



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-10

Council Chambers, Aurora Town Hall
Thursday, October 11, 2018

Attendance

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

Regrets

Other Attendees Antonio Greco, Secretary-Treasurer, and Matthew Peverini, Planner.

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

1. Approval of the Agenda

Moved by Grace Marsh
Seconded by Hank Gosar

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

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of September 13, 2018
Meeting Number 18-09.

Moved by Roy Harrington
Seconded by Hank Gosar

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-09 be approved.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2018-26 – Marsland – 77 Wellington Street East.

The Applicant has submitted a Minor Variance Application to construct a rear yard playground for the proposed daycare centre:

- MV-2018-26: To permit a maximum of 8 parking spaces, thereby, requiring a variance of 5 parking spaces.

The Chair read through the purpose of the Application and in attendance was the Agent, Mr. Reza Rezaey. The Agent provided a brief description of the Minor Variance Application in which was applied for.

The Committee inquired to Staff about the conditions in which were placed on the Application and the time frame in satisfying the conditions. Staff provided clarification in response.

The Committee further inquired about the parking study and the proposal of a three month paid presto cards for all daycare employees. The Agent provided further clarification in response. The Committee further inquired about the front proposed playground, specifically to the separation from Wellington Street East and the Agent provided clarification.

Additionally, the Committee inquired about the conducted parking study and the proposed sufficient parking variance. The Agent provided further clarification in addressing the issues sought out by the Committee.

The Committee expressed concern about the width of the driveway and the circulation of in/out vehicular traffic. The Agent did not have a clear answer to the inquiry and reflected back to the conducted parking study.

The Committee inquired to Staff in providing the standard driveway width provision within the Town of Aurora Zoning By-law 6000-17. Staff provided a response in addressing the inquiry.

Furthermore, the Committee expressed concerns about future traffic congestion, specifically to the circulation of vehicles entering and exiting the subject property. The Agent provided further clarification in response.

The Committee sought out two possible options for the Agent to proceed with the Minor Variance application. The Applicant agreed to proceed in deferring the application to a future meeting.

Moved by Grace Marsh
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-26 be DEFERRED to a future meeting.

Motion to defer
Carried

2. **Minor Variance Application: MV-2018-27 – Burgos/Tye – 218 Earl Stewart Drive, Unit #5.**

The Applicant has submitted a Minor Variance Applications to allow “fitness centre” in a building that contains industrial and warehouse uses:

- MV-2018-27: To permit a “fitness centre” in a building that contains industrial and warehouse uses, thereby, requiring a variance.

The Chair read through the purpose of the application. In attendance was the Applicant, Mr. Scott Tye and Mr. Norman Burgos. The Committee inquired in confirming that there are no conditions on the application. Furthermore, the Committee sought confirmation that the “fitness centre” is exclusive to Unit #5 and Staff provided clarification.

Moved by Roy Harrington
Seconded by David Mhango

1. That Minor Variance Application: MV-2018-27 be APPROVED, with no conditions.

Carried

3. Minor Variance Application: MV-2018-28 – 2197616 Ontario – 908 Vandorf Sideroad.

The Applicant has submitted a Minor Variance Application to allow the construction of twenty single detached dwelling units with a height of 11.5 metres:

- MV-2018-28: To permit a maximum height of 11.5 metres, thereby, requiring a variance of 1.5 metres.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Thomas Kilpatrick of Malone Given Parsons, representing on the behalf of the Applicant. The Agent provided a power point presentation on the rationale behind the Minor Variance Application.

The Committee inquired about the immense change of grading on the subject property and the Agent provided clarification. Furthermore, the Committee inquired about the use of a retaining wall and the Agent provided further clarification.

In addition, the Committee inquired about the current status of the purchasing of the homes and the Agent provided a response.

Moved by Hank Gosar
Seconded by Grace Marsh

1. That Minor Variance Application MV-2018-28 be APPROVED, with no conditions.

Carried

5. New Business

6. Adjournment

Moved by Roy Harrington

That the meeting be adjourned at 7:52 p.m.

Confirmed in open session this 11th day of October, 2018.



Tom Plamondon, Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician

