



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 14-01**

Council Chambers
Aurora Town Hall
Thursday, January 16, 2014

ATTENDANCE

COMMITTEE MEMBERS Hank Gosar (Chair), Grace Marsh (Acting-Chair) and David Mhango

REGRETS Carl Barrett and Roy Harrington

OTHER ATTENDEES Justin Leung (Acting Secretary-Treasurer) and Jeff Healey (Planner)

Chair called the meeting to order at 7:01 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

II APPROVAL OF AGENDA

Moved by David Mhango

Seconded by Grace Marsh

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

CARRIED

III ADOPTION OF MINUTES

**Committee of Adjustment Minutes of December 12, 2013
Meeting Number 13-12**

Moved by Grace Marsh

Seconded by David Mhango

THAT the Committee of Adjustment Minutes from Meeting Number 13-12 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance application: D13-(39A-C)-13 (Krstajic)
72 Kennedy Street West**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow for a reduction in side yard setback, increase in height for an accessory building or structure and to allow for an additional driveway for a residential home.

Note: Application D13-39C-13 was approved at the previous Committee meeting. Applications D13-39A-13 and D13-39B-13 were deferred to allow the applicant to work with staff on issues regarding the proposed accessory structure.

Staff stated that the applicant had not submitted revised drawings for the proposed accessory structure (cabana) by the submission deadline.

Moved by David Mhango

Seconded by Grace Marsh

THAT minor variance application D13-39B-13 (Krstajic) be deferred to the February 13, 2014 meeting.

CARRIED

**2. Consent application: D10-12-13 (TACC Developments Aurora Inc.)
1335 St. John's Sideroad**

The owner has applied for consent to lease a portion of the property, for the purposes of a proposed communication tower, for a period of time exceeding 21 years.

The Chair read through the purpose of the application. In attendance was the applicant Ken Rovinelli.

Mr. Rovinelli stated the subject property was owned by TACC. The property is 106 acres and they had filed a Plan of Subdivision with the Town of Aurora. A portion of the property consists of a commercial site where a cell tower will be located. This tower is being relocated from its current site which is located just west of the subject property. This relocation has been approved by Council. TACC have already applied for Site Plan Approval on the commercial site. In order to relocate tower, they needed to reach an agreement with Rogers Communications for a 30 year lease.

The Committee asked how maintenance vehicles would service the cell tower. The applicant responded that there would be a special pad created for such vehicles. In addition, the cell tower support room would be built as a part of the commercial building. As such, parking at the site would not be affected by the cell tower and maintenance crews.

The Committee asked about the height of the fence around the cell tower and time to construct it. The applicant stated it would be 6 feet. He went on to describe that this tower should be constructed by mid-March. In addition, the old tower would be decommissioned within 2 years.

The Chair then asked staff about any objections to this cell tower.

Planning staff responded that the proposed tower was further away from existing development. The applicant also stated that Rogers Communications held 2 public meetings where there were no comments.

The applicant requested clarification on the conditions that were in the staff report. Planning staff stated that they were looking to ensure that any financial commitments to the Town were met and that a draft reference plan for the site be submitted to the Town.

The applicant indicated that the plan would essentially be the plan presented in the application. Planning staff responded that they would need to review the final plan more carefully once it was formally submitted to the Town.

Moved by Grace Marsh

Seconded by David Mhango

THAT consent application D10-12-13 (TACC Developments Aurora Inc.) be approved subject to the conditions contained in the staff report.

CARRIED

**3. Minor Variance application: D13-41-13 (Rapoport)
158 Don Hillock Drive, Unit 14**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow a Photo Studio with Ancillary Retail.

In attendance was the applicant Margarita Rapoport. The Chair read through the purpose of the application and Ms. Rapoport supported the recommendations in the staff report.

Moved by David Mhango

Seconded by Grace Marsh

THAT minor variance application D13-41-13 (Rapoport) be approved subject to the restriction contained in the report.

CARRIED

4. Minor Variance application: D13-42-13 (Mattamy Aurora Ltd.)

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to vary the term 'double car garage' in Section 11.99.2.2.2 as a garage with a minimum width of 5.2 metres and a minimum length of 6.0 metres.

In attendance was the applicant Andrew Sjogren. The Chair read through the propose of the application and Mr. Sjogren supported the recommendations in the staff report.

The Committee asked if lot a had been sold and if they were described as double car garages to buyers. The applicant Andrew Sjogren stated some of them had been and that they were described as oversized 1 car garages to buyers.

Moved by David Mhango

Seconded by Grace Marsh

THAT minor variance application D13-42-13 (Mattamy Aurora Ltd.) be approved subject to the conditions in the staff report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

- Committee chair inquired about Committee members attendance for the next Committee meeting. The three Committee members in attendance, Hank Gosar, Grace Marsh and David Mhango, indicated they would be in attendance at the next meeting. Secretary-treasurer stated that Committee member Roy Harrington had told him that he would be at the next meeting as well. Committee chair then asked staff regarding the Ontario Municipal Board (OMB) appeal for Minor Variance application D13-(31A-B)-13 (Community Living York South). Staff responded that Council had a closed session meeting regarding this appeal. However, as the outcome of this meeting has not been formally adopted by Council staff are unable to comment on details regarding this meeting.

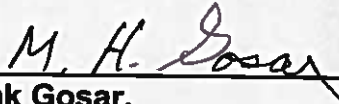
VI ADJOURNMENT

Moved by Grace Marsh


THAT the meeting be adjourned at 7:26 p.m.

CARRIED

Confirmed in open session this 13th day of February 2014.



**Hank Gosar,
Committee Chair**



**Justin Leung,
Acting Secretary-Treasurer**