



**TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT MEETING MINUTES  
NO. 15-01**

Council Chambers  
Aurora Town Hall  
Thursday, January 8, 2015

---

**ATTENDANCE**

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

**REGRETS**

**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 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 December 11, 2014  
Meeting Number 14-12

*Moved by Carl Barrett*

*Seconded by Grace Marsh*

THAT the Committee of Adjustment Minutes from Meeting Number 14-12 be adopted as printed and circulated.

**CARRIED**

**IV PRESENTATION OF APPLICATIONS**

**1. Minor Variance application: MV-2014-37 (Samadi)  
302 Ridge Road**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow the construction of a detached dwelling within a zone with the symbol 'ORM' affixed to it.

The Chair read through the purpose of the application. In attendance was the agent Amir Samadi.

The Chair asked the agent if he had read and understood the recommended conditions. Mr. Samadi indicated that he did.

The Committee inquired about the footprint of the new building and on the impervious area of the property. Mr. Samadi responded that the footprint of the new building would be larger than the current building, thus the reason they needed to seek a Variance. In terms of the impervious area, their proposed construction would need exceed the allowable impervious area percentage.

***Moved by Grace Marsh***

***Seconded by Roy Harrington***

THAT minor variance application MV-2014-37 be APPROVED subject to conditions contained in the report.

**CARRIED**

**2.) Minor Variance application: MV-2014-38 (Brookfield Homes (Ontario)  
Aurora Ltd)  
23 Cobb Street**

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

The Chair read through the purpose of the application. In attendance was the agent Jamie Lopes.

Mr. Lopes explained that the lot does not support sufficient width. As these are corner lots, they are treated with upgraded exterior work to ensure the exterior is visually appealing as per a requirement of architectural control set forth by the municipality.

*Moved by Carl Barrett*

*Seconded by David Mhango*

THAT minor variance application MV-2014-38 be APPROVED.

**CARRIED**

**3.) Minor Variance application: MV-2014-39 (Brookfield Homes (Ontario) Aurora Ltd)  
39 Cobb Street**

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

The Chair read through the purpose of the application. In attendance was the agent Jamie Lopes.

Mr. Lopes stated that this Variance was the same as the previous Variance application. However, the difference is that this property is in a different zone.

*Moved by Grace Marsh*

*Seconded by Roy Harrington*

THAT minor variance application MV-2014-39 be APPROVED.

**CARRIED**

**4.) Minor Variance application: MV-2014-43 (Arnold Lane)  
15236 Yonge Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow a reduction in the required parking spaces for a commercial use.

The Chair read through the purpose of the application. In attendance was the agent Sandro Soscia.

Mr. Soscia described the property as being the location of a former hardware store. The property has never had its own allocated parking. The property existed will continue to operate as a retail type. The space is now to be subdivided in to two units. On-site parking exists on Temperance Street and immediately behind the property.

The Committee asked for clarification on what properties the owner possessed in the immediate area. Mr. Soscia responded that in addition to the subject property, that the building in the back and the corner property on the southwest corner of Yonge Street and Wellington Street were also held by the same owner.

*Moved by Grace Marsh*

*Seconded by David Mhango*

THAT minor variance application MV-2014-43 be APPROVED.

**CARRIED**

**5.) Minor Variance application: MV-2014-44A-B (Regional Municipality of York)  
14019 Bathurst Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow the construction of a new structure within Oak Ridges Moraine and for an increase in the maximum height for an accessory building or structure.

The Chair read through the purpose of the application. In attendance was the agent Iva Danilovic.

Ms. Danilovic that the subject property had an existing water supply system. This Variance application deals with a proposed upgrade to boost disinfectant treatment of water for anticipated future demand. The second Variance for increased height was being requested so vehicles and personnel would be able to access equipment.

The Committee asked if any trees were to be impacted and on the re-chlorination process described in the application.

Ms. Danilovic stated that no trees on the subject property would be affected and that re-chlorination process was necessary as the water was travelling up from Toronto. Due to this further distance, residue could collect in the water so it had to be treated.

*Moved by Roy Harrington*

*Seconded by Carl Barrett*

THAT minor variance application MV-2014-44A-B be APPROVED.

**CARRIED**

**6.) Minor Variance application: MV-2014-41 (Coutts)  
14314 Yonge Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, to allow a reduction in a minimum lot area. (Note: this application relates to Consent application C-2014-03).

The Chair read through the purpose of the application. In attendance was the agent Claudio Brutto.

The Chair asked the agent if he had read and understood the recommended conditions. Mr. Brutto indicated that he did.

Mr. Brutto then described that a minor change was being proposed to the application. The original piece to be severed and conveyed was now slightly larger so as to allow for two road accesses. These accesses relate to two draft plan of subdivisions currently being reviewed and processed by the Town Planning Department. Mr. Brutto stated that the new sketch showing this change meets the four tests of a minor variance as stipulated by the *Planning Act*.

The Committee then asked staff to comment. Staff responded that as this proposed change had only been submitted to staff today, staff had not done a thorough review of the proposal. As such, staff were unable to comment on it.

The Committee asked that if they choose to deal with the original application, would the applicant have to return to present their new proposed application. Staff responded that a re-circulation may be necessary.

Mr. Brutto stated that the shortfall was from 8.2 to 8.23 hectares for the subject property as a result of the proposed severance and conveyance. This and Consent application C-2014-04 (Frattaroli) was to allow for a condo road access for the Frattaroli lands in exchange for the Coutts family to meet a financial obligation as pending sale of their subject lands to Brookfield Homes.

The Committee then recommended that the application be approved subject to an additional condition that staff review this new proposal and support the proposed changes.

Staff responded that this was sufficient to be added. In addition, this new proposal, if approved, would be shown in future public planning meetings to Council and residents.

***Moved by Grace Marsh***

***Seconded by David Mhango***

THAT minor variance application MV-2014-41 be APPROVED with an additional condition that Planning staff review the amended proposal and approve it in its new iteration.

**CARRIED**

**7.) Consent application: C-2014-03 (Coutts)  
14314 Yonge Street**

The applicant submitted consent application to permit lot conveyance and to allow for a new lot addition.

The Chair read through the purpose of the application. In attendance was the agent Claudio Brutto.

Mr. Brutto indicated that this application was related to the previous Variance application and that its purpose had been explained previously.

*Moved by Grace Marsh*

*Seconded by Roy Harrington*

THAT consent application C-2014-03 be APPROVED subject to conditions contained in the report with an additional condition that Planning staff review the amended proposal and approve it in its new iteration.

**CARRIED**

**8.) Minor Variance application: MV-2014-42A-B (Frattaroli)  
14288 Yonge Street**

The applicant is seeking relief from the provisions of Zoning By-law No. 2213-78, as amended, respecting to allow a reduction in a minimum lot area and lot frontage. (Note: this application relates to Consent application C-2014-04).

The Chair read through the purpose of the application. In attendance was the agent Claudio Brutto.

The Chair asked the agent if he had read and understood the recommended conditions. Mr. Brutto indicated that he did.

Mr. Brutto that it would be prudent to carry the previous condition to the Coutts related applications to this application as well due to the change in numbers with their proposal as it related to the Coutts applications. Frattaroli family is giving a portion of their lands to the Coutts family to facilitate access to their lands. The proposal is for single family homes on the subject property. There will be a singular road access for both Coutts and Frattaroli developments so as to funnel all traffic to that access point adjacent to Gilbert Drive.

The Committee then asked about the piece of land shown in white on the diagram attached to the application.

Mr. Brutto responded that this was a property owned by the Colin family. Due to a knoll which extends onto their property, development is currently not possible there. However, the municipality has made provisions for access to be given by either the Coutts or Frattaroli family owned lands if development to the Colin lands occurred in future.

*Moved by David Mhango*

*Seconded by Roy Harrington*

THAT minor variance application MV-2014-42A-B be APPROVED subject to conditions contained in the report with an additional condition that Planning staff review the amended proposal and approve it in its new iteration.

**CARRIED**

**9.) Consent application: C-2014-04 (Frattaroli)  
14288 Yonge Street**

The applicant submitted consent application to permit lot conveyance and to allow for a new lot addition.

The Chair read through the purpose of the application. In attendance was the agent Claudio Brutto.

Mr. Brutto indicated that this application was related to the previous Variance application and that its purpose had been explained previously.

*Moved by David Mhango*

*Seconded by Carl Barrett*

THAT consent application C-2014-04 be APPROVED subject to conditions contained in the report with an additional condition that Planning staff review the amended proposal and approve it in its new iteration.

**CARRIED**

**V NEW BUSINESS/GENERAL INFORMATION**

- Staff informed the Committee that applications were currently being received for Town Committees for the 2014-2018 term. The deadline to receive application is January 9, 2015 for Town Statutory Committees, including Committee of Adjustment. Received applications would then be brought to the February 5 General Committee in closed session. Decision on new Committee appointments would be at the February 9 Council meeting. As such, the current Committee would sit in the February 12 meeting with the new Committee convening for the March 12 meeting.


**VI ADJOURNMENT**

*Moved by Grace Marsh*

THAT the meeting be adjourned at 8:27 p.m.

**CARRIED**

Confirmed in open session this 12<sup>th</sup> day of February 2015.

  
\_\_\_\_\_  
Hank Gosar,  
Committee Chair

  
\_\_\_\_\_  
Justin Leung,  
Acting Secretary-Treasurer