



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 14-09**

Council Chambers  
Aurora Town Hall  
Thursday, September 11, 2014

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**ATTENDANCE**

**COMMITTEE MEMBERS**

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

**REGRETS**

**OTHER ATTENDEES**

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

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

***I DECLARATIONS OF PECUNIARY INTEREST***

***II APPROVAL OF AGENDA***

*Moved by Roy Harrington*

*Seconded by David Mhango*

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

**CARRIED**

***III ADOPTION OF MINUTES***

Committee of Adjustment Minutes of August 14, 2014  
Meeting Number 14-08

*Moved by Grace Marsh*

*Seconded by Carl Barrett*

THAT the Committee of Adjustment Minutes from Meeting Number 14-08 be adopted as printed and circulated.

**CARRIED**

**IV PRESENTATION OF APPLICATIONS**

**1. Minor Variance application: D13-(26A-B)-14 (Dingman)  
138 Centre Street**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow for Business and Professional office use within a single premises building on the subject land and a reduction in manoeuvring space for 45 degree parking spaces.

The Chair read through the purpose of the application. In attendance was the agent Michelle Tremblay and owner Shauna Dingman.

The Committee inquired to the type of business intended to operate at the property. Ms. Dingman indicated that they had originally intended to put a chiropractic business there. However, they were now looking to sell the property to parties interested in office use.

***Moved by David Mhango***

***Seconded by Carl Barrett***

THAT minor variance application D13-(26A-B)-14 (Dingman) be APPROVED.

**CARRIED**

**2. Minor Variance application: D13-(27A-B)-14 (Bayview St. John's Centre Inc.)  
15933 Bayview Avenue**

The applicant is seeking relief from the provisions of Zoning By-law 2213-78, as amended, to allow for a reduction in the minimum side yard setback requirements.

The Chair read through the purpose of the application. In attendance was the agent Robert Dragicevic.

The Committee inquired about the in-ground garbage receptacle system, screening around the system and changes to the site plan. Mr. Dragicevic stated that there was a concrete structure at ground level with a containment barrel which could be pulled up and down with a conventional fork lift. For screening this was addressed in the landscape plan as part of the site plan which includes a mixture of fencing and landscaping along the southern property line. Mr. Dragicevic indicated that the original site plan proposed a two storey structure with office on the second storey. The revised proposal is now one storey for retail use. However, the building will be designed to have the appearance of a two storey.

*Moved by Roy Harrington*

*Seconded by Grace Marsh*

THAT minor variance application D13-(27A-B)-14 (Bayview St. John's Centre Inc.) be APPROVED.

**CARRIED**

**3. Minor Variance application: D13-28-14 (Parmentier)  
6 Clubine Court**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow for an increase in the maximum height for an accessory building.

The Chair read through the purpose of the application. In attendance was the agent Stefano Digiulio. Mr. Digiulio requested a deferral of the application so that they could make changes to their proposal in consultation with Planning staff.

*Moved by Grace Marsh*

*Seconded by Roy Harrington*

THAT minor variance application D13-28-14 (Parmentier) be DEFERRED.

**CARRIED**

**4. Minor Variance application: D13-(29A-B)-14 (Duthie)  
36 Tilston Grove**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow for a reduction in the minimum side yard setback requirements and increase in maximum driveway width.

The Chair read through the purpose of the application. In attendance was the agent Stefano Digiulio.

Mr. Digiulio stated that he had produced new drawings showing a reduced roofline which is now a height of 24 feet. He also indicated that Variance D13-29-B-14 was identified by Building staff. However, the curb had been cut in 1987 as part of the original house.

*Moved by Grace Marsh*

*Seconded by Roy Harrington*

THAT minor variance application D13-(29A-B)-14 (Duthie) be APPROVED.

**CARRIED**

**5. Minor Variance application: D13-30-14 (Industrial Parkway Medical Dental Centre Inc.)  
520 Industrial Parkway South**

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

The Chair read through the purpose of the application. In attendance was the agent Angela Sciberras.

The Committee asked about the nature of the business and on access points to the building.

Ms. Sciberras stated that it was a by appointment only personal training facility. There is one side door access to the building and one other at the rear of the building.

***Moved by Carl Barrett***

***Seconded by David Mhango***

THAT minor variance application D13-30-14 (Industrial Parkway Medical Dental Centre Inc.) be APPROVED.

**CARRIED**

**V NEW BUSINESS/GENERAL INFORMATION**

- The Committee was notified that an appeal had been filed by the applicant for Variance application D13-(25A-B)-14 (Newell) to the Ontario Municipal Board (OMB). The appeal was currently being processed and would be forwarded to the OMB.
- The Committee inquired about Variance application D13-29-13 (Sun Life) and its status. Staff responded that one of the Committee's imposed conditions was for a site plan to be executed. A site plan was recently presented and approved by Town Council on September 9, 2014.

**VI ADJOURNMENT**

*Moved by Grace Marsh*

THAT the meeting be adjourned at 7:45 p.m.

**CARRIED**

Confirmed in open session this 9<sup>th</sup> day of October 2014.

  
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Hank Gosar,  
Committee Chair

  
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Justin Leung,  
Acting Secretary-Treasurer