



**Town of Aurora**  
**Committee of Adjustment**  
**Meeting Minutes**

**Date:** Thursday, November 11, 2021

**Time:** 7:00 p.m.

**Location:** Video Conference

**Committee Members:** Tom Plamondon (Chair)

Daniel Lajeunesse

Steven D'Angeli

Linda Duringer

David Mhango

**Other Attendees:** Brashanthe Manoharan, Secretary-Treasurer  
 Anna Henriques, Manager, Development Planning  
 Stephen Corr, Planner

**1. Procedural Notes**

This meeting was held electronically as per Section 19. i) of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 situation, and was live streamed at <https://www.youtube.com/c/Townofaurora/videos>.

**2. Approval of the Agenda**

**Moved by** Linda Duringer

**Seconded by** Daniel Lajeunesse

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. Receipt of the Minutes**

##### **4.1 Committee of Adjustment Meeting Minutes of October 14, 2021, Meeting Number 21-10**

**Moved by** David Mhango

**Seconded by** Steven D'Angeli

That the Committee of Adjustment Minutes from the Meeting Number 21-10 be adopted as printed and circulated.

**Carried**

#### **5. Presentation of Applications**

##### **5.1 MV-2021-30 - Sewhdat - 130 Edward Street (\*Application deferred at the request of the applicant)**

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a two-storey detached dwelling. The following relief is being requested:

- a) Section 24.497.3.3 of the Zoning By-law permits a maximum lot coverage of 35.0%. The applicant is proposing a two-storey detached dwelling with a lot coverage of 42.5%.

The applicant agreed in writing to defer the application to a future Committee of Adjustment meeting.

**Moved by** Daniel Lajeunesse

**Seconded by** Linda Durringer

1. That the Minor Variance Application MV-2021-30 be DEFERRED to a future Committee of Adjustment meeting.

**Carried**

##### **5.2 C-2021-10 - 2419059 Ontario Inc. - 497 Wellington Street West**

The purpose of the proposed consent application is to sever the subject lands, municipally known as 497 Wellington Street West, to facilitate the creation of eleven (11) lots and a private condominium road.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the owner, Ramtin Sotoadeh as well as the agent, Jack Dougan. The agent provided a brief description and presentation of the Consent Application in which was applied for.

The Chair invited members of the public to provide comments. In attendance was Doug Bushy, Janice Ryan, and Xiaoying Chen. The delegates provided comments of the Consent Application in which was applied for.

The Committee inquired about traffic control, visitor parking, and potential concerns regarding this. Additionally, the Committee inquired about the depth of specific lots and their maintenance requirements. The Committee further discussed the conditions within the report, specifically regarding servicing and if Town has granted approval for connecting to the existing watermain and sewer. Finally, the Committee discussed the potential partial reimbursement of application fees.

**Moved by** David Mhango

**Seconded by** Steven D'Angeli

1. That the Consent Application C-2021-10 be APPROVED, subject to the conditions in Appendix "C" of the staff report.

**Carried**

**Moved by** Daniel Lajeunesse

**Seconded by** David Mhango

2. That the request for partial reimbursement of the application fee be DENIED.

**Carried**

### **5.3 MV-2021-31 - Smith - 53 Metcalfe Street**

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate

the removal and replacement of the existing attached garage and front verandah. The following relief is being requested:

- a) Section 4.20 of the Zoning By-law states an open porch requires a minimum setback of 4.5 metres. The applicant is proposing a front verandah, which is 3.3 metres to the front property line;
- b) Section 4.20 of the Zoning By-law states steps require a minimum setback of 4.5 metres. The applicant is proposing front steps, which is 2.6 metres to the front property line;
- c) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres. The applicant is proposing an attached garage, which is 3.5 metres to the front property line;
- d) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres. The applicant is proposing an attached garage, which is 1.0 metres to the interior side property line;
- e) Section 24.497.5 of the Zoning By-law states an integral garage shall be flush with or setback from the main front wall of the detached dwelling. The applicant is proposing an attached garage which projects in front of the main front wall of the detached dwelling; and
- f) Section 5.4 of the Zoning By-law requires a minimum of 2.0 parking spaces for a detached dwelling. The applicant is proposing 1.0 parking space.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Michael Swann, as well as the owners Jennifer Smith and Kevin Purcocks. The applicant provided a brief presentation of the Minor Variance Application in which was applied for.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee discussed the conditions of approval, specifically Engineering and Parks Division conditions. Additionally, the size of the garage was also discussed.

**Moved by** David Mhango  
**Seconded by** Linda Durringer

1. That the Minor Variance Application MV-2021-31 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

#### **5.4 MV-2021-20 - Dumitriu - 5 Child Drive**

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a ground floor and 2<sup>nd</sup> storey addition to the existing dwelling. The following relief is being requested:

- a) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5m. The applicant is proposing a first and second storey addition, which is 0.9m to the interior side property line;
- b) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0m beyond the main rear wall of the adjacent dwelling. The applicant is proposing a first and second storey addition, which is 0.9 metres to the interior side property line.
- c) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0m (9.8 ft) beyond the main rear wall of the adjacent dwelling. The applicant is proposing an interior side yard setback of 2.4m (7.9 ft).

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Nick Racanelli, as well as the owners Daniela Rosca and Val Dumitriu. The applicant provided a brief description of the Minor Variance Application in which was applied for.

The Chair invited members of the public to provide comments. In attendance was Derek Inrig. The delegate provided comments regarding the proposed setbacks and their impacts on the abutting property.

The Committee inquired about the impacts to abutting property at 7 Child Drive, as well as their ability to apply for a variance in the future. The Committee also discussed concerns regarding draining and how these

issues may be minimized. Additionally, concerns pertaining to the second storey addition were identified and how the proposal can be improved to reduce impacts on the surrounding area.

**Moved by** Daniel Lajeunesse

**Seconded by** Linda Duringer

1. That the Minor Variance Application MV-2021-20 be DEFERRED to a future Committee of Adjustment meeting.

**Carried**

**6. New Business**

The Committee discussed the format of the meeting.

**7. Adjournment**

**Moved by** Steven D'Angeli

That the meeting be adjourned 10:45PM

**Carried**