



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-09

Council Chambers, Aurora Town Hall
Wednesday, September 13, 2018

Attendance

Committee Members Tom Plamondon (Vice-Chair), Hank Gosar, Roy Harrington,
and David Mhango

Regrets Grace Marsh

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

The Chair called the meeting to order at 7:21 p.m.

1. Approval of the Agenda

Moved by Hank Gosar

Seconded by Roy Harrington

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

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of August 9, 2018
Meeting Number 18-08.

Moved by David Mhango
Seconded by Roy Harrington

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-08 be approved.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2018-23 – Fluffy Puppies – 14799 Yonge Street.

The Applicant has submitted a minor variance application to permit overnight accommodation within the “Pet Services” permitted use:

- MV-2018-23: To permit overnight accommodation within the “Pet Services” permitted use.

The Chair read through the purpose of the application and in attendance was the Applicant, Mr. Jason Jenkins. The Committee inquired about the 24hr services that is being offered by the company. The Applicant provided clarification in response.

The Committee further inquired about the number of dogs that are being taken care of during the daylight and overnight hours. The Applicant provided a detailed response, in addressing the business function.

In addition, the Committee inquired about the company’s hours of operation and the Applicant provided clarification. The Committee further inquired in regards to the transportation and housing of the dogs within the unit. The Applicant provided further clarification in response.

Moved by Hank Gosar
Seconded by David Mhango

1. That Minor Variance Application MV-2018-23 be APPROVED, with no conditions.

Carried

2. Minor Variance Application: MV-2018-24 – St. Andrew's College – 15858 Yonge Street.

The Applicant has submitted four minor variance applications to facilitate the construction of a two storey detached dwelling with an attached garage:

- MV-2018-24A: To permit a reduced minimum westerly interior side yard setback for the proposed two storey addition and attached garage to 0.8 metres, thereby, requiring a variance of 8.20 metres;
- MV-2018-24B: To permit an eaves projection of 8.55 metres into the required westerly side yard, thereby, requiring a variance of 7.85 metres;
- MV-2018-24C: To permit a reduced minimum front yard for the proposed two storey addition and attached garage to 4.35 metres, thereby, requiring a variance of 10.65 metres, and;
- MV-2018-24D: To permit an eaves projection of 14.55 metres into the required easterly interior side yard, thereby, requiring a variance of 13.85 metres.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Jordan Kolm, and the Applicant Ms. Beth Carter, who was in agreement with the conditions set out in the report. The Agent provided a projector presentation in support for the four Minor Variance Applications and brief history on the subject property.

The Committee inquired about the property to the north of St. Andrew's College and whether the Town of Aurora are the current registered owners. The Agent in response provided clarification.

The Committee further inquired on whether the existing dwelling will be demolished or not. The Agent provided clarification in stating the dwelling will be renovated.

In addition, the Committee required clarity in regards to the reason for the northerly interior side yard setback. The Agent responded in providing clarification.

The Committee expressed concern with the clarity of the site plan provided and the conditions placed on the Application. The Agent provided clarification and was in agreement with the conditions set out in the report.

The Committee further inquired on the comments which were provided by the Building Department and the Agent provided clarification. Furthermore, the Committee inquired about the existing driveway and potential access safety. The Agent provided clarification in response.

Additionally, the Committee inquired on the occupancy of the proposed dwelling and the Applicant Ms. Beth Carter provided further clarification. Additionally, the Committee inquired on servicing capacity with the Town of Aurora and the Agent provided clarification.

The Committee expressed concern with receiving no comments from the Regional Municipality of York, as Yonge Street is described as a major arterial road containing road setbacks and right-of-way and Staff provided further clarification.

The Committee expressed further concern with the application and the consistency of the material provided. The Agent provided a detailed clarification.

Moved by David Mhango
Seconded by Roy Harrington

1. That Minor Variance Application: MV-2018-24A-D be APPROVED, subject to the conditions contained in the report;
2. That Minor Variance Application MV-2018-24A-B be changed to northerly;
3. That Minor Variance Application MV-2018-24C-D be changed to easterly.

Carried

3. Minor Variance Application: MV-2018-25 – Carvalho – 66 Roth Street.

The Applicant has submitted a Minor Variance Application to construct a rear yard deck:

- MV-2018-25: To permit a deck to encroach 6.4 metres into the minimum required rear yard, having a setback of 0.6 metres from the rear property line, thereby, requiring a variance of 2.9 metres.

The Chair read through the purpose of the application. In attendance was the Owner/Applicant, Mr. Paolo and Juliana Carvalho, who was in agreement with the conditions set out in the report. The Applicant provided a verbal presentation on the reasoning behind the Minor Variance.

The Committee inquired about the catch basin in the rear of the property and the 1.8 metres encroachment. The Applicant provided confirmation and clarification.

The Committee further inquired about the existing deck and the accuracy in relation to the site plan. The Applicant provided further clarification. In addition, the Committee looked to Staff for clarification on setbacks regarding the existing deck. Staff provided clarification in addressing the setbacks.

The Committee expressed concern in regards to the proposed deck height and potential safety concern. The Applicant provided clarification in response.

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

Moved by David Mhango
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-25 be APPROVED, subject to the conditions contained in the report.

Carried

5. New Business

The Committee inquired about the Committee of Adjustment Terms of Reference and Staff provided further direction.

The Committee inquired about the status of the Minor Variance application located at 672 and 684 Henderson Drive. Staff provided further clarification in response.

6. Adjournment

Moved by Hank Gosar

That the meeting be adjourned at 8.39 p.m.

Confirmed in open session this 13th day of September, 2018.



Tom Plamondon, Vice-Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician