



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

**Date:** Thursday, May 9, 2024

**Time:** 7 p.m.

**Location:** Video Conference

**Committee Members:** Chris Polsinelli  
Jane Stevenson (Vice Chair)  
Michael Visconti  
Julian Yang

**Members Absent:** David Mhango (Chair)

**Other Attendees:** Peter Fan, Secretary-Treasurer, Committee of Adjustment  
Antonio Greco, Planner

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**1. Call to Order**

That the meeting be called to order at 7:03pm.

**2. Land Acknowledgement**

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

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

A shared understanding of the rich cultural heritage that has existed for centuries, and 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** Julian Yang

**Seconded by** Chris Polsinelli

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

**Carried**

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

None.

**5. Receipt of the Minutes**

**5.1 Committee of Adjustment Meeting Minutes of April 11, 2024, Meeting Number 24-04**

**Moved by** Michael Visconti

**Seconded by** Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-04 be adopted as circulated.

**Carried**

**6. Presentation of Applications**

**6.1 MV-2024-08 - Sabegh - 135 Bonny Meadows Dr**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit an enclosed basement walk-up inside the attached garage. A conceptual site plan and elevations are attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires minimum 6m for interior garage length. The applicant is proposing enclosed basement walk-up inside the garage, which reduces the length to 5 m, thereby requiring a variance of 1m.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Hamid Hemati. The agent provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about the reason for a side door entrance, possibility of parking another car within the garage, and whether the basement meets building code requirements.

**Moved by** Michael Visconti  
**Seconded by** Julian Yang

That the application Minor Variance MV-2024-08 be APPROVED AS AMENDED.

**Carried as amended**

## **6.2 MV-2024-10 - Wang - 149 Kennedy St. W**

The 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 two (2) storey single detached dwelling. The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. The applicant is proposing a two-storey detached dwelling, which is 3.0 metres to the westerly interior side property line.
2. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. The applicant is proposing a two-storey detached dwelling, which is 3.0 metres to the easterly interior side property line.

3. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. The applicant is proposing a rear deck with steps, which is 2.1 metres to the easterly interior side property line.
4. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. The applicant is proposing a rear basement walkout with steps, which is 2.9 metres to the easterly interior side property line.
5. Section 5.3 of the Zoning By-law requires a minimum maneuvering space of 7.0 metres for 90-degree parking spaces. The applicant is proposing a maneuvering space of 4.2 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant Rick Leong. The applicant provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about the proximity to the pool and permits required for the application. The Committee also inquired about the reduction to the required turning radius, and whether if the reduction will still make the turning circle functional.

**Moved by** Julian Yang

**Seconded by** Michael Visconti

That the Minor Variance MV-2024-10 be APPROVED.

**Carried**

### **6.3 MV-2024-12 - Boyd - 11 Kennedy St. W**

The 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 two (2) storey addition to the rear of the dwelling. The following relief is being requested:

1. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a two-storey addition, which is 1.5 metres to the interior side property line.

2. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing an attached garage addition, which is 0.7 metres to the interior side property line.
3. Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres. The applicant is proposing porch steps, which are 2.4 metres to the front property line.
4. Section 4.20 of the Zoning By-law states open-sided porches require a minimum front yard of 4.5 metres. The applicant is proposing a front porch, which are 3.5 metres to the front property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David D'andre. The applicant provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

**Moved by Michael Visconti**

**Seconded by Julian Yang**

That the application MV-2024-12 be DEFERRED.

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by Michael Visconti**

That the meeting be adjourned at 8:12pm.

**Carried**