin Leung,
Secretary-Treasurer