



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 15-04**

Council Chambers  
Aurora Town Hall  
Thursday, April 9, 2015

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**ATTENDANCE**

**COMMITTEE MEMBERS** Grace Marsh (Chair), Carl Barrett (Vice-Chair), Roy Harrington, David Mhango and Tom Plamondon,

**REGRETS**

**OTHER ATTENDEES** Justin Leung (Acting Secretary-Treasurer) and Marty Rokos (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 Roy Harrington***

***Seconded by Carl Barrett***

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

**CARRIED**

***III ADOPTION OF MINUTES***

**Committee of Adjustment Minutes of March 12, 2015  
Meeting Number 15-03**

***Moved by Tom Plamondon***

***Seconded by David Mhango***

THAT the Committee of Adjustment Minutes from Meeting Number 15-03 be adopted as printed and circulated.

**CARRIED**

**VI PRESENTATION OF APPLICATIONS**

**1. Minor Variance application: MV-2015-05 (McArthur)  
2 Woodsend Crescent**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to Sections 34.4.3, 34.1.4 and 34.4.1(ii), to allow the construction of a detached dwelling within a zone with the symbol 'ORM' affixed to it.

In attendance was the applicant Limor Benmor-Mizrahi. Ms. Mizrahi requested a deferral of the application until the May 14, 2015 meeting so as to address issues that had been raised by Town staff.

***Moved by Carl Barrett***

***Seconded by Roy Harrington***

THAT Minor Variance application MV-2015-05 be DEFERRED until the May 14, 2015 meeting.

**CARRIED**

**2. Minor Variance application: MV-2015-06 (Schoch)  
1265 Vandorf Sideroad**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to Section 6.2.3, 37.1, 38.1 and 34.4.3, to allow the construction of a detached garage within a zone with the symbol 'ORM' affixed to it and for the garage's building height.

The Chair read through the purpose of the application. In attendance was the applicant Kent Taylor.

The Committee asked about the building height and if the upper space of the proposed garage would be used. Mr. Taylor stated that the height will be lower than the original building and that there will be no second floor within the garage and there were no plans to use that space.

***Moved by Carl Barrett***

***Seconded by Roy Harrington***

THAT Minor Variance application MV-2015-06 be APPROVED subject to conditions contained in the report.

**CARRIED**

**3. *Minor Variance application: MV-2015-07 (6768148 Canada Ltd.)***  
**219 Old Yonge Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to Section 14.3.33.1, to allow a learning centre use in addition to the permitted business and professional office use for the subject lands.

The Chair read through the purpose of the application. In attendance was the applicant Serenna Thompson.

Ms. Thompson stated that her proposed learning centre for autistic youth is not a regulated field. They were proposing to operate a centre which provides transitional counselling to autistic youth to transition from their clinical therapy to the public school system. They had looked at many locations but found this subject property the most suitable to their needs. The centre would have staggered arrival and departure times for parents and would close at 3:30PM. Ms. Thompson also indicated they were willing to look at the possibility of sharing the driveway access that the adjacent Oakland Hall property had onto Yonge Street to address parking and traffic concerns onto Old Yonge Street. In addition, staff would not leave the centre for lunch which would also address traffic issues. This proposed centre would be a unique service within York Region and that they intended to have a good relationship with neighbours.

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

William Meek of 519 Tara Hill Court spoke in opposition to the application. Mr. Meek felt that the learning centre being proposed was actually a school and as such was not suitable to be located at this subject property.

Erin McCartney of 1 Buchanan Crescent also spoke in opposition to the application. Mr. McCartney indicated concerns on traffic congestion, the ability to enforce the arrival and departure time of parents, snow removal on the site during winter periods, no fencing on the property and potential noise of a learning centre.

The Committee then asked how a learning centre differed from a school.

Ms. Thompson responded that they were proposing something similar to small group therapy with a clinical psychologist and support staff. They would not have teachers on site which a school would have.

The Committee then asked staff about the parking requirement for this property's zone and on the learning centre description for this proposal.

Staff responded that the parking requirement as per the Zoning By-law was 12 parking spaces for this subject property. With regards to the proposed use, staff felt that the use was closer to an office type use.

*Moved by Roy Harrington*

*No Seconder*

THAT Minor Variance application MV-2015-07 be REFUSED.

*Moved by Carl Barrett*

*Seconded by David Mhango*

THAT Minor Variance application MV-2015-07 be APPROVED subject to conditions contained in the report.

*Carl Barrett, Tom Plamondon and David Mhango Support*

*Grace Marsh and Roy Harrington Opposed*

**CARRIED**

**VII NEW BUSINESS/GENERAL INFORMATION**

**VIII ADJOURNMENT**

*Moved by Carl Barrett*

THAT the meeting be adjourned at 8:25 p.m.

**CARRIED**

Confirmed in open session this 14<sup>th</sup> day of May 2015.



**Grace Marsh,  
Committee Chair**



**Justin Leung,  
Acting Secretary-Treasurer**