



**Town of Aurora**  
**Committee of Adjustment Meeting Minutes**  
**No. 19-06**

Council Chambers, Aurora Town Hall  
Thursday, June 13, 2019

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**Attendance**

<b>Committee Members</b>	Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Steven D'Angeli, Michele Boyer and Daniel Lajeunesse
<b>Regrets</b>	Antonio Greco, Secretary-Treasurer, Matthew Peverini, Planner
<b>Other Attendees</b>	Sean Lapenna, Planner and Ishita Soneij, Committee Secretariat

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

**1. Approval of the Agenda**

Moved by Steve D'Angeli  
Seconded by Michele Boyer

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

**Carried**

**2. Declarations of Pecuniary Interest and General Nature Thereof**

There were declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

**3. Adoption of the Minutes**

**Committee of Adjustment Meeting Minutes of April 11, 2019  
Meeting Number 19-04.**

**Moved by Daniel Lajeunesse  
Seconded by Clarence Lui**

That the deferral of Committee of Adjustment meeting minutes from Meeting Number 19-04 be APPROVED.

**Carried**

**4. Presentation of Applications**

- 1. Minor Variance Application: MV-2019-09 – Baker and De Kuyper – 7 Kenlea Crt:**

The Applicant has made a request to defer the Minor Variance Application.

**Moved by Michele Boyer  
Seconded by Steven D'Angeli**

1. That Application MV-2019-09 be DEFFERED.

**Carried**

- 2. Consent Application: C-2019-05 – Baker and Baker Insurance Inc. – 7 Kenlea Court & 200 Wellington Street West:**

The Applicant has made a request to defer the Consent Application.

**Moved by Steven D'Angeli  
Seconded by Clarence Lui**

1. That Application C-2019-05 be DEFFERED.

**Carried**

- 3. Consent Application: C-2019-06 – Baker and De Kuyper – 7 Kenlea Court & 200 Wellington Street West**

The Applicant has made a request to defer the Consent Application.

**Moved by Michele Boyer**  
**Seconded by Clarence Lui**

1. That Application C-2019-06 be DEFFERED.

**Carried**

**4. Consent Application: C-2019-07 – Baker and Baker Insurance Inc. – 7 Kenlea Court & 200 Wellington Street West**

The Applicant has made a request to defer the Consent Application.

**Moved by Clarence Lui**  
**Seconded by Daniel Lajeunesse**

1. That Application C-2019-07 be DEFFERED.

**Carried**

**5. Minor Variance Application: MV-2019-10 – Sgro – 72 Carlyle Crescent**

The Applicant has submitted a Minor Variance Application in proposing to construct a cabana:

- **MV-2019-10:** The applicant is proposing a Cabana 43.1 metres from the road allowance limit, therefore, requiring a variance of 6.9 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Fausto Cortese, who is representing the Owner on this Application. Mr. Cortese did not provide any additional presentation on the application.

The Committee inquired about post construction period on the subject property and Staff provided additional clarification. The Committee inquired

about the distance separation between Bathurst St. and the proposed Cabana. The Agent provided clarification in response.

The Agent was in agreement with the imposed conditions in the Staff Report.

**Moved by Michele Boyer**

**Seconded by Daniel Lajeunesse**

1. That Minor Variance Application MV-2019-10 be APPROVED, subject to the conditions outlined in the report.

**Carried**

**6. Minor Variance Application: MV-2019-11 – Vatani – 10 Hawthorne Lane**

The Applicant has submitted a Minor Variance Application in proposing to construct a two storey detached dwelling unit:

- **MV-2019-11A:** The applicant is proposing to construct a two storey detached dwelling unit which is 7.1 metres to the front property line; thereby, requiring a variance of 1.9 metres.
- **MV-2019-11B:** The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 2.1 metres into the required front yard; thereby, requiring a variance of 1.4 metres.
- **MV-2019-11C:** The applicant is proposing to construct two storey detached dwelling unit which is 2.75 metres to the east interior side property line; thereby, requiring a variance of 0.25 metre.
- **MV-2019-11D:** The applicant is proposing a driveway width of 6.7 metres; thereby, requiring a variance of 0.7 metres at the street line.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Peter Higgins, from Peter Higgins Architect Inc. on the behalf of the Owner. Mr. Higgins provided additional site plan and 3D rendering copies to Committee and provided an in depth presentation.

The Committee looked to the members of the public for comments on the Application. Mr. Stephen Hunt from 7 Hawthorne Lane spoke in opposition to the Application and submitted a formal letter of objection. Mr. Hunt provided additional images to Committee for their review.

