



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

**Date:** Thursday, June 9, 2022  
**Time:** 7:00 p.m.  
**Location:** Video Conference

**Committee Members:** Tom Plamondon (Chair)  
Steven D'Angeli  
Linda Duringer  
David Mhango

**Absent:** Daniel Lajeunesse

**Other Attendees:** Brashanthe Manoharan, Secretary-Treasurer  
Ishita Soneji, Council/Committee Coordinator  
Peter Fan, Secretary-Treasurer  
Sean Lapenna, Planner

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1. **Call to Order**
2. **Land Acknowledgement**

We would like to start by acknowledging that the land on which we live and work is the traditional and treaty territory of the Anishinaabe, and many other Nations, whose presence here continues to this day. As a municipality, Aurora has shared responsibility for the stewardship of this land.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas of the Credit, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of how the rich cultural heritage that has existed for centuries, and of how our collective past brought us to where we are today, will help us walk together into a better future.

**3. Approval of the Agenda**

**Moved by** Linda Duringer

**Seconded by** Steven D'Angeli

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

**Carried**

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

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

**5. Receipt of the Minutes**

**5.1 Committee of Adjustment Meeting Minutes of May 12, 2022, Meeting Number 22-05**

**Moved by** Linda Duringer

**Seconded by** Steven D'Angeli

That the Committee of Adjustment Minutes from Meeting Number 22-05 be adopted as circulated.

**Carried**

**6. Presentation of Applications**

**6.1 C-2022-04 - Ormsby Realty Ltd. - 9 and 11 Jasper Drive**

The applicant is seeking a certificate of validation of title to recognize the existing semidetached dwellings on 9 Jasper Drive (PLAN 517 W PT LOT 201) and 11 Jasper Drive (PLAN 517 E PT LOT 201).

The Chair invited the Applicant or Agent to address the Committee. In attendance were the agents, Barbara and Robin Leibel from Ormsby Realty Ltd. The agent provided a brief description of the Consent 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 had no inquiries or concerns about the application.

**Moved by** Steven D'Angeli

**Seconded by** Linda Durringer

- a) That the Consent Application C-2022-04 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

## **6.2 C-2022-06 - TFP Aurora Developments Limited - 25 Mavrinac Boulevard**

The purpose of the proposed consent application is to create two mutual easements along walkway and parkette blocks for access and use of a parkette, to be utilized by a future seniors' building and townhouse development under separate ownership but located on the same property (25 Mavrinac Boulevard).

The Chair invited the Applicant or Owner to address the Committee. In attendance were the agents, Steven McIntyre and David Stewart. The agent provided a brief description of the Consent 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 privacy level and public accessibility of the walkway for the property, and whether the park to be implemented on the property will be a private park or part of a parkland dedication.

**Moved by** David Mhango

**Seconded by** Linda Durringer

1. That the Minor Variance Application C-2022-06 be APPROVED, subject to the conditions in Appendix "A" of the staff report, with Condition Three (3) to be modified accordingly to the satisfaction of the Town and the applicant.

**Carried**

**6.3 C-2022-05 - 1623 Wellington Street Developments Limited - 1623 Wellington Street East**

The purpose of the proposed consent application is to sever 0.8862 hectares (2.19 acres) of the subject property municipally known as 1623 Wellington Street East, to facilitate the creation of one new lot with a frontage of 100.56 m (330.0 ft). The applicant is requesting the consent in order to accommodate the following:

- a) Parts 1, 2, 3, portion Part 4, 6 and 7 are the retained lot.
- b) Portion of Part 4 is to be severed from the retained lot.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Daniel Orellana. The applicant provided a brief description of the Consent 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 had no inquiries or concerns about the application.

**Moved by** David Mhango

**Seconded by** Linda Durringer

1. That the Consent Application C-2022-05 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

**6.4 MV-2022-18 - Forhan - 2 Hadley Court**

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

- a) Section 5.6.1(a)(ii) of the Zoning By-law allows a maximum driveway width of 6.0m if the lot frontage is greater or equal to 9.0m and less than 18.0m. The applicant is proposing a driveway width of 8.5m.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Steve Forhan. 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 discussed about the risk of the widening of the driveway being completed prior to Town approval, the date of submission for the application, the Town's procedure for curb cuts and driveway enlargements, and tree protection and preservation.

**Moved by** Steven D'Angeli

**Seconded by** David Mhango

1. That the Minor Variance Application MV-2022-18 be DENIED, based on the four tests of the Minor Variance application process, specifically that with respect to the test, the proposed variances do not meet the general intent of the Zoning By-Law and, is not considered desirable for the appropriate development or use of the land, building or structure.

**Carried**

## **6.5 MV-2022-16 - Ahmadi - 9 Craiglee Court**

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 deck. The following relief is being requested:

- a) Section 4.20 of the Zoning By-law specifies maximum encroachment of 3.7m into minimum rear yard of 9m for zone R2(74). The applicant is proposing a deck encroaching 4.8m into minimum required yard.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Farhad Farhadi. 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 a potential violation relating to the existing pool and deck on the property and that could be resolved in a future Minor Variance application.

**Moved by** Linda Duringer

**Seconded by** Steven D'Angeli

1. That the Minor Variance Application MV-2022-16 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

#### **6.6 MV-2022-17 - Martin – 19 Lensmith Drive**

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 rear sunroom addition. The following relief is being requested:

- a) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5m for Zone R3, unless stated otherwise in the exception zone. The applicant is proposing a two-storey sunroom addition, which is 5.3m to the rear property line.
- b) Section 24.84.1.3 of the Zoning By-law allows maximum 35.0% lot coverage for two storeys. The applicant is proposing 36.4% lot coverage with the addition.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Kevin Hughes. The agent 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 had no inquiries or concerns about the application.

**Moved by** Steven D'Angeli

**Seconded by** Linda Duringer

1. That the Minor Variance Application MV-2022-17 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

**Carried**

**7. New Business**

None.

**8. Adjournment**

That the meeting be adjourned 9:24PM.

**Moved by** David Mhango

**Carried**