



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-06

Council Chambers, Aurora Town Hall
Wednesday, June 6, 2018

Attendance

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

Regrets None

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

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

1. Approval of the Agenda

Moved by Hank Gosar

Seconded by Roy Harrington

That the agenda as circulated by the Secretary-Treasurer, with the exception that Item 2 be considered prior to Item 1.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of May 10, 2018
Meeting Number 18-05**

**Motion to defer
Moved by Tom Plamondon
Seconded by David Mhango**

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-05 be deferred to the next meeting.

**Motion to defer
Carried**

4. Presentation of Applications

**1. Minor Variance Application: MV-2018-13A-B – Hamil Inc.
250 Industrial Parkway North**

The Applicant has submitted an application with two variances:

- MV-2018-13A: To permit "Equipment Sales and Rental Establishment" use; whereas the Zoning By-law does not include "Equipment Sales and Rental Establishment" as a permitted use, thereby requiring a variance;
- MV-2018-13B: To permit 46 parking spaces; whereas the Zoning By-law requires a minimum of 149 parking spaces, thereby requiring a variance of 103 parking spaces.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Brad Rogers, from Groundswell Urban Planners Inc.

Mr. Rogers provided an overview of the application, including the details of the parking study, and was in agreement with the conditions as outlined in the report.

The Committee inquired about fencing and the possibility of realigning the parking space to accommodate the required handicapped parking spots, and the Agent and staff provided clarification.

The Committee inquired about the AODA regulations for accessible barrier free parking spaces, and staff provided a response.

Moved by Tom Plamondon
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-13A-B be APPROVED, subject to the conditions contained in the report; and
2. That the parking spaces be appropriately identified, including the required compliance for handicapped spaces.

Carried

2. Minor Variance Application: MV-2018-014A-G – Moazemi
202 Ridge Road

The Applicant has submitted an application with seven variances to facilitate the construction of a new two-storey detached residential dwelling on the subject lands:

- MV-2018-14A: 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 reduced minimum western interior side yard of 3.0m; whereas the Zoning By-law requires a minimum of 9.0 m, thereby requiring a variance of 6.0 m.
- MV-2018-14C: To permit eaves projection of 6.31 m into the western interior side yard; whereas the Zoning By-law limits eaves projection to 0.7 m, thereby requiring a variance of 6.0 m.
- MV-2018-14D: To permit reduced minimum eastern interior side yard of 3.0 m; whereas the Zoning By-law requires a minimum of 4.5 m, thereby requiring a variance of 1.5 m.
- MV-2018-14E: To permit an eaves projection of 1.81 m into the eastern interior side yard; whereas the Zoning By-law limits eaves projection to 0.7m, thereby requiring a variance of 1.5 m.
- MV-2018-14F: To permit the construction of a detached residential dwelling within Category 1 Landform Conservation Area; thereby requiring a variance.

- MV-2018-14G: To permit a chimney that projects 6.29 m into the western interior side yard; whereas the Zoning By-law limits chimney projection 0.7 m; thus requiring a variance of 5.59 m.

The Chair noted that the Applicant has requested the application be deferred to a future meeting.

Motion to defer

Moved by Hank Gosar

Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-14A-G be DEFERRED to a future meeting.

**Motion to defer
Carried**

**3. Consent Application: C-2018-02 – Manziana Builders Corp.
1289 Wellington Street East**

The Applicant has submitted an application to relocate a servicing easement to accommodate for the approved Draft Plan of Subdivision for the subject lands.

The Chair read through the purpose of the application. In attendance was the Agent, Mr. Matthew Creador, who was in agreement with the conditions as outlined in the report.

Moved by Roy Harrington

Seconded by Tom Plamondon

1. That Consent Application C-2018-02 be APPROVED, subject to the conditions outlined in the report.

Carried

5. New Business

The Committee extended their regards to Marty Rokos for his efforts as the Acting Secretary-Treasurer and Planner to the Committee, and welcomed Antonio Greco as the new Secretary-Treasurer.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 7:22 p.m.

Confirmed in open session this 6th day of June, 2018.



Grace Marsh, Committee Chair

ACTING CHAIR.



Marty Rokos, Acting Secretary-Treasurer