



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Committee of Adjustment Report
No. C-2024-02

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

Prepared by: **Felix Chau, Planner**

Department: Planning and Development Services

Date: July 11, 2024

Application

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