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Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-17 & MV-2024-18

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**Subject:** **Minor Variance Application**  
Cornerstone Growth Investment Corp.  
31 Kennedy Street West  
PT LT 43 PL 246 Aurora PT 1, 65R12910; Aurora  
Files: MV-2024-17 & MV-2024-18  
Related Planning Application(s): C-2024-02

**Prepared by:** **Felix Chau, Planner**

**Department:** Planning and Development Services

**Date:** July 11, 2024

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## Application

Planning Staff are requesting a deferral of the above noting minor variance applications for 31 Kennedy Street West (MV-2024-17 & MV-2024-18). Similarly, Staff are requesting a deferral of the related consent application (C-2024-02).

Additional time is required for the applicant to provide additional drawings and allow Staff to review the proposed development plans. While the applicant does not intend to immediately develop the severed lot, Staff require additional information to understand the potential impacts of a new detached dwelling and the placement of the additional driveway as it relates to the grading, existing vegetation and the adjacent utilities (ie. fire hydrant and utility box).

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.