



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-02

Council Chambers, Aurora Town Hall
Thursday, February 14, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Steven D'Angeli and Michele Boyer

Regrets Daniel Lajeunesse

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

The Chair called the meeting to order at 7:05 p.m.

1. Appointment of Committee of Adjustment Chair

Moved by Steven D'Angeli
Seconded by Michele Boyer

That Tom Plamondon be the Chair of the Town of Aurora Committee of Adjustment.

Carried

2. Appointment of Committee of Adjustment Vice-Chair

Moved by Michele Boyer
Seconded by Steven D'Angeli

That Clarence Lui be the Vice-Chair of the Town of Aurora Committee of Adjustment.

Carried

3. Approval of the Agenda

Moved by Steven D'Angeli
Seconded by Clarence Lui

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

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

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

5. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of January 10, 2019
Meeting Number 19-01.

Moved by Clarence Lui
Seconded by Steven D'Angeli

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 19-01 be APPROVED.

Carried

6. Presentation of Applications

1. Minor Variance Application: MV-2019-01 – Perwick Investments Ltd. – 302 Wellington Street East, Unit #3

The Applicant has submitted a Minor Variance Application to permit "Fitness Centre" as a permitted use within Unit #3:

- MV-2019-01: To permit "Fitness Centre" as a permitted use, thereby, requiring a variance.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Darryl Di Rocco from Perwick Investments Ltd, who did not

provide a presentation. The Agent was in agreement with the conditions provided in the Staff Report.

Moved by Clarence Lui
Seconded by Steven D'Angeli

1. That Minor Variance Application MV-2019-01 be APPROVED, subject to the conditions outlined in the report.

Carried

2. Minor Variance Application: MV-2019-04 – Marsland – 77 Wellington Street East

The Applicant has submitted a Minor Variance Application in requesting a reduction in three parking spaces in order to support a daycare centre which is a permitted use for the site:

- MV-2019-04: To permit a minimum of 10 parking spaces, thereby, requiring a variance of 3 parking spaces.

The Chair read through the purpose of the Application. In attendance was the Agent, Mrs. Mary Filipetto from Armstrong Planning & Project Management and the Transportation Consultant Mr. Pirooz Davodina from Lea Consulting Ltd., on the behalf of the Applicant. The Agent provided a comprehensive overview of the Application.

The Committee looked to the members of the public for comments on the Application. The Committee received a letter of concern from Thomas Seidel from 62 Mahogany Court which was provided by Staff.

The Committee inquired to the Agent about the report written by Planning Staff, speaking to alternative approval options and the Agent provided a comprehensive response.

The Committee inquired to Staff regarding the alternative option as outlined in the Staff report and the process moving forward. Staff provided an in depth response in addressing Committee.

The Committee inquired about the length of time an approval can be granted and Staff provided clarification in response. The Agent provided a response in addressing comments made by Staff.

The Committee inquired about the amount of time needed in receiving external approvals prior to the opening of the business and the Agent provided clarification in response.

The Committee inquired about the proxy study which was taken on the subject property and the Agent provided an overview. In addition, the Committee sought confirmation on how traffic will be monitored and the Agent provided clarification.

The Committee inquired about the amount of parking spaces available for full-time employees and pick up/drop-off and the Agent provided further clarification in addressing Committee.

Additionally, the Committee inquired about the adequacy of the statistics provided through the proxy study and the Agent provided a response.

The Traffic Consultant, Mr. Pirooz Davodina took the stand in providing additional clarification with regards to circulation within the subject property.

The Committee inquired about the amount of parking spaces required as written in the Town of Aurora Zoning By-law 6000-17 and Staff provided a response. The Committee sought clarity regarding three point turns within the parking lot at full capacity and the Consultant provided a response.

Additionally, the Committee inquired about snow removal within the property and the Consultant provided clarification in response.

The Consultant provided an overview of the parking study completed on the property for the Committee. The Committee inquired about the driveway width at the street line and the Consultant provided a response.

The Committee sought clarification about the labeling of the floor plans in using Montessori terms and the Agent provided clarification. The Committee inquired about whether school is a permitted use on the subject property and Staff provided clarification.

The Committee inquired about whether a Montessori school or daycare would be pursued on the property and the Agent confirmed that a daycare use would be pursued.

The Committee inquired about safety matters regarding pick up/drop off and the Agent provided a response. Additionally, the Agent provided an overview of the safety policies which need to be met for Ministry of Education standards.

The Committee sought confirmation in the allocation of parking spots and the Consultant provided additional clarification. Committee inquired about the possibility of placing a condition linked with public transportation and Staff provided further clarification.

The Committee imposed two further conditions as subject to the approval of the Applications:

1. THAT the Applicant enter into a Minor Site Plan Agreement with the Town of Aurora Planning and Development Services.
2. THAT the Approval be granted for a maximum of two years, ending on February 15, 2021.

Moved by Michele Boyer
Seconded by Steven D'Angeli

1. That Minor Variance Application MV-2019-04 be APPROVED, subject to conditions contained in the report, and the additional two conditions that have been brought forward by Committee.

Carried


7. New Business

8. Adjournment


Moved by Steven D'Angeli

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

Confirmed in open session this 14th day of February, 2019.



Tom Plamondon, Chair



Antonio Greco, Secretary-
Treasurer/Planning Technician