The Committee acknowledged that they received objection letters from Andrew and Heather Boorne of 5 Hawthorne Lane and Edward Laks and Susan Crandlemire from 6 Hawthorne Lane.

Ms. Marry Neil from 9 Hawthorne Lane spoke in opposition towards the Application.

Mr. Michael Ronco from 15 Hawthorne Lane spoke in opposition towards the Application.

Ms. Niana Reid from 20 Hawthorne Lane spoke in opposition towards the Application.

Mr. Higgins addressed the Committee in speaking to the comments made by the public. Furthermore, Mr. Higgins provided additional clarification towards the requested variances and the reasoning behind the removal of the tree.

The Committee inquired about the requested front yard setback and the Agent provided a response. The Committee inquired about the square footage of the home and the Agent provided an additional response.

The Committee inquired about the Official Plan designation and policies applicable to the property and Staff provided clarification in response.

The Committee inquired about the massing of the proposed home and the Agent provided a detailed response. Committee inquired about the front yard setback in proportion to the massing of the home and the Agent provided a response.

The Committee inquired about the requested driveway variance and the Agent provided a response. Committee inquired about the design of the home and the Agent provided clarification.

The Committee inquired about the trees in the rear of the property and the Agent provided a description in response. Committee inquired about the decisions made behind the requested variances and the Agent provided clarification.

The Agent inquired about the possibility of a deferral to a future meeting date and Staff provided a response. The Agent requested a deferral of the application to the next possible meeting date.

**Moved by Daniel Lajeunesse**  
**Seconded by Clarence Lui**

1. That Application MV-2019-11 be DEFFERED.

**Carried**

**7. Minor Variance Application: MV-2019-12 – Stinson – 29 Church Street**

The Applicant has submitted a Minor Variance Application in proposing to construct a two storey detached dwelling unit:

- **MV-2019-12A:** The applicant is proposing to construct a two storey detached dwelling unit which is 2.7 metres to the front property line; thereby, requiring a variance of 3.3 metres;
- **MV-2019-12B:** The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 3.8 metres into the required front yard; thereby, requiring a variance of 3.1 metres;
- **MV-2019-12C:** The applicant is proposing to construct a two storey detached dwelling unit which is 3.0 metres to the front property line; thereby, requiring a variance of 4.5 metres;
- **MV-2019-12D:** The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 5.0 metres into the required rear yard; thereby, requiring a variance of 4.3 metres;
- **MV-2019-12E:** The applicant is proposing to construct a two storey

detached dwelling unit with a lot coverage of 45.5%; thereby, requiring a variance of 10.5%;

- **MV-2019-12F:** The applicant is proposing a driveway width of 8.2 metres; thereby, requiring a variance of 2.2 metres.

The Chair read through the purpose of the Application. In attendance was the Owner, Mr. John Stinson who did not provide any additional presentation on the Application.

The Committee looked to the members of the public for comments on the Application. Mr. John Meehan and Mrs. Trish Meehan spoke in opposition towards the Application. Mr. Meehan provided photos to the Committee for their review.

Mr. Brian Murphy from 21 Church Street spoke in opposition towards the Application.

Mr. Matthew Kinsella from 23 Mosley Street provided comments regarding the requested variance and redevelopment.

The Committee acknowledged the letter of concern received from the Owner of 33 Church Street.

The Committee inquired about the requested driveway variance and the Owner provided clarification in response. The Committee addressed the Owner on the conditions imposed in the Staff Report and the Owner was in agreeance.

The Committee inquired about the 'Stable Neighbourhood' designation and the approval process. Staff provided additional clarification in response.

Staff provided additional photographs of the surrounding area in comparing the subject property. Committee inquired about the parking on the subject property and the Owner provided a response.

**Moved by Clarence Lui**  
**Seconded by Michele Boyer**

1. That Application MV-2019-12A be APPROVED, subject to conditions contained in the report.
2. That Application MV-2019-12B be APPROVED, subject to conditions contained in the report.
3. That Application MV-2019-12C be APPROVED, subject to conditions contained in the report.
4. That Application MV-2019-12D be APPROVED, subject to conditions contained in the report.
5. That Application MV-2019-12E be APPROVED, subject to conditions contained in the report.
6. That Application MV-2019-12F be REFUSED.

Carried

## 5. New Business

No new business.

## 6. Adjournment

Moved by Daniel Lajeunesse

That the meeting be adjourned at 9:22 p.m.

Confirmed in open session this 13<sup>th</sup> day of June, 2019.



Tom Plamondon, Chair



Antonio Greco, Secretary-  
Treasurer/Assistant Planner