



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 17-08

Council Chambers, Aurora Town Hall
Thursday, August 10, 2017

Attendance

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

Regrets None

Other Attendees Justin Leung, Secretary-Treasurer, Marty Rokos, Planner, and Linda Bottos, Council/Committee Secretary

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

1. Approval of the Agenda

Moved by Roy Harrington
Seconded by Tom Plamondon

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 July 13, 2017
Meeting Number 17-07

Moved by David Mhango
Seconded by Tom Plamondon

That the Committee of Adjustment meeting minutes from Meeting Number 17-07 be adopted as printed and circulated.

Carried

4. Presentations of Applications

**1. Minor Variance Application: MV-2017-25 – LAC Management Inc.
218 Earl Stewart Drive, Units 6-8**

The Applicant has submitted an application to allow an increase in combined floor area for office use other than a doctor or drugless practitioner in a multi-premises building on the subject lands. Section 27.278.1.2 of the Zoning By-law states that the combined floor area of offices shall not exceed 30 percent of total floor area of the building. The Applicant is proposing office use as part of a consultation business which has a combined floor area of 34.0 percent; thus requiring a variance of 4.0 percent.

The Chair read through the purpose of the application. In attendance was Mr. David Choi, Architect, and Agent on behalf of the Applicant.

The Agent presented a brief overview of the proposal, including the site plan and floor plan, and noted that there no parking implications.

The Committee inquired about the current building permit in relation to the two proposed multi-purpose rooms, and the Agent confirmed that the permit would need to be revised. The Committee further inquired about the loading docks, and the Agent provided clarification regarding the two overhead doors.

The Committee inquired about parking and staff confirmed that a parking analysis was completed with no issues to report. The Committee inquired about the nature of the business, and a representative of the Applicant provided a response.

Moved by Tom Plamondon
Seconded by David Mhango

That Minor Variance Application MV-2017-25 be APPROVED.

Carried

**2. Minor Variance Application: MV-2017-26 – 1857308 Ontario Inc.
444-446 Hollandview Trail, Unit A3**

The Applicant has submitted an application to allow 'fitness centre' as a permitted use on the subject lands. Section 24.291.1 of the Zoning By-law does not include 'fitness centre' as a permitted use. The Applicant is proposing 'fitness centre' as a permitted use for Unit A3 of the commercial plaza; thus requiring a variance from the provisions of this By-law.

The Chair read through the purpose of the application. In attendance was Mr. Dan Stone, Planner, and Agent on behalf of the Applicant.

The Agent provided a brief overview of the proposal and noted that there are no parking concerns.

The Committee inquired about the nature of the business and the number of washrooms, and the Agent provided clarification.

**Moved by Roy Harrington
Seconded by Tom Plamondon**

That Minor Variance Application MV-2017-26 be APPROVED, subject to the restriction contained in the report.

Carried

**3. Minor Variance Application: MV-2017-27A-B – Khoshbin
5 Gilbert Drive**

The Applicant has submitted two applications respecting the subject lands:

- MV-2017-27A is an application to allow an increase in the height for an accessory structure to construct an addition to the existing accessory structure. Section 4.1.2.(b) of the Zoning By-law allows a maximum height of 4.5 metres for an accessory structure where the lot area is more than 460.0 m². The Applicant is proposing to construct an addition to the

existing accessory structure which has a height of 5.8 metres; thus requiring a variance of 1.3 metres; and

- MV-2017-27B is an application to allow an increase for an impervious surface area in Category 1 Landform Conservation Area to construct an addition to the existing accessory structure. Section 14.4.1.(ii) of the Zoning By-law states that the net developable area of the site that has impervious surfaces shall not exceed 15 percent of the total site area for a property within a Category 1 Landform Conservation Area. The Applicant is proposing an impervious area of 20 percent; thus requiring a variance of 5 percent.

The Chair read through the purpose of the applications. In attendance was Mr. David Fox, Agent on behalf of the Applicant.

The Agent noted that a site inspection was recently completed by the Town, and he addressed some of the recommended conditions, including the wooded area, arborist report, tree removal, water recharge, existing building, and drainage.

The Committee inquired about how drainage and recharge would be maintained, and the Agent provided a response. The Committee further inquired about the existing building and proposed changes, and the Agent provided clarification.

Moved by David Mhango
Seconded by Tom Plamondon

That Minor Variance Applications MV-2017-27A-B be APPROVED, subject to the conditions contained in the report.

Carried

4. Consent Application: C-2017-06 – Banks-Murray
83 George Street

The Applicant has submitted a Consent Application to sever the subject lands to create a total of two lots.

The Chair read through the purpose of the application. In attendance was Mr. Jordan Kolm, Agent on behalf of the Applicant.

The Agent stated that he was willing to let the application stand on the merit of the information provided.

The Committee inquired about the 'important note' to the conditions, the building envelopes in the drawings, and the condition respecting a letter of undertaking, and staff provided clarification.

Moved by Tom Plamondon
Seconded by David Mhango

That Minor Variance Application C-2017-06 be APPROVED, subject to the conditions contained in the report.

Carried

5. New Business


None

6. Adjournment

Moved by Roy Harrington

That the meeting be adjourned at 7:41 p.m.

Confirmed in open session this 10th day of August, 2017.



Grace Marsh, Committee Chair
PER TOM PLAMONDON



Justin Leung, Secretary-Treasurer