



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agreco@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-13A
PROPERTY: 15625 Leslie St. (Addison Hall, Block 13)
LEGAL DESCRIPTION: WHITCHURCH CON 3 PT LOT 23 PLAN 65R3819 PT BLK 6 RP, 65R35791 PARTS 1 AND 2 RP 65R36189 PARTS 1 AND 2
APPLICANT: Belles Investments Ltd.
DATE OF DECISION: July 11, 2019

PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment (“Committee”), THAT:

It hereby **does** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit “Warehouse” as a principle use.

The Committee has determined that the Application is a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:

Tom Plamondon, Chair

Clarence Lui, Vice Chair

ABSENT

Steven D’Angeli

Daniel Lajeunesse

Michele Boyer



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agreco@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-13B
PROPERTY: 15625 Leslie St. (Addison Hall, Block 13)
LEGAL DESCRIPTION: WHITCHURCH CON 3 PT LOT 23 PLAN 65R3819 PT BLK 6 RP, 65R35791 PARTS 1 AND 2 RP 65R36189 PARTS 1 AND 2
APPLICANT: Belles Investments Ltd.
DATE OF DECISION: July 11, 2019


PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment (“Committee”), THAT:

It hereby **does** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit 186 metres from the King’s Highway 404 corridor; thereby, requiring a variance of 14 metres.


The Committee has determined that the Application is a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:



Tom Plamondon, Chair




Clarence Lui, Vice Chair

ABSENT

Steven D’Angeli



Daniel Lajeunesse



Michele Boyer



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agreco@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: MV-2019-13C
PROPERTY: 15625 Leslie St. (Addison Hall, Block 13)
LEGAL DESCRIPTION: WHITCHURCH CON 3 PT LOT 23 PLAN 65R3819 PT BLK 6 RP, 65R35791 PARTS 1 AND 2 RP 65R36189 PARTS 1 AND 2
APPLICANT: Belles Investments Ltd.
DATE OF DECISION: July 11, 2019

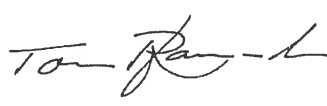
PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit 4 barrier free parking spaces; thereby, requiring a variance of 3 barrier free spaces


The Committee has determined that the Application **is not** a Minor Variance as:

- The requested relief **does not** meet the general intent of the Official Plan;
- The requested relief **does not** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:




Tom Plamondon, Chair




Clarence Lui, Vice Chair

ABSENT

Steven D'Angeli



Daniel Lajeunesse



Michele Boyer



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agreco@aurora.ca
www.aurora.ca

DECISION

FILE NUMBER: MV-2019-13D
PROPERTY: 15625 Leslie St. (Addison Hall, Block 13)
LEGAL DESCRIPTION: WHITCHURCH CON 3 PT LOT 23 PLAN 65R3819 PT BLK 6 RP, 65R35791 PARTS 1 AND 2 RP 65R36189 PARTS 1 AND 2
APPLICANT: Belles Investments Ltd.
DATE OF DECISION: July 11, 2019


PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit 0 loading spaces; thereby, requiring a variance of 1 loading space.


The Committee has determined that the Application is a Minor Variance as:

- The requested relief **does** meet the general intent of the Official Plan;
- The requested relief **does** meet the general intent of the Zoning By-law;
- The requested relief **does** constitute desirable development of the lot; and
- The requested relief **is** minor in nature.

Concurring Members:



Tom Plamondon, Chair




Clarence Lui, Vice Chair

ABSENT

Steven D'Angeli



Daniel Lajeunesse



Michele Boyer



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agreco@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Antonio Greco
Secretary-Treasurer
Committee of Adjustment



Date of Hearing: July 11, 2019

Last Date of Appeal: July 31, 2019



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: agrec@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

DECISION

Conditions for Approval

1. Further to the aforementioned, Planning Staff are of the opinion that the proposed variances A, B and D meet the four (4) tests as prescribed in Section 45.1 of the Planning Act, and therefore recommend **APPROVAL** MV-2019-13A, MV-2019-13B and MV-2019-13D, subject to the following conditions being fulfilled within a twenty-four (24) month period from the date of approval:
 - a) That the Owner provide a copy of the final Plan of Subdivision (Registered M-Plan) as it relates to the Draft Plan of Subdivision File SUB-2014-01 with the Town of Aurora;
 - b) That the proposed "Warehouse" be permitted solely to Block 13 on the Registered M-Plan provided to Staff in Condition (1); and,

That the proposed "Warehouse" use only permit the storage of goods including motor vehicles, and an ancillary Office.