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Town of Aurora

Committee of Adjustment Report

No. MV-2024-12

Subject: Minor Variance Application
Boyd
11 Kennedy Street West
Registered Plan 131, Lot 4
File: MV-2024-12

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: May 9, 2024

Application

Planning Staff are requesting a deferral of the above noted minor variance application for 11 Kennedy Street West (MV-2024-12).

Additional time is needed for more detailed and consistent drawings to be provided and a review to be undertaken by staff. The submitted drawing sets contain several inconsistencies and misinformation throughout, including incorrect dimensions indicating the front yard setback of the proposed porch, which is the separation distance between the front property line and the porch, as well as errors in the zoning information table. Staff also notes that there are inconsistent information provided for the garage proposed to be restored, in that there is no clear indication on drawings to display whether the garage will remain detached, or attach to the proposed addition.

This deferral request will allow staff to thoroughly assess and re-evaluate the development, with appropriate notice to also be delivered regarding the need for any additional variances as required. Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of the Zoning By-law provisions based on revised drawings that respond to staff's comments.

As a result, Staff are requesting the subject application be deferred for consideration until a more detailed submission of plans can be provided rectifying all of the above noted inconsistencies (correct dimension showing the front yard setback, revised zoning

information table and clear indication of the nature of the garage being restored) and subsequent review conducted. The Applicant has been made aware of this, but still wishes to be heard before the Committee.

Appendix 'A' – Site Plan and Elevations