



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-08

Council Chambers, Aurora Town Hall
Wednesday, August 9, 2018

Attendance

Committee Members Grace Marsh (Chair), Tom Plamondon (Vice-Chair), Roy Harrington, and David Mhango

Regrets Hank Gosar

Other Attendees Antonio Greco, Secretary-Treasurer, and Matthew Peverini, Planner.

The Chair called the meeting to order at 7 p.m.

1. Appointment of Secretary Treasurer

Moved by Tom Plamondon

Seconded by Roy Harrington

The Chair confirmed Matthew Peverini the Acting-Secretary Treasurer of the Committee of Adjustment.

Carried

2. Approval of the Agenda

Moved by David Mhango

Seconded by Roy Harrington

That the agenda as circulated by the Secretary-Treasurer be approved.

Carried

3. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

4. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of July 12, 2018
Meeting Number 18-07.**

**Moved by David Mhango
Seconded by Roy Harrington**

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-07 be approved.

Carried

5. Presentation of Applications

1. Consent Application: C-2018-04 – Mason – 69 Larmont Street.

The Applicant has submitted a Consent Application to sever the rear portion of the existing lot and conveying it to the adjacent land owner of 103 Mosley Street. No Minor Variances are required as a result of the proposed Consent Application:

The Chair read through the purpose of the application and in attendance was the Applicant, Mr. Greg Mason, who had no comments in regard to the application.

Ms. Roxanna Farrell from 63 Larmont Street inquired through multiple questions about the future development of the severed portion of land and sought clarification, and staff provided clarification.

The Committee inquired about the current Zoning and Official Plan designation on the severed portion of the property and staff provided further clarification.

The Committee further inquired about the accessory structure located on the proposed severed portion of the property, and the Applicant provided clarification.

Moved by Tom Plamondon
Seconded by Roy Harrington

1. That Consent Application C-2018-04 be APPROVED, subject to the conditions contained in the report.

Carried

2. Consent Application: C-2018-05 – 190 Kennedy Street West – The Jessmar Group Ltd.

The Applicant has submitted a Consent Application to establish servicing easements to connect to the existing services on 190 Kennedy Street West.

The Chair read through the purpose of the application. In attendance was Mr. Thomas Kilpatrick, Planner with Malone Given Parsons, who provided a PowerPoint presentation for Committee and Staff.

The Applicant was in agreement of the conditions set out in the report in obtaining final approval.

The Committee inquired about the locations of certain easements in form of confirmation. The Applicant provided clarification through the PowerPoint presentation. The Committee further inquired about the location of the stormwater and sanitary sewer easements, and the Agent provided further clarification.

Moved by David Mhango
Seconded by Tom Plamondon

1. That Consent Application C-2018-05 be APPROVED, subject to conditions outlined in the report.

Carried

3. Minor Variance Application: MV-2018-19 – Hensman – 289 Corner Ridge Road.

The Applicant has submitted a Minor Variance application to construct steps and landings for a walkout basement:

- MV-2018-19: To permit a reduced minimum easterly interior side yard setback for the construction of steps and landings to 0.22 metres, thereby requiring a variance of 0.08 metres.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Dmitry Perstin, on behalf of the owners, who was in agreement with the conditions outlined in the report.

The Committee inquired about the existing walkout and the reason for the Minor Variance, and the Agent provided clarification. The Committee further inquired about the amount of space between the property line and the walkout, and the Agent provided further clarification.

The Committee inquired about the history of the walkout and the amount of time it has been built, and the Agent provided clarification.

Moved by Roy Harrington
Seconded by David Mhango

1. That Minor Variance Application MV-2018-19 be APPROVED, with no conditions.

Carried

4. Minor Variance Application: MV-2018-20A-C – McGuigan/Whitehead – 111 Whispering Pine Trail

The Applicant has submitted three minor variance applications to permit the construction of a detached garage:

- MV-2018-20A: To permit a reduced minimum southerly interior side yard setback for the proposed accessory garage to 3.0 metres, thereby, requiring a variance of 1.5 metres;
- MV-2018-20B: To permit an increased eaves encroachment of 2.15 metres into the required southerly interior side yard, thereby, requiring a variance of 1.45 metres; and

- MV-2018-20C: To permit an increased maximum driveway width of 10.21 metres, thereby, requiring a variance of 0.21 metres and 4.21 metres at the street line.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Marco Viera, on the behalf of the Applicant. The Agent had no objections towards the 6.0 metre Zoning By-law provision at the street line, with no intentions of reducing the 6.0 metre width. The Agent was also in agreement with the conditions outlines in the report.

