



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, July 14, 2022

Time: 7:00 p.m.

Location: Video Conference

Committee Members: Tom Plamondon (Chair)

Daniel Lajeunesse

Steven D'Angeli

Linda Duringer

David Mhango

Other Attendees: Sean LaPenna, Planner

Linda Bottos, Council/Committee Coordinator

Peter Fan, Secretary-Treasurer

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. Appointment of Secretary-Treasurer

Moved by Daniel Lajeunesse

Seconded by Linda Duringer

That Peter Fan be confirmed as the Secretary-Treasurer

Carried

4. Approval of the Agenda

Moved by David Mhango

Seconded by Steven D'Angeli

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

Carried

5. Declarations of Pecuniary Interest and General Nature Thereof

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

6. Receipt of the Minutes

6.1 Committee of Adjustment Meeting Minutes of June 9, 2022, Meeting Number 22-06

Moved by Linda Duringer

Seconded by Steven D'Angeli

That the Committee of Adjustment Minutes from Meeting Number 22-06 be adopted as circulated.

Carried

7. Presentation of Applications

7.1 MV-2022-19 - Boyd - 3 Hawthorne 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 addition (one and two storey) to an existing Single-Detached Dwelling. 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 interior side yard setback of 3.0 metres. The applicant is proposing a two-storey addition, which is 1.5 metres to the interior side property line.
- b) Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 9.0 metres. The applicant is proposing a one-storey addition, which is 5.1 metres to the exterior side property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the Owner, Allison Boyd, and agent, Peter Giordano. The agent provided a brief presentation and 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 location of the trees, the impact to the tree canopy, and the existing hedges in relation to the proposed development.

Moved by David Mhango

Seconded by Linda Durringer

1. That the Minor Variance Application MV-2022-19 be APPROVED, as amended.

Carried

7.2 MV-2022-22 - Norouzpour - 81 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 the construction of a new 2 storey dwelling. The following relief is being requested:

- a) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres (10 ft) beyond the main rear wall of the adjacent dwelling.

The applicant is proposing a two-storey detached dwelling, which is 1.8 (6 ft) metres to the interior side property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Victor Guitberg. 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 Alex Diana. The delegate provided comments about privacy, community impact, vegetation preservation, and concerns of the property to which the Minor Variance Application was applied for.

The Committee inquired about the validity of the reason to exceed the required side yard setback, the construction of the car port.

The applicant agreed verbally to defer the application to a future Committee of Adjustment meeting

Moved by Steven D'Angeli

Seconded by David Mhango

1. That the Minor Variance Application MV-2021-22 be DEFERRED.

Carried

7.3 MV-2022-20 - Stangl - 141 Kennedy Street West

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a garage addition and driveway width increase. The following relief is being requested:

- a) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. The applicant is proposing a garage addition, which is 1.9 metres to the interior side property line; and
- b) Section 5.6.1(a)(iii) of the Zoning By-law allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0

metres or greater, with the exception that the maximum driveway at the street line shall not exceed 6.0 metres. The applicant is proposing a driveway width of 18.0 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Mark Weston. 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 inquired about the design, shape, and location of the proposed garage addition and driveway. The committee also inquired about any existing and proposed easements on the property, and if there will be any impacts to the existing trees due to the proposed development.

Moved by David Mhango

Seconded by Linda Duringer

1. That the Minor Variance Application MV-2022-20 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

Carried

7.4 MV-2022-21 - Chin- 1622 Vandorf Sideroad

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 three (3) storey single-detached dwelling. The following relief is being requested:

- a) Section 17.1.1 of the Zoning By-law permits a maximum height of 10.0 metres. The applicant is proposing to construct a three-storey single-detached dwelling with a height of 12.5 metres; and
- b) Section 17.1.3 of the Zoning By-law states new single residential dwellings on existing lots will only be permitted through a minor variance. The applicant is proposing to construct a new three-storey single-detached dwelling on an existing lot.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner, Rebecca Chin, and agent, Peter Cai. The agent provided a brief presentation and 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 raised concerns to the proximity of key natural heritage and hydrological features and if there will be any impacts to the existing trees due to the proposed development. The Committee also inquired about need for the building height exemption.

Moved by Steven D'Angeli

Seconded by Daniel Lajeunesse

1. That the Minor Variance Application MV-2022-21 be APPROVED, subject to the conditions in Appendix "A" of the staff report.

8. New Business

None.

9. Adjournment

That the meeting be adjourned 10:49PM.

Moved by Daniel Lajeunesse

Carried