



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 17-06

Council Chambers
Aurora Town Hall
Thursday, June 8, 2017

Attendance

Committee Members Grace Marsh (Chair), Tom Plamondon (Vice-Chair), Roy Harrington, and David Mhango

Regrets Nick Racanelli

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

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

1. Declarations 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

The Chair noted a revision to the Minutes with respect to her declaration of pecuniary interest regarding item 9.

Moved by Tom Plamondon
Seconded by David Mhango

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

Carried

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of May 11, 2017 Meeting Number 17-05

**Moved by Tom Plamondon
Seconded by David Mhango**

That the Committee of Adjustment meeting minutes from Meeting Number 17-05 be adopted, as amended.

Carried

4. Presentations of Applications

1. Minor Variance Application: MV-2017-08A-B – Carlini 60 Centre Street

The Applicant requested the Application be deferred.

**Moved by David Mhango
Seconded by Roy Harrington**

That Minor Variance Application: MV-2017-08A-B be DEFERRED.

Carried

2. Minor Variance Application: MV-2017-20A-B – Ross 120 Gurnett Street

The Applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow the maintenance of a proposed detached garage structure by reducing the minimum interior side yard setback for a detached garage from 1.2m to 0.1m (effectively causing the eaves to project to the property line).

The Chair read through the purpose of the application and the conditions recommended by staff, if approved. In attendance was the owner and he was in agreement with the conditions imposed.

**Moved by Tom Plamondon
Seconded by David Mhango**

That Minor Variance Application MV-2017-20A-B be APPROVED subject to the conditions contained in the report.

Carried

3. Minor Variance Application MV-2017-21- Royal Venetian Investments Inc.: 400 Industrial Parkway South

The Applicant submitted an Application seeking relief from Zoning By-law No. 2213.78, as amended, requesting to allow a reduction in the required parking spaces to facilitate construction of an addition to the existing building on the easterly portion of the property.

The Applicant and his Architect, Mr. Lehari were both in attendance to speak to the matter noting the area in question is for kitchen preparation only and not open to the public.

The Committee sought clarity on the existing parking issues and if this impacts the neighbouring units. It was determined the expansion plans proposed do not include creating more space, but streamlining existing space and that the footprint of the unit will remain the same.

In regards to parking availability, the Applicant noted there is a casual, reciprocal agreement with the adjacent property that is a church, to use its parking for overflow purposes. The Applicant advised the overflow area can accommodate approximately 70 additional spaces. Neither the church nor the banquet hall operates at the same time, providing an increase in parking if necessary.

The Committee recommended the Applicant seek a formal arrangement with the adjacent Church property to ensure this reciprocated arrangement continues.

The Committee also recommended the Applicant post signage for patrons to be aware of the additional available parking.

Moved by Roy Harrington
Seconded by David Mhango

That Minor Variance Application MV-2017-21- be APPROVED subject to conditions contained in the report; and

That the second condition be waived, all other conditions remain in effect.

Carried

5. New Business

The Committee reiterated the importance of obtaining staff reports and outside agency conditions well in advance to ensure members can review in time for Committee of Adjustment meetings.

The lengthy discussion was summarized by the Chair noting that there are clearly different procedures carried out across the Province and the Committee is requesting clarification in cases of deferrals and the process that should be applied.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 8:07 p.m.

Confirmed in open session this 8th day of June, 2017.

Grace Marsh, Committee Chair

Justin Leung, Secretary-Treasurer