



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, December 12, 2024

Time: 7 p.m.

Location: Video Conference

Committee Members: David Mhango (Chair)
Chris Polsinelli
Michael Visconti
Julian Yang

Members Absent: Jane Stevenson (Vice Chair)

Other Attendees: Peter Fan, Secretary-Treasurer, Committee of Adjustment
Antonio Greco, Planner

1. Call to Order

That the meeting be called to order at 7:12PM.

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 Michael Visconti

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 November 14th, 2024,
Meeting Number 24-11**

Moved by Michael Visconti

Seconded by Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-11 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-31 - Duff - 47 Cousins

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a rear addition to an existing detached dwelling. The following relief is being requested:

1. Section 24.497.3.2 of the Zoning By-law requires a minimum rear yard of 25% of the lot depth, which is 11.43 metres. The applicant is

proposing a one-storey addition, covered porch and deck, which is 9.9 metres to the rear property line.

2. 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, covered porch and deck which is 2.1 metres to the interior side property line.
3. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres. The applicant is proposing a one-addition, covered porch and deck which is 1.4 metres to the interior side property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Lisa Duff and agent Dana Evan. The agent provided a brief introduction to their application.

The Chair invited staff to provide an update on the listed conditions that were provided after the report was published.

The Chair invited members of the public to provide comments. There were two (2) public delegates in attendance for this application Derek Banks and Ross Steigner. Derek spoke to matters regarding, the timeline of public notices, the necessity of the variance towards the minimum rear yard. Ross spoke to matters regarding privacy, sightlines, and possible damages to the existing vegetation.

The Committee reviewed the drawings submitted before the meeting and discussed the newly requested variance.

Moved by Julian Yang

Seconded by Chris Polsinelli

That the Minor Variance application MV-2024-31 be APPROVED as AMENDED.

Carried

6.2 MV-2024-28 - Risk - 15 Tyler St

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 five-storey mixed use building with at grade office and five residential units above. The vehicular access is off Temperance Street, with parking at rear. The following relief is being requested:

1. Section 8.2 of Zoning By-law 6000-17 permits a maximum height of 10 meters. The applicant is proposing a five-storey residential building containing a maximum height of 20 metres.
2. Section 5.4 of Zoning By-law 6000-17 requires parking for offices at a rate of 3.5 spaces per 100 square meters of Gross Floor Area and 1.5 spaces per dwelling unit, with a minimum 20% of spaces provided to be set aside for visitor parking. Therefore 10 parking spaces inclusive of a barrier free parking space is required. The applicant is proposing a total of seven (7) parking spaces inclusive of the barrier free space.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Andrew Risk and architect Peter Del Grosso. The agent provided a brief introduction to their application.

The Chair invited public comments regarding the application. Four delegates were present: Antonio (Tony) Masongsong, Angela Daust, Bianca Moretti, and Cindy Jewitt.

- **Antonio (Tony) Masongsong** raised concerns about the application process, suggesting that the Committee of Adjustment is not the appropriate planning avenue for this proposal.
- **Angela Daust** objected to the application, citing issues including the lot's insufficient size, inadequate on-site parking, increased traffic impacts due to higher density, shadow effects, obstruction of sightlines, and the excessive height of the proposed structure.
- **Bianca Moretti** also objected, highlighting concerns about increased density, overflow from on-street parking, challenges with snow and garbage removal, and the lack of a suitable transition between the existing heritage home and the proposed five-story building.
- **Cindy Jewitt** also objected, reiterating the concern of the other public delegates, but also highlighting concerns towards the lack of landscaping and vegetation.

These concerns were recorded for the Committee's review and consideration.

The Committee inquired to staff to address the concerns raised by the public delegates. Questions regarding the following were addressed by staff: application process, landscaping and vegetation, snow storage and waste collection, and the height of the building. The committee inquired to staff to further clarify the process of the Site Plan Exemption, and the difference between the different levels of Site Plan Control.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance Application be APPROVED as AMMENDED

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 9:42 pm.

Carried