The Committee expressed concern regarding the wording of the condition outlining the maximum driveway width not exceeding the 6.0 metres. The Committee expressed the suggestion of amending the wording set out in the report, and the Agent was in agreement.

The Committee inquired about why it was not possible to comply with the setbacks outlined by the Zoning By-law, and the Agent provided further clarification. In addition, the Committee expressed further concern with the proposed location of the detached garage and interior setbacks. The Agent, through his opinion provided clarification.

In addition, the Committee inquired about the size of the truck being parked in the garage, and the Agent provided a response. Furthermore, Mr. Rob McGuigan, the owner of the subject property provided clarification in regards to the main use of the detached garage.

The Committee expressed concern whether the detached garage would be in use of any commercial/business use, and the Agent provided clarification. Furthermore, the Committee inquired about the trees located on the subject property, and the Agent provided further clarification.

Moved by David Mhango
Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-20A-C be APPROVED, subject to the conditions contained in the report; and

2. That Minor Variance Application MV-2018-20C have an amendment, to permit an increased maximum driveway width to 10.21 metres, thereby, requiring a variance of 0.21 metres.

Carried

5. Minor Variance Application: MV-2018-21A-C – Oudens/Ralston – 12 Woodsend Crescent

The Applicant has submitted three minor variance applications to facilitate the construction of a one storey addition:

- MV-2018-21A: To permit the construction of a one storey addition within a significant woodland feature;
- MV-2018-22B: To permit the construction of a one storey addition within the Minimum Vegetation Protection Zone; and
- MV-2018-22C: To permit the construction of a one storey addition within the Category 1 Landform Conservation Area.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. David J. Agro, and the Applicant who was in agreement with the conditions set in the report. The Agent provided a description on the reason for the three Minor Variance Applications.

Mr. John Green, Co-chair for the Ratepayers of Yonge Street South, from 5 Fox Point Court was in favour for the proposed development at 111 Whispering Pine Trail.

The Committee inquired about the proposed layout design, and the Agent provided clarification. the Committee further inquired about the labeled use on the design as “gallery” and whether it was for private or public use. The Agent provided further clarification.

The Committee inquired to the applicant about the conditions outlined in the Staff Report, and the Agent are in compliance with the set out conditions.

**Moved by Tom Plamondon
Seconded by Roy Harrington**

1. Minor Variance Application: MV-2018-21A-C be APPROVED, subject to the conditions contained in the report.

Carried

6. Minor Variance Application: MV-2018-22 – Simone – 11 Patrick Drive

The Applicant has submitted a Minor Variance Application to allow for an addition at the rear of the existing dwelling, with an attached garage:

- MV-2018-22: To permit a maximum lot coverage of 40%, thereby, requiring a variance of 5%.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Bruno Di Tomaso, who inquired about the conditions set out in the report. The Agent expressed concern with the condition set out by Planning Staff in providing a material board for review. Staff provided further clarification on the reasoning behind the set out condition.

Mr. Cameron Weighill, the home owner, addressed his concern with the possibility of obtaining a material board. Staff provided clarification in outlining options in clearing that condition.

The Agent expressed concern on the condition imposed by Engineering Staff, and the Committee provided direction. In addition, the Agent inquired about the conditions placed by the Parks Department, and Staff provided further direction.

The Committee expressed their opinion with regards to the conditions outlined by the Engineering Department. In addition, the Committee further inquired on whether the neighbour in the rear are aware of the proposal, and the Applicant provided clarification.

**Moved by Tom Plamondon
Seconded by David Mhango**

1. That Minor Variance Application MV-2018-22 be APPROVED, subject to the conditions contained in the report; and
2. That Minor Variance Application MV-2018-22 have an amendment to condition #3, the Applicant provide staff a sample external material board and/or photographs of the materials in the proposal.

Carried

6. New Business

7. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 8.20 p.m.

Confirmed in open session this 9th day of August, 2018.


FOR;

Grace Marsh, Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician