



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-07

Council Chambers, Aurora Town Hall
Wednesday, July 12, 2018

Attendance

Committee Members Tom Plamondon (Vice-Chair), Hank Gosar, Roy Harrington,
and David Mhango

Regrets Grace Marsh (Chair)

Other Attendees Antonio Greco, Secretary-Treasurer, Marty Rokos, Planner,
and Ishita Soneji, Council/Committee Secretary

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

1. Appointment of Secretary Treasurer

Moved by Roy Harrington
Seconded by David Mhango

The Chair confirmed Antonio Greco the new Secretary Treasurer of the
Committee of Adjustment.

Carried

2. Approval of the Agenda

Moved by Hank Gosar
Seconded by Roy Harrington

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

Carried

3. Declarations of Pecuniary Interest and General Nature Thereof

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

4. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of May 10, 2018
Meeting Number 18-05 and June 6, 2018, Meeting Number 18-06**

**Moved by Hank Gosar
Seconded by David Mhango**

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-05 and 18-06 be approved.

Carried

5. Presentation of Applications

1. Minor Variance Application: MV-2018-14A-B – Moazemi – 202 Ridge Road

The Applicant has submitted two minor variance applications to permit the construction of a detached dwelling unit:

- MV-2018-13A: To permit the construction of a detached residential dwelling unit; whereas the Zoning By-law does not allow the expanding, enlarging and altering an existing use for zone symbols followed by "ORM"; thereby requiring a variance;
- MV-2018-14B: To permit the construction of a detached residential dwelling within Category 1 Landform Conservation Area; thereby requiring a variance.

The Chair read through the purpose of the application and noted that the initial application was deferred from the June 6, 2018 meeting to request reconsideration of the variances. In attendance was the Applicant, Mr. Alex Moazemi, who was in agreement with the conditions outlined in the report.

Mr. Graham Constantine from 212 Ridge Road inquired about the accessory structure which is located in the rear of the subject property and sought clarification regarding the definition of an accessory structure, and staff provided clarification.

Moved by David Mhango
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-14A-B be APPROVED, subject to the conditions contained in the report.

Carried

2. Minor Variance Application: MV-2018-15A-E – Bernie Reddick (Supreme Collision Centre) – 325 Industrial Parkway South

The Applicant has submitted five minor variance applications to permit a "Motor Vehicle Body Shop" on the subject property with reduced number of parking spaces and barrier-free parking spaces. In addition, variances are sought for reduced dimensions for parking spaces and manoeuvring aisle width.

- MV-2018-15A: To permit a "Motor Vehicle Body Shop" as a permitted use for subject lands, thereby requiring a variance;
- MV-2018-15B: To permit a reduced minimum of 74 parking spaces, thereby requiring a variance of 13 parking spaces;
- MV-2018-15C: To permit a reduced minimum of 2 barrier-free parking spaces, thereby requiring a variance of 2 barrier-free parking spaces;
- MV-2018-15D: To permit a reduced minimum manoeuvring aisle width of 5.0 metres, thereby requiring a variance of 2.0 metres;
- MV-2018-15E: To permit a reduced the minimum parking space dimension of 2.7 metres by 5.1 metres, thereby requiring a variance of 0.2 metres for the depth of a required parking space.

The Chair read through the purpose of the application. In attendance was Mr. Bruce Hall, partner with the Planning Partnership, who presented details of the proposed construction and the renderings of the project.

The Committee inquired about fencing around the property, traffic analysis study, and parking allotment within the subject property, and the Agent provided clarifications.

Moved by Hank Gosar
Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-15A-E be APPROVED, subject to conditions outlined in the report.

Carried

3. Minor Variance Application: MV-2018-16 – 40 Engelhard Joint Venture Aurora Property – 40 Engelhard Drive, Unit 3

The Applicant has submitted a minor variance application to convert an existing unit to allow a specialized sports training studio for hockey goaltenders within a multi-tenant industrial building:

- MV-2018-16: To permit a "Recreation Centre" use in a building that contains Industrial and Warehouse uses, thereby, requiring a variance.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Brian Visser, on behalf of the Applicant, who was in agreement with the conditions outlined in the report.

The Committee inquired about the amount of recreational uses being allowed within this area and sought clarification on the proposed variance, and staff provided clarification.

The Committee further inquired if the parking requirements complimented the required zoning of the subject area, and staff provided clarification.

The Committee expressed concern regarding the allowance of street parking on Englehard Drive, close to the entrance to the subject property, and

requested staff to investigate to ensure safety and mitigation of traffic surrounding the property

Moved by Hank Gosar
Seconded by David Mhango

1. That Minor Variance Application MV-2018-16 be APPROVED, subject to the restriction that the variance applies to Unit 3.

