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**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 14-04**

Council Chambers  
Aurora Town Hall  
Thursday, April 10, 2014

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**ATTENDANCE**

**COMMITTEE MEMBERS**

Grace Marsh (Acting-Chair), David Mhango, Carl Barrett and Roy Harrington

**REGRETS**

Hank Gosar (Chair)

**OTHER ATTENDEES**

Justin Leung (Acting Secretary-Treasurer) and Jeff Healey (Planner)

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

**I DECLARATIONS OF PECUNIARY INTEREST**

- The Acting Chair stated that the applicant for Minor Variance application D13-09-14 (Williams), Robert Williams, was her family physician. However, she indicated there was no pecuniary interest involved and that it would not preclude her from voting on that application.

**II APPROVAL OF AGENDA**

*Moved by Roy Harrington*

*Seconded by Carl Barrett*

THAT the Agenda as circulated by the Secretary-Treasurer be approved as presented.

**CARRIED**

**III ADOPTION OF MINUTES**

**Committee of Adjustment Minutes of March 6, 2014  
Meeting Number 14-03**

*Moved by David Mhango*

*Seconded by Carl Barrett*

THAT the Committee of Adjustment Minutes from Meeting Number 14-03 be adopted as printed and circulated.

**CARRIED**

**IV PRESENTATION OF APPLICATIONS**

1. **Minor Variance application: D13-(07A-B)-14 (Tatarinova)  
18 Ing Court**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow for a building addition within the Oak Ridges Moraine Category 1 Lands.

In attendance was the agent Mark Kubista. The Acting Chair read through the purpose of the application and Mr. Kubista supported the recommendations in the staff report.

The Committee then asked if erosion control measures would be provided.

Mr. Kubista responded that there are silt fences in low lying areas with some areas having double silt fences.

The Committee inquired if this should be an additional conditional of approval. Staff responded that the condition recommended by Infrastructure & Environmental Services staff with respect to the applicant providing a grading plan also pertained to sedimentation. The grading plan would ensure a positive drainage pattern and would also protect natural features.

The Committee then asked about the treatment of the pool water.

Mr. Kubista responded that they would be providing drainage solution which is satisfactory to Planning & Development Services staff.

**Moved by David Mhango**

**Seconded by Roy Harrington**

THAT minor variance application D13-(07A-B)-14 (Tatarinova) be approved subject to the conditions contained in the report.

**CARRIED**

**2. Minor Variance application: D13-08-14 (Butykin)  
67 Child Drive**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow a reduction in the side yard setback.

The Acting Chair read through the purpose of the application. In attendance was owners Janusz Butykin. Mr. Butykin requested a deferral of the application so that he can work with Planning & Development Services staff to revise his original proposal to address concerns that had been raised by Town staff.

The Acting Chair then stated that if any members of the public wished to be kept informed about this application to fill out the Interested Parties form and give it to the Secretary-treasurer.

**Moved by Carl Barrett**

**Seconded by Roy Harrington**

THAT minor variance application D13-08-14 (Butykin) be deferred.

**CARRIED**

**3. Minor Variance application: D13-09-14 (Williams)  
15435 Yonge Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to remove the site specific exclusion pertaining to medical and dental offices

The Acting Chair read through the purpose of the application. In attendance was the agent Gary Templeton.

Mr. Templeton described the building at this address as operating as a medical office on the ground floor and a residence on the second floor. This arrangement had been facilitated through a minor variance which was approved in 1995. Mr. Templeton stated that even by allowing the removal of the site specific exclusion to allow business and professional offices that the parking requirement for the

site would still be met. In assessing the application, Mr. Templeton states he feels that the four tests for a minor variance had been met and that as such the application should be approved.

**Moved by Roy Harrington**

**Seconded by David Mhango**

THAT minor variance application D13-09-14 (Williams) be approved.

**CARRIED**

**V NEW BUSINESS/GENERAL INFORMATION**

- Staff informed the Committee that the hearing for the appeal to the Ontario Municipal Board (OMB) of Minor Variance application D13-(31A-B)-13 (Community Living York South) had been adjourned until October 2014. The appellant and property-owner of 19 Wethersfield Court were currently looking to procure a new vehicle that would conform to the Zoning By-law.

**VI ADJOURNMENT**

**Moved by Carl Barrett**

THAT the meeting be adjourned at 7:23 p.m.

**CARRIED**

Confirmed in open session this 8<sup>th</sup> day of May 2014.



Grace Marsh,  
Acting Committee Chair



Justin Leung,  
Acting Secretary-Treasurer