



TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 14-03

Council Chambers
Aurora Town Hall
Thursday, March 6, 2014

ATTENDANCE

COMMITTEE MEMBERS

Hank Gosar (Chair), Grace Marsh (Acting-Chair),
David Mhango, Carl Barrett and Roy Harrington

REGRETS

OTHER ATTENDEES

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

Chair called the meeting to order at 7:03 p.m.

I ***DECLARATIONS OF PECUNIARY INTEREST***

II ***APPROVAL OF AGENDA***

Moved by Roy Harrington

Seconded by Carl Barrett

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

CARRIED

III ***ADOPTION OF MINUTES***

Committee of Adjustment Minutes of February 13, 2014
Meeting Number 14-02

Moved by Grace Marsh

Seconded by Roy Harrington

THAT the Committee of Adjustment Minutes from Meeting Number 14-02
be adopted as printed and circulated.

CARRIED

IV ***PRESENTATION OF APPLICATIONS***

1. **Minor Variance application: D13-02-14 (Knights Creek Home Corp.)
14726 Bayview Avenue**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78,
as amended, respecting garages of corner lot units to project beyond the front
porch/face of a house.

In attendance was the applicant Matthew Creador. The Chair read through the
purpose of the application and Mr. Creador supported the recommendations in
the staff report.

Moved by Roy Harrington

Seconded by David Mhango

THAT minor variance application D13-02-14 (Knights Creek Home Corp.) be approved.

CARRIED

**2. Minor Variance application: D13-03-14 (Knights Creek Home Corp.)
14726 Bayview Avenue**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting a reduction in rear yard setback.

In attendance was the applicant Matthew Creador. The Chair read through the purpose of the application and Mr. Creador supported the recommendations in the staff report.

Moved by Carl Barrett

Seconded by Grace Marsh

THAT minor variance application D13-03-14 (Knights Creek Home Corp.) be approved.

CARRIED

**3. Minor Variance application: D13-04-14 (Calloway REIT (Aurora North) Inc. & Whitwell Developments Ltd.)
94 First Commerce Drive (Building S)**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow a liquor store.

The Chair read through the purpose of the application. In attendance was the applicant David Drake.

The Committee asked about the viability of a third LCBO store in Aurora. They also inquired as to what 'regional liquor store' as described in the Market study meant.

Mr. Drake responded that as the shopping plaza that the proposed LCBO was to be located within is a 'Power Centre' that the LCBO would have a regional draw for customers. In addition, he commented that Aurora is a growing community and that a third store should not impact the two other existing LCBO stores.

The Committee then asked about the Rona store nearby that had closed recently and if there would be any issues with parking.

Mr. Drake indicated that the entire centre had originally developed as one lot so parking had been planned and anticipated for since the beginning.

The Committee noted that they had seen newer LCBO stores which were opened with a Beer Store adjacent to it. They inquired if approving this LCBO store would also allow for a Beer Store to be permitted to open as well.

Planning Staff responded that Secondary Plan OPA 30 would require an additional Minor Variance application if a proposal for a Beer Store were to be brought forward in future.

Moved by David Mhango

Seconded by Grace Marsh

THAT minor variance application D13-04-14 (Calloway REIT (Aurora North) Inc. & Whitwell Developments Ltd.) be approved.

CARRIED

**4. Minor Variance application: D13-05-14 (Mattamy Aurora Ltd.)
1280 St. John's Sideroad**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow a reduction in front yard setbacks for garages.

The Chair read through the purpose of the application. In attendance was the applicant Garry Carr.

The Committee asked if the Subdivision Agreement had been executed and if a Warning Clause had been included.

Mr. Carr stated the Agreement had been executed. With the Warning Clause, they would be issuing a letter to the Planning Department as per the condition contained within the Staff report and would also be including it in the Purchasers Agreement for the subject lot. They would also be putting this in Schedule O of future Subdivision Agreement applying to the rest of the Draft Approved Plan of Subdivision.

The Committee asked if it would have been possible to put a different type of house in that lot.

Mr. Carr responded that the purchaser had chosen this product and elevation. Unfortunately, they had not immediately caught the issue with respects to the staggered garage.

The Committee then asked if the buyer will be made aware of this Warning Clause and other related issues.

Mr. Carr stated that their staff were in communication with the buyer and didn't anticipate issues. In addition, if the purchaser was concerned, they would be able to withdraw from the purchase of this home.

Moved by Roy Harrington

Seconded by David Mhango

THAT minor variance application D13-05-14 (Mattamy Aurora Ltd.) be approved subject to the conditions contained in the staff report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

- Committee Chair Hank Gosar indicated that he would not be attendance at the April 10, 2014 Committee of Adjustment meeting.

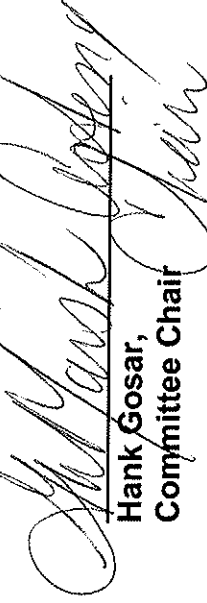
VI ADJOURNMENT

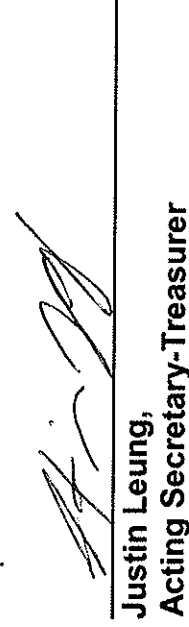
Moved by Grace Marsh

THAT the meeting be adjourned at 7:40 p.m.

CARRIED

Confirmed in open session this 10th day of April 2014.


Hank Gosar,
Committee Chair


Justin Leung,
Acting Secretary-Treasurer