



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-07

Council Chambers, Aurora Town Hall
Thursday, July 11, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Michele Boyer and Daniel Lajeunesse

Regrets Steve D'Angeli

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

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

1. Approval of the Agenda

Moved by Michele Boyer

Seconded by Clarence Lui

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 May 9, 2019
Meeting Number 19-05.**

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

That the Committee of Adjustment meeting minutes from Meeting Number 19-05 be APPROVED.

Carried

Committee of Adjustment Meeting Minutes of June 13, 2019
Meeting Number 19-06.

Moved by Daniel Lajeunesse
Seconded by Clarence Lui

That the Committee of Adjustment meeting minutes from Meeting Number 19-06 be APPROVED.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2019-13 – Belles Investments Ltd. – 15625 Leslie St. (Block 13 Addison Hall):

The Applicant has submitted a Minor Variance Application in proposing to construct an auto vault car condominium:

- **MV-2019-13A:** The applicant is proposing to allow “Warehouse” as a principle use.
- **MV-2019-13B:** The applicant is proposing 186 metres from the King’s Highway 404 corridor; thereby, requiring a variance of 14 metres;
- **MV-2019-13C:** The applicant is proposing 4 barrier free parking spaces; thereby, requiring a variance of 3 barrier free spaces;
- **MV-2019-13D:** The applicant is proposing 0 loading spaces; thereby, requiring a variance of 1 loading space.

The Chair read through the purpose of the Application. The Chair provided an update regarding the conditions of approval surrounding MV-2019-13A, MV-2019-13B, and MV-2019-13D. That the Owner provide a copy of the final Plan of Subdivision (Registered M-Plan) as it relates to the Draft Plan of Subdivision File SUB-2014-01 with the Town of Aurora.

In attendance was the Agent, who provided a brief presentation on the application. The Chair inquired about the revised conditions placed on the application and the Agent was in agreement.

The Committee looked to the members of the public for comments on the Application and no opposition was shown.

The Committee inquired about the mezzanine and the type of servicing which would be allowed in each unit, the Agent provided clarification in response. The Applicant, Mr. Zack Goldenberg provided additional information in regards to the function of the site.

The Committee inquired about the business plan surrounding the site and the Applicant provided an in depth review of the proposal and additional function of the site.

The Committee inquired about the total amount of parking spaces required and the ability in filling the barrier free spaces. The Agent provided clarification in response. The Committee inquired on why it is not possible to comply with the zoning provisions as outlined by the By-law and the Agent provided a response.

The Agent projected the Site Plan to Committee in explaining the functionality of the parking spaces on the site. The Committee inquired to the Applicant whether they were open in complying with the provision outlined by the barrier free spaces and the Agent confirmed in response.

The Committee inquired on what is being purchased by the purchaser within this development and the Applicant provided a response. The Committee inquired in regards to employment within the site and the Applicant provided a response.

The Committee inquired about the material being used in the built form of each unit within the development and the Applicant provided a response. In addition, the Committee inquired to Staff regarding the parking ratio of the property and Staff provided a response.

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

1. That Minor Variance Application MV-2019-13A be APPROVED, subject to the updated conditions dated July 11, 2019 as stated at the commencement of the meeting.
2. That Minor Variance Application MV-2019-13B be APPROVED, subject to the updated conditions dated July 11, 2019 as stated at the commencement of the meeting.
3. That Minor Variance Application MV-2019-13D be APPROVED, subject to the updated conditions dated July 11, 2019 as stated at the commencement of the meeting.

Moved by Michele Boyer
Seconded by Clarence Lui

1. That Minor Variance Application MV-2019-13C be REFUSED, as it does not meet the intent of the Official Plan and Zoning By-law.

Carried

2. Minor Variance Application: MV-2019-15- Pileci – 154 Ridge Road

The Applicant has submitted a Minor Variance Application in proposing a home occupation consisting of a private home daycare:

- **MV-2019-15A:** The applicant is proposing a Home Occupation consisting of a Private Home Daycare within an area where the Zone symbol is followed by the letters “ORM”;
- **MV-2019-15B:** The applicant is proposing a Private Home Daycare with an outdoor playground area; thereby, requiring relief from this provision;

- **MV-2019-15C:** The applicant is proposing a Private Home Daycare with an area of 50.0 square metres; thereby, requiring a variance of 5.0 square metres.

The Chair read through the purpose of the Application. In attendance was the Applicant, Mrs. Shaheen Moledina, who provided a comprehensive overview of the daycare proposal and current functions.

The Committee looked to the members of the public for comments on the Application. Mr. Stanley Fienberg who was representing Mr. Angelo Parravano owner at 164 Ridge Road presented in opposition towards the application.

Mrs. Jennifer Day from 114 Ridge Road spoke in opposition towards the application in regards to the function of the daycare. The Committee spoke to the various concerns brought forth by the public and provided additional clarification.

The Committee inquired to Staff regarding the calculation of GFA in the proposed development. Staff provided additional clarification in response. In addition, the Applicant provided an additional overview of the current function of the daycare.

The Committee inquired about the amount of vehicles coming in and out of the property at specific times and the Applicant provided a detailed response. Furthermore, the Committee inquired about the amount of time the daycare has been active and the Applicant provided a response.

The Committee inquired about the Notice of Violation on the property and the issuance. The Applicant provided a detailed response. The Committee inquired about the front yard playground and the Applicant provided additional clarification in response.

The Chair sought confirmation that the Applicant was in agreeance with the conditions imposed. The Applicant was in agreement with the imposed conditions in the Staff Report.

Moved by Clarence Lui
Seconded by Michele Boyer

1. That Minor Variance Application MV-2019-15A-C be APPROVED, subject to the conditions outlined in the report.

Carried

5. New Business

Staff received an appeal package regarding the application MV-2019-12 – Stinson – 29 Church St. which has been submitted to the Local Planning Appeal Tribunal.

The Committee inquired about the deferral of applications on 10 Hawthorne Lane and 7 Kenlea Crt & 200 Wellington St W. Staff provided additional clarification in response.

The Committee inquired about the status of minor variance applications MV-2017-15 – Stanek – 672 Henderson Drive & MV-2017-16 – Losar Developments Inc. – 684 Henderson Drive and Staff provided a response.

6. Adjournment

Moved by Daniel Lajeunesse

That the meeting be adjourned at 9:30 p.m.

Confirmed in open session this 11th day of July, 2019.



Tom Plamondon, Chair



**Antonio Greco, Secretary-
Treasurer/Assistant Planner**