



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

**Date:** Thursday, August 8, 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:** 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 7:03 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 July 11, 2024, Meeting Number 24-07**

**Moved by** Michael Visconti

**Seconded by** Chris Polsinelli

That the Committee of Adjustment Minutes from Meeting Number 24-07 be adopted as printed and circulated.

**Carried**

**6. Presentation of Applications**

**6.1 C-2024-03 - 1623 Wellington St. Dev Ltd. - 63 Sunday Dr**

The purpose of the proposed consent application is to sever the subject lands with frontages along a private laneway (Sunday Drive) as follows (see Appendix 'B'):

**1. Proposed Severed Lands:**

Part 1 of the Draft Plan of Severance, Lot area of 0.607 hectares (1.5 acres)

### 1. Proposed Retained Lands:

Part 2 of Draft Plan of Severance, Lot area of 1.89 hectares (4.68 acres)

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Daniel Zhang and Daniel Orellana. The agent 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 proposed use of the lands and whether municipal services is available currently. The committee also confirmed if whether the Ministry of Transportation Ontario had any concerns for the proposed.

**Moved by Michael Visconti**

**Seconded by Julian Yang**

That the Consent application C-2024-03 be APPROVED

**Carried**

### 6.2 MV-2024-19 - Kwan Yee - 33 Urquhart Crt

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, a front porch, and an open-sided roof porch. The following relief is being requested:

18. Section 18.1.2(i) states uncovered decks and minor additions including open-sided roof porches and balconies may be permitted on legally existing residential lots provided that do not exceed 50.0 square metres on the ground floor and are located outside the key natural features and hydrologically sensitive features.

- The applicant is proposing to construct a 65.43 square metre first storey addition, 44.78 square metre open-sided roof porch, and 21.77 square metre front porch; therefore a total of 131.98 square metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Ken Tai. The agent 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 foundations of the proposed, open sided porch roof, and sought clarifications to a listed condition of approval. The Committee also inquired to see if the septic system upgrade and erosion control on site will be required as part of the proposed.

**Moved by** Chris Polsinelli

**Seconded by** Jane Stevenson

That the Minor Variance application MV-2024-19 be APPROVED

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by** Michael Visconti

That the meeting be adjourned at 7:38pm

**Carried**