



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

**Date:** Thursday, December 9, 2021

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

**Location:** Video Conference

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

Linda Duringer

David Mhango

**Members Absent:** Daniel Lajeunesse

Steven D'Angeli

Michele Boyer

**Other Attendees:** Brashanthe Manoharan, Secretary-Treasurer

Matthew Peverini, Planner

Anna Henriques, Manager, Development Planning

**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 on the [Town's YouTube Channel](#).

**2. Approval of the Agenda**

**Moved by** Linda Duringer

**Seconded by** David Mhango

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 November 11, 2021, Meeting Number 21-11

**Moved by** David Mhango

**Seconded by** Linda Durringer

That the Committee of Adjustment Minutes from Meeting Number 21-11 be adopted as circulated.

**Carried**

### 5. Presentation of Applications

#### 5.1 MV-2021-34 - Dormlind Developments Ltd. - 22 Kingswood Lane

The applicant is requesting relief from the Town's Comprehensive Zoning By-law 6000-

17, as amended, to facilitate the development of a new two-storey Single-Detached

Dwelling with a Gross Floor Area of approximately 3,790.0 ft<sup>2</sup> (352.11 m<sup>2</sup>).

The following

relief from the requirements of the Town's Zoning By-law 6000-17, as amended, is requested:

- a) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5 metres. The applicant is proposing a two-storey detached dwelling which is 6.5 metres to the rear property line.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Adam Layton. The applicant provided a brief description and 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 inquired about the rear yard set backs, future plans for the lands north of the site, and any potential impacts on the neighbourhood.

**Moved by** Linda Duringer

**Seconded by** David Mhango

1. That the Minor Variance Application MV-2021-34 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

## **5.2 MV-2021-35 - Dormlind Developments Ltd.- 62 Royal Hill Court**

The applicant is requesting relief from the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the development of a new two-storey Single-Detached Dwelling with a Gross Floor Area of approximately 3,123.91 ft<sup>2</sup> (290.22 m<sup>2</sup>). The following relief from the requirements of the Town's Zoning By-law 6000-17, as amended, is requested:

- a) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5 metres. The applicant is proposing a two-storey detached dwelling which is 6.7 metres to the rear property line.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Adam Layton. The applicant provided a brief description and 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 inquired about the rear yard set backs, future plans for the lands north of the site, and any potential impacts on the neighbourhood.

**Moved by** David Mhango

**Seconded by** Linda Duringer

1. That the Minor Variance Application MV-2021-35 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

### 5.3 MV-2021-32 - Hollidge Properties Inc. - 150 Hollidge Blvd

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit a "Fitness Centre" use on the subject property. The following relief is being requested:

- a) Section 24.187.1 of the Zoning By-law does not list "Fitness Centre" as a permitted use. The applicant is proposing "Fitness Centre" as a permitted use.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Vince Figliomeni. The applicant provided a brief description and 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 limitations of parking and its impact on traffic.

**Moved by** Linda Duringer

**Seconded by** David Mhango

1. That the Minor Variance Application MV-2021-32 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

### 5.4 MV-2021-33 - Mahmoudi - 243 Murray Drive

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate two second units within the basement of an existing single detached dwelling. The following relief is being requested:

- a) Section 7.1.1 Note (4) specifies a maximum of one second suite dwelling unit shall be permitted per Lot. Whereas the Applicant is proposing two second suite dwelling units in the basement on the property.
- b) Section 7.5.4.2 specifies the minimum area for each dwelling unit shall be 35.0 square meters. Whereas the Applicant is

proposing one of the two second suite dwelling units in the basement to be 22.2 square meters.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Reza Hayati. The applicant provided a brief description and presentation of the Minor Variance Application in which was applied for.

The Chair invited members of the public to provide comments. In attendance were Candace Wu, Nigel Lou, and Hank Gosar. The delegates provided comments of the Consent Application in which was applied for.

The Committee inquired about the proposed variances and their impacts on the neighbourhood, as well as compliance, safety, and parking concerns. The Committee also inquired about the significant reductions in the proposed area of the suites and implications of imposing more than one suite in the basement.

**Moved by** David Mhango

**Seconded by** Linda Duringer

1. That the Minor Variance Application MV-2021-33 be DENIED.

**Carried**

## **5.5 MV-2021-30 - Sewhdat - 130 Edward 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 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 37.9%.

The Chair invited the Applicant or Agent to address the Committee. In attendance was the applicant, Frank D'Amico as well as the owner, Oma Sewdhat. 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. There were no live delegates present to provide comments.

The Committee inquired about the design of the dwelling and its impacts on the character of the neighbourhood, as well as the potential for wheelchair access at the entrance of the dwelling.

**Moved by** Linda Duringer

**Seconded by** David Mhango

1. That the Minor Variance Application MV-2021-30 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

**6. New Business**

None.

**7. Adjournment**

That the meeting be adjourned 9:00 PM.

**Moved by** David Mhango

**Carried**