



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-01

Council Chambers, Aurora Town Hall
Thursday, January 10, 2019

Attendance

Committee Members Grace Marsh (Chair), Tom Plamondon (Vice-Chair), Hank Gosar, Roy Harrington and David Mhango

Regrets

Other Attendees Antonio Greco, Secretary-Treasurer, and Matthew Peverini, Planner.

The Chair called the meeting to order at 7:00 p.m.

1. Approval of the Agenda

Moved by Tom Plamondon
Seconded by Roy Harrington

That the agenda as circulated by the Secretary-Treasurer be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of December 6, 2018
Meeting Number 18-12.

Moved by David Mhango
Seconded by Hank Gosar

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-12 be APPROVED.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2018-35 – 2656626 Ontario Ltd. – 304 Kennedy Street West

Application has been withdrawn by the Applicant prior to the Committee of Adjustment meeting.

2. Consent Application: C-2018-07 – 2656626 Ontario Ltd. – 304 Kennedy Street West

The Applicant has submitted a Consent Application to sever the existing lot:

C-2018-07: To sever the existing lot to allow the creation of one new residential lot fronting onto Kennedy Street West.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Ray Floyd, acting on the behalf of the owners. Mr. Floyd provided an overview of the Application to the Committee.

The Committee looked to the members of the public for comments on the Application. Mrs. Diane Pinder from 62 Sisman Avenue prepared and presented a letter of opposition towards the Application. In addition, Mrs. Pinder expressed concerns with the conditions imposed on the Application as written within the Staff Report.

Mr. George Reeve from 66 Sisman Avenue expressed concern in regards to space on the retained and severed parcels of land.

The Agent Mr. Floyd provided additional information towards the purpose of the severance and compliance with the Zoning By-law. The Committee

inquired about the removal of the existing easement on the subject property and Staff provided further clarification.

Furthermore, the Committee sought confirmation that the building footprints in which were circulated are not linked with the Consent Application. Staff provided additional confirmation in response.

The Committee inquired about the current zoning on the subject property and Staff provided clarification in response. In addition, the Committee sought confirmation with regards to servicing capacity and allocation. Staff provided further clarification in response.

The Committee looked to the Agent in confirming that the conditions placed on the Application are to his satisfaction and the Agent provided confirmation in response.

Moved by Hank Gosar
Seconded by Tom Plamondon

1. That Consent Application C-2018-07 be APPROVED, subject to the conditions contained in the report.

Carried

3. Minor Variance Application: MV-2018-34 – 2233757 Ontario Ltd. – 33 Industry Street

The Applicant has submitted a Minor Variance Application to allow “automobile parts recovery business with associated retail sales and outside storage” to the permitted uses:

- MV-2018-34: To permit “automobile parts recovery business with associated retail sales and outside storage” as a permitted use, thereby, requiring a variance.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Dan Stone, from Thorstone Consulting Services, Ms. Sarah Kiru, a licensed paralegal and Mr. Brian Stokes, the Owner. The Agent

acknowledged Staff's recommendation of deferral and was in agreeance of a deferral.

The Committee suggested in proceeding with the presentation of the Application due to the significant public turnout. The Agent proceeded in providing a PowerPoint presentation for the Committee.

Ms. Sarah Kiru provided a presentation in support of the subject Minor Variance Application.

The Committee looked to the members of the public for comments on the Application. Mr. Ted Bondi from 70 Mary Street, expressed various concerns with the proposal. In addition, Mr. Bondi provided photographs of the subject property to Committee in supporting his opposition to the Application.

The Committee inquired about the maintenance of the current property with the existing tenants and Mr. Brian Stokes provided clarification in response.

Mr. Harold McDonald from 11 Mary Street expressed concern with proposed use of the site and current maintenance. In addition. Mr. Burke Armstrong from 5 Mary Street, outlined his concerns towards the Application.

Mr. Jason Hyatt from 17 Industrial Parkway South expressed concern with the proposed use of the site and impact on the property values in the surrounding area.

The Committee expressed concern with the proposed permitted use, as it's not a defined use under the Town's Zoning By-law 6000-17. In addition, the Committee sought confirmation on whether the Agent was retained by the Owner for representation and the Agent provided confirmation.

The Committee inquired about the Staff Report and whether it has been altered throughout discussion with the Applicant. Staff provided further clarification in response.

Moved by David Mhango
Seconded by Tom Plamondon

1. That Minor Variance Application MV-2018-34 be DEFFERED, to a future meeting date, in order for the Applicant to work with Staff regarding environmental issues addressed in the meeting.

Carried

4. Minor Variance Application: MV-2018-36A-D – Kazuba – 23 Reuben Street

The Applicant has submitted a four Minor Variance Applications to allow the construction of an attached garage:

- MV-2018-36A: To permit a reduced easterly exterior side yard setback to 4.45 metres, thereby, requiring a variance of 1.55 metres.
- MV-2018-36B: To permit an eaves projection into the easterly exterior side yard to 1.85 metres, thereby, requiring a variance of 1.15 metres.
- MV-2018-36C: To permit a reduced southerly rear yard setback to 2.85 metres, thereby, requiring a variance of 4.65 metres.
- MV-2018-36D: To permit an eaves projection into the southerly rear yard to 2.25 metres, thereby, requiring a variance of 1.85 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Jordan Kolm, on the behalf of the owners. The Agent provided a comprehensive overview of the Application.

The Committee looked to the members of the public for comments on the Application. Mrs. Angela Reeves from 119 Temperance Street inquired about on street parking availability with the requested proposal. Staff provided further clarification in response.

Mr. David Craig from 27 Reuben Street expressed concern with the lack of separation between his property line and existing dwelling on the subject property. Staff provided further clarification in response.

The Committee inquired about the existing and proposed driveway and Staff provided clarification. In addition, the Committee inquired about the dimensions of the proposed walkway and the Agent provided clarification.

The Committee inquired about the fencing on the south west portion of the property abutting 27 Reuben Street and the Agent provided further clarification.

Furthermore, the Committee inquired about curb cuts on the proposed driveway and the filling of the existing driveway. Staff provided additional clarification in response.

The Committee imposed two further conditions as subject to the approval of the Application.

1. That the responsible party ensures that the existing curb cut is filled accordingly and that there is only one curb cut on the subject property.
2. That the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance will lapse requiring reapplication.

Moved by Tom Plamondon

Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-36A-D be APPROVED, subject to conditions contained in the report, and the additional two conditions that have been brought forward by Committee.

Carried

5. New Business

The Committee expressed their appreciation and gratitude towards their time serving as Committee of Adjustment members and thanking all members of Staff for their hard work.

6. Adjournment

Moved by Hank Gosar

That the meeting be adjourned at 9:41 p.m.

Confirmed in open session this 10th day of January, 2019.

FOR 

Grace Marsh, Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician