



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

**Date:** Thursday, June 13, 2024  
**Time:** 7 p.m.  
**Location:** Video Conference

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

**Other Attendees:** Antonio Greco, Senior Planner  
Emily Freitas

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**1. Call to Order**

That the meeting be called to order at 7:01 PM.

**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** Jane Stevenson

**Seconded by** Julian Yang

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 May 09, 2024, Meeting Number 24-05**

**Moved by** Julian Yang

**Seconded by** Chris Polsinelli

That the Committee of Adjustment Minutes from Meeting Number 24-05 be adopted as printed and circulated.

**Carried**

**6. Presentation of Applications**

**6.1 C-2023-06 - Tangreda - 20 Oak Court - Deferral Report**

Planning Staff are requesting a deferral of the above noting consent application for 20 Oak Court (C-2023-06).

Additional time is needed for more detailed drawings to be provided and a review to be undertaken to further understand the proposed development plans, including how the applicant proposes to provide a driveway connection to Spruce Street.

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned

interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided.

**Moved by** Michael Visconti

**Seconded by** Jane Stevenson

That the Consent Application C-2023-06 be DEFERRED.

**Carried**

## **6.2 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 construct a 2-storey addition at the rear of the existing single-detached dwelling. Additionally, the applicant is proposing to renovate the existing detached garage, front porch, and steps, maintaining their current location and size.

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, thereby requiring a variance of 1.5 metres.
2. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 1.2 metres. The applicant is proposing a detached garage, which is 0.7 metres to the interior side property line, thereby requiring a variance of 0.5 metres.
3. Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres. The applicant is proposing to renovate the existing porch with steps that are 2.4 metres to the front property line, thereby requiring a variance of 2.1 metres.
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 to renovate the front porch. The proposed porch is 3.5

metres to the front property line, thereby requiring a variance of 1 metre.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David D'andre. 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 separation distance between the house and the garage and sought clarification on whether it met zoning regulations.

**Moved by** Chris Polsinelli

**Seconded by** Jane Stevenson

That the Minor Variance application MV-2024-12 be APPROVED.

**Carried**

### **6.3 MV-2024-15 - Battaglini - 34 Cossar Dr**

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 one storey addition to the rear of the existing detached 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 one-storey addition, which is 1.2 metres to the interior side property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Daniella Battaglini. 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 had no comments or concerns regarding the application.

**Moved by** Michael Visconti

**Seconded by** Julian Yang

That the Minor Variance application be APPROVED

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by Jane Stevenson**

That the meeting be adjourned at 7:25 PM.

**Carried**