Carried

4. Minor Variance Application: MV-2018-17A-D – Lanni – 16 Hawthorne Lane

The Applicant has submitted four minor variance applications to permit the construction of a new two storey detached dwelling:

- MV-2018-17A: To permit a reduced minimum westerly interior side yard setback for the proposed two storey detached dwelling to 1.8 metres, thereby requiring a variance of 1.2 metres;
- MV-2018-17B: To permit an eaves projection of 1.7 metres into the required westerly interior side yard, thereby requiring a variance of 1.0 metre;
- MV-2018-17C: To permit a reduced minimum westerly side yard setback for the proposed accessory building to 1.2 metres, thereby requiring a variance of 1.8 metres;
- MV-2018-17D: To permit an eaves projection of 1.5 metres into the required westerly interior side yard, thereby requiring a variance of 0.8 metres.

The Chair read through the purpose of the application. In attendance was the Agent, Ms. Vania Ottoborgo, on the behalf of the Applicant, Matthew and Angela Vanni. The Agent was in agreement with the conditions outlined in the report and noted that a Letter of Undertaking addressing compliance of conditions will be provided.

The Committee expressed concern regarding the location of the accessory structure, the associated variances, and its non-compliance with the current Zoning By-law, and, the Agent provided a response noting that the Applicant is willing to amend the application to address any concerns

The Committee inquired about erosion control and tree protection measures, and the Agent noted that an arborist report has been submitted addressing tree by-law requirements.

The Committee consented to vote on applications MV-2018-17A-B and MV-2018-17C-D separately.

Moved by David Mhango
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-17A-B be APPROVED, subject to the conditions contained in the report.

Carried

Moved by Hank Gosar
Seconded by Roy Harrington

2. That Minor Variance Application MV-2018-17C-D be DENIED.

Carried

5. Minor Variance Application: MV-2018-18A-E – Vsevolod – 1 Highland Court

The Applicant has submitted five minor variance applications to facilitate the construction of a one storey detached dwelling:

- MV-2018-18A: To permit a reduced minimum northerly interior side yard setback for the proposed one storey detached dwelling to 2.0 metres, thereby requiring a variance of 2.5 metres;
- MV-2018-18B: To permit an eaves projection of 3.1 metres into the required northerly interior side yard, thereby requiring a variance of 2.4 metres;

- MV-2018-18C: To permit a reduced minimum southerly interior side yard setback for the proposed one storey detached dwelling to 4.3 metres, thereby requiring a variance of 0.2 metres;
- MV-2018-18D: To permit an eaves projection of 0.8 metres into the required southerly interior side yard, thereby requiring a variance of 0.1 metre; and
- MV-2018-18E: To permit a chimney that projects 2.9 metres into the required northerly interior side yard setback, thereby requiring a variance of 2.2 metre.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Stephen Hunt from Hunt Design Associates, and the Applicant who was in agreement with the conditions set in the report. The Agent noted that three adjacent neighbours provided no objection towards the proposed development.

The Committee required clarification regarding the location of the chimney and the opinions of the neighbours north and south of the property, and the Agent provided clarification.

Moved by Roy Harrington
Seconded by David Mhango

1. Minor Variance Application: MV-2018-18A-E be APPROVED, subject to the conditions contained in the report.

Carried

6. Consent Application: C-2018-03 – Saadat – 36 Mark Street

The Applicant has submitted a Consent Application to sever the existing lot to allow the creation of one new residential lot fronting onto Mark Street.

The Chair read through the purpose of the application. In attendance was the Applicant. Mr. Sasan Saadat, who was in agreement with the conditions outlined in the report. . The Committee sought clarification on the conditions placed on the file and staff provided a response.

The Committee inquired about the proposed driveway entrances, the retention of trees and hedges surrounding the subject property and possible impediments to the required servicing and staff and the Applicant provided clarifications.

Moved by David Mhango
Seconded by Roy Harrington

1. That Consent Application C-2018-03 be APPROVED, subject to the conditions contained in the report.

Carried

6. New Business

The Committee extended their regards to Marty Rokos for his efforts as the Acting Secretary-Treasurer and Planner to the Committee, as he will be pursuing a new position at the Town of Whitchurch-Stouffville as Senior Planner.

The Committee inquired about the Henderson Drive Application and staff provided clarification.

7. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 8.29 p.m.

Confirmed in open session this 12th day of July, 2018.



Tom Plamondon, Vice Chair



**Antonio Greco, Secretary-
Treasurer/Planning Technician**