



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, November 14, 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, Senior Planner

1. Call to Order

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

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 Jane Stevenson

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 October 10, 2024, Meeting Number 24-10

Moved by Michael Visconti

Seconded by Jane Stevenson

That the Committee of Adjustment Minutes from Meeting Number 24-10 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 C-2024-04, C-2024-05 - Allan- 2 Willow Farm Lane

The applicant is requesting provisional consent to sever the subject lands to create one new residential lot containing a single detached dwelling fronting onto Willow Farm Lane. The purposes of the proposed consent applications are to:

- A. Create one (1) new lot fronting onto Willow Farm Lane (severed lot). The retained lot will front onto St. John's Sideroad (C-2024-04)
- B. Establish a 6.0-metre-wide servicing easement on the severed lot in favour of the retained lot (C-2024-05)

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Joshua Morgan. 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 purpose of the proposed servicing easement as well as any foreseeable issues, given that the proposed footprint of the dwelling is in close proximity of the proposed easement. The Committee also inquired about the address that the retained parcel will receive as the new access will be located off of St. John's Sideroad.

Moved by Chris Polsinelli

Seconded by Jane Stevenson

That the Consent Applications C-2024-04 and C-2024-05 be APPROVED.

Carried

6.2 MV-2024-01 - Liu - 2007 Vandorf Sideroad

The owner/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 detached dwelling. The following relief is being requested:

1. Section 18.1.3 of the Zoning By-law states new single residential dwellings on existing lots will only be permitted through a minor variance. The applicant is proposing to construct a new two-storey detached dwelling; and,
2. Section 14.1.3(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone. The applicant is proposing to construct a two-storey detached dwelling; and,
3. Section 4.20 of the Zoning By-law states canopies may project 0.7 metres into any required yard. The applicant is proposing to construct a two-storey detached dwelling, with canopies projecting 1.5 metres into the required front yard; and,

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Christine Deng. 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 had no comments or concerns with the application.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance application MV-2024-01 be APPROVED.

Carried

6.3 MV-2024-29 - Birkland- 7 Johnson Rd

The owner/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 detached garage. The following relief is being requested:

1. Section 24.497.8 of the Zoning By-law permits a maximum gross floor area of 40.0m² (430.5 ft²). The applicant is proposing a detached garage with a gross floor area of 45.0 m² (484.4 ft²).

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David Eqbal. The agent provided a brief introduction and 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 for the application.

Moved by Jane Stevenson

Seconded by Julian Yang

That the Minor Variance application MV-2024-29 be APPROVED

Carried

6.4 MV-2024-30 - Butler - 81 Tyler St

The owner is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a two (2) storey detached garage and associate private driveway off George Street. The following relief is being requested:

1. Section 4.1.2 (b) of the Zoning By-law permits a maximum height of 4.5 metres. The applicant is proposing a detached garage with a height of 6.2 metres.
2. Section 5.6.1 (c) of the Zoning By-law states only one driveway access point shall be permitted for each residential lot. The applicant is proposing a second driveway access point on George Street.
3. Section 5.6.1(a)(ii) of the Zoning By-law permits a maximum driveway width of 6.0 metres if the lot frontage is greater than or equal to 9.0 metres and less than 18.0 metres. The applicant is proposing a driveway width of 7.4 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Chris Pretotto and owner David Butler. The agent the owner provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There was one (1) public delegate in attendance for this application - Joanna Stricker. Joanna expressed her concerns in opposition of the application, citing issues of density, size, and height.

The Committee had concerns regarding the second driveway on the property, citing future compliances for a corner lot. Staff responded and clarified that through the review of the application, there is no concerns. The committee also inquired about the height of the structure and servicing on site for the proposed.

Moved by Julian Yang

Seconded by Jane Stevenson

That the Minor Variance application MV-2024-30 be APPROVED

Carried

6.5 MV-2024-21 - Ahmad - 45 Steeplechase Ave

The owner/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 two-storey detached dwelling. The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires a maximum building height of 10 metres. The applicant is proposing to construct a two-storey detached dwelling, which is 10.6 metres.
2. Section 14.1.2(ii) of the Zoning By-law states no site alteration shall occur on that portion of said lot that is within the feature, without an amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.
3. Section 14.1.3(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone, without an amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.
4. Section 14.1.4(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a significant woodland, without amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Paul Mariani. 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 why the applicant proceeded without the proper building permits. The committee also inquired if the decision of the application would impact the provincial offences matter. Staff clarified that there would be no impact on the current application.

Moved by Michael Visconti

Seconded by Jane Stevenson

That the Minor Variance application MV-2024-21 be APPROVED.

Carried

7. New Business

None.

8. Adjournment

Moved by Julian Yang

That the meeting be adjourned at 8:23PM.

Carried