



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 14-07**

Council Chambers  
Aurora Town Hall  
Thursday, July 10, 2014

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**ATTENDANCE**

**COMMITTEE MEMBERS**

Hank Gosar (Chair), Grace Marsh (Vice Chair),  
David Mhango, Carl Barrett and Roy Harrington

**REGRETS**

**OTHER ATTENDEES**

Justin Leung (Acting Secretary-Treasurer), Glen  
Letman (Manager, Development Planning) and Jeff  
Healey (Planner)

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

**I DECLARATIONS OF PECUNIARY INTEREST**

**II APPROVAL OF AGENDA**

*Moved by Grace Marsh*

*Seconded by Roy Harrington*

THAT the Agenda as circulated by the Secretary-Treasurer be approved  
with the following amendments:

- Items number 2 and 3, D13-18-14 (Saites) and D13-(19A-B)-14 (York Region Christian Seniors Home Inc.), be heard first.

**CARRIED**

**III ADOPTION OF MINUTES**

**Committee of Adjustment Minutes of June 12, 2014  
Meeting Number 14-06**

*Moved by David Mhango*

*Seconded by Carl Barrett*

THAT the Committee of Adjustment Minutes from Meeting Number 14-06  
be adopted as printed and circulated.

**CARRIED**

**IV PRESENTATION OF APPLICATIONS**

1. **Minor Variance application: D13-18-14 (Saites)  
174 Ivy Jay Crescent**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow for the construction of a pool with setbacks that do not comply with the Zoning By-law.

The Chair read through the purpose of the application. In attendance was the agent Jason Mitchell.

Mr. Mitchell indicated they would provide a grading plan to Infrastructure & Environmental Services staff indicating positive drainage was maintained.

**Moved by Roy Harrington**

**Seconded by Grace Marsh**

THAT minor variance application D13-18-14 (Saites) be APPROVED subject to the conditions contained in the report.

**CARRIED**

2. **Minor Variance application: D13-(19A-B)-14 (York Region Christian Seniors Home Inc.)  
15600 Leslie Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to reduce the minimum lot area and minimum lot frontage requirements of the By-law.

Note: These lands are also subject to an Application for Site Plan Approve (file number D11-10-13) and a Draft Approved Plan of Subdivision (file number D12-05-11). These lands also had a recently approved Minor Variance application (file number D13-(16A-B)-14).

The Chair read through the purpose of the application. In attendance was the agent Milena Bilanorska.

Ms. Bilanorska stated that the Variance was to correct a technical error with respects to the Institutional Block's lot area and frontage. This error in information was provided by the applicant at the time and the required Variance will not alter the overall character and development to occur on the lands.

**Moved by Carl Barrett**

**Seconded by David Mhango**

THAT minor variance application D13-(19A-B)-14 (York Region Christian Seniors Home Inc.) be APPROVED.

**CARRIED**

3. **Minor Variance application: D13-(17A-C)-14 (Dimichele)  
15405 Bathurst Street**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow an increase in building height, a reduction in the minimum exterior side yard setback for a detached garage and to allow the construction of one additional driveway.

The Chair read through the purpose of the application. In attendance was the agent Marco Dimichele.

Mr. Dimichele stated that he intended to demolish and rebuild his house from Bathurst Street to Aurora Heights Drive in part due to snow issues during the winter season. He proposes a garage and a walk out fronting onto Aurora Heights Drive as the first phase in his proposed construction of a new home to replace the current one on his property.

The Chair then asked if there were any members of the public who wished to speak on the application.

