



**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

OTHER ATTENDEES

Justin Leung (Secretary-Treasurer), Marty Rokos
(Planner) and Linda Bottos (Council/Committee
Secretary)

Chair called the meeting to order at xxx p.m.

I APPROVAL OF AGENDA

Moved by xxx

Seconded by xxx

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

CARRIED

II DECLARATIONS OF PECUNIARY INTEREST

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of July 13, 2017
Meeting Number 17-07**

Moved by xxx

Seconded by xxx

THAT the Committee of Adjustment Minutes from Meeting Number 17-07 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

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

The Owner has submitted a Minor Variance Application to allow an increase in combined floor area for office use other than a doctor or drugless practitioner in a multi-premises building. Section 27.278.1.2 of the Zoning By-law states that offices other than offices of a doctor or drugless practitioner in multi-premises building provided that no part of building is used for printing establishment, motor vehicle body shop, or motor vehicle repair garage, and that combined floor area of offices does 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%; thus requiring a Variance of 4.0%

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-25 be APPROVED subject to restriction contained in the report.

CARRIED

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

The Owner has submitted a Minor Variance Application to allow fitness centre as a permitted use. 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 commercial plaza, thus requiring relief from provisions of this By-law.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-26 be APPROVED.

CARRIED

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

The Owner has submitted a Minor Variance Application to allow an increase in height for accessory structure and increase for impervious surface area in Category 1 Landform Conservation Area to construct an addition to existing accessory structure. Section 4.1.2(b) of the Zoning By-law allows 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 existing accessory structure which has height of 5.8 metres; thus requiring a Variance of 1.3 metres. Section 14.4.1.(ii) of the Zoning By-law states the net developable area of the site that has impervious surfaces shall not exceed 15.0% of the total site area for properties within a Category 1 Landform Conservation Area. The Applicant is proposing an impervious area of 19.5%; thus requiring a Variance of 4.5%.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-27A-B be APPROVED subject to 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.

Moved by XXX

Seconded by XXX

THAT Consent Application C-2017-06 be APPROVED subject to conditions contained in the report.

CARRIED

V NEW BUSINESS

VI ADJOURNMENT

Moved by xxx

THAT the meeting be adjourned at xxx p.m.

CARRIED

Confirmed in open session this 14th day of September 2017.

**Grace Marsh,
Committee Chair**

**Justin Leung,
Secretary-Treasurer**