



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 16-11

Council Chambers
Aurora Town Hall
Thursday, November 10, 2016

Attendance

Council Members Grace Marsh (Chair), Roy Harrington, David Mhango, and Tom Plamondon

Regrets None

Other Attendees Justin Leung (Secretary-Treasurer), Marty Rokos (Planner), and Samantha Kong (Council/Committee Secretary)

The Chair called the meeting to order at 7:01 p.m.

The Committee appointed a Vice Chair following the commencement of the meeting, detailed under New Business.

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

Moved by Roy Harrington

Seconded by Tom Plamondon

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

Carried

3. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of October 13, 2016
Meeting Number 16-10**

Moved by Tom Plamondon

Seconded by Roy Harrington

1. That the address of Item 4 of the Committee of Adjustment minutes of Meeting Number 16-17 be amended to read 145 Murray Drive; and
2. That the Committee of Adjustment Meeting Minutes from Meeting Number 16-10 be adopted as amended.

Carried as amended

4. Presentations of Applications

**1. Minor Variance Application: MV-2016-35A-C – Green Storage Inc.
27 Allaura Boulevard**

The Applicant has submitted three (3) applications in regards to 27 Allaura Boulevard:

- MV-2016-35A is an application to request a reduction in parking spaces. Section 6.26 of the Zoning By-law requires a parking minimum rate of 125. The Applicant is requesting a variance of 90 parking spaces for a total of 35 parking spaces.
- MV-2016-35B is an application to request an increase in maximum height for properties located west of the Canadian National Railway (CNR) tracks. Section 26.2.3 of the Zoning By-law allows a maximum height of 10 metres for properties in this location. The Applicant is requesting a variance of 5 meters for a proposed height of 15 metres for Building A.
- MV-2016-35C is an application requesting a reduction in side yard setback. Section 26.2.2 of the Zoning By-law requires a minimum side yard setback of 6 metres for buildings over 10 metres and up to 15 metres in height. The

Applicant is requesting a variance of 3 metres, for a side yard setback of 3 metres for Building A.

The Chair read through the purpose of the Application. In attendance was Al Azevedo, Applicant, who provided a brief overview of the three variance requests. Mr. Azevedo noted that there were no objections or comments received from any departments or agencies in regards to the application, and the Applicant accepts the conditions from Lake Simcoe Conservation Authority.

The Committee inquired about the office component indicated on the floorplans. Mr. Azevedo stated that the inclusion of office spaces or otherwise known as "incubator spaces" would provide an ideal working environment with controlled utility costs for small businesses.

The Committee inquired if it was the Applicants' intention to use the entire roof for solar panels, at which staff responded that solar panels are dealt through the Province.

The Committee inquired if the increase in office space and reduction of storage space would affect the parking requirements. Staff indicated that the building use would be reviewed by the Planning Department, and that the request of minor variance in regards to parking is specific to the proposal presented to the Committee today.

Moved by Tom Plamondon
Seconded by David Mhango

1. That Minor Variance Application MV-2016-35A-C be approved subject to conditions contained in the report.

Carried

5. New Business/General Information

The Committee appointed a new Vice Chair following the commencement of the meeting. The Committee extended thanks to Carl Barrett for his service and extended best wishes to him and his family.

New Business Motion No. 1
Moved by David Mhango
Seconded by Roy Harrington

1. That Tom Plamondon be appointed as Vice Chair of the Committee of Adjustment.

Carried

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 7:26 p.m.

Confirmed in open session this 8th day of December, 2016.



Grace Marsh, Committee Chair



Justin Leung, Secretary-Treasurer