



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-05

Council Chambers, Aurora Town Hall
Thursday, May 9, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Steven D'Angeli and Daniel Lajeunesse

Regrets Michele Boyer

Other Attendees Antonio Greco, Secretary-Treasurer, Matthew Peverini, Planner, Katherine Bibby, Planner and Ishita Soneij, Committee Secretariat

The Chair called the meeting to order at 7:10 p.m.

1. Approval of the Agenda

Moved by Clarence Lui

Seconded by Steve D'Angeli

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

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

Mr. Steven D'Angeli declared pecuniary interest regarding application MV-2017-15 – Stanek – 672 Henderson Drive and a conflict of interest regarding application MV-2017-16 – Losar Developments Inc. – 684 Henderson Drive.

Mr. Steven D'Angeli excused himself prior to the start of any proceedings regarding applications MV-2017-15 – Stanek – 672 Henderson Drive and MV-2017-16 – Losar Developments Inc. – 684 Henderson Drive.

3. Deferral of the Minutes

**Committee of Adjustment Meeting Minutes of April 11, 2019
Meeting Number 19-04.**

**Moved by Clarence Lui
Seconded by Michele Boyer**

That the Committee of Adjustment meeting minutes from Meeting Number 19-04 be DEFERRED.

Carried

4. Presentation of Applications

1. Minor Variance Application: MV-2019-08 – Gottardo 404 (Aurora) Inc. – 95, 125 & 175 Eric T Smith Way:

The Applicant has submitted a Minor Variance Application in proposing a reduction in minimum lot frontage and landscaping strip for the severed lot:

- **MV-2019-08A:** The applicant is proposing a lot frontage of 13.30 metres for the lot to be severed; thereby, requiring a variance of 46.70 metres
- **MV-2019-08B:** The applicant is proposing a 0 metre landscaping strip along the western lot line; thereby, requiring a variance of 3.0 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Martin Quarcoopome, from Weston Consulting who provided an overview of the application.

The Agent identified that discussions with Staff in regards to the

imposed conditions have taken place. Planning Staff have made revisions to the originally imposed conditions.

Staff made amendments to the conditions provided by the Planning and Engineering Division. Staff clarified that condition #4 be removed from the Staff Report provided by the Planning Division.

In addition, condition #1 provided by the Engineering Division be amended to read, "that the property owner enter into a Letter of Undertaking with the Town to address the following as part of future site plan application for the severed lot to the satisfaction of the Director of Planning and Development Services."

The Agent and Owner were in agreement with the amendments to the conditions outlined by Staff.

The Committee looked to the members of the public for comments on the Application. Mr. Dale Harris from 75 Eric T Smith Way presented his opposition to the proposed variances.

The Committee had no further questions towards the application.

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

1. That Minor Variance Application MV-2019-08A be APPROVED, subject to the conditions outlined in the report.
2. That Minor Variance Application MV-2019-08B be APPROVED, subject to the conditions outlined in the report.

Carried

2. **Consent Application: C-2019-02 – Gottardo 404 (Aurora) Inc. – 95, 125 & 175 Eric T Smith Way:**

The Applicant has submitted a Consent Application to sever the existing parcel of land:

- C-2019-02: The purpose of the above noted Consent Application is to sever the existing lot to allow the creation of one new lot fronting Eric T Smith Way.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Martin Quarcoopome, from Weston Consulting who provided an overview of the application. The Agent was in agreement with the revised conditions which were made in the previous minor variance application.

The Agent spoke to the current development of 95 Eric T Smith Way, which has been Site Plan Approved.

The Committee looked to the members of the public for comments on the Application. No additional comments were made to the Committee.

Moved by Steven D'Angeli
Seconded by Daniel Lajeunesse

1. That Consent Application C-2019-02 be APPROVED, subject to conditions contained in the report.

Carried

3. Consent Application: C-2019-03 – BG Properties (Aurora) Inc. – 14452 Yonge Street

The Applicant has submitted a Consent Application to provide a servicing easement:

- C-2019-03: The purpose of the above noted Consent Application is to provide a servicing easement over a portion of the subject lands.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Thomas Kilpatrick, from Malone Given Parsons who provided a PowerPoint presentation to Committee.

The Agent was in agreement with the conditions as written in the Staff Report.

The Committee looked to the members of the public for comments on the Application. No additional comments were made to the Committee.

Moved by Steven D'Angeli
Seconded by Clarence Lui

1. That Consent Application C-2019-03 be APPROVED, subject to conditions contained in the report.

Carried

4. Minor Variance Application: MV-2017-15 – Stanek – 672 Henderson Drive:

The Applicant has submitted a Minor Variance Application in proposing a building envelope within the Oak Ridges Moraine key natural heritage features, Minimum Vegetation Protection Zone, Significant Woodland and Category 2 lands:

- **MV-2017-15A:** The applicant is proposing a building envelope of 480.0m² and associated driveway, whereas Section 14.1.2(ii) states that no development or site alteration shall occur on that portion of said lot that is within Key Natural Heritage Features.
- **MV-2017-15B:** The applicant is proposing a building envelope of 480.0m² and associated driveway, whereas Section 14.1.3(i) and 14.1.4(i) states that no development or site alteration shall occur on that portion of the lot that contains Significant Woodland or Minimum Vegetation Protection Zones.
- **MV-2017-15C:** The applicant is proposing a building envelope of 480.0m² and associated driveway, whereas Section 14.4.3(i) states that no development or site alteration shall occur on Category 2 lands.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Ryan Guetter, from Weston Consulting who provided a comprehensive overview and PowerPoint presentation on the

application.

The Committee looked to the members of the public for comments on the Application. Mr. George Skoulikas, President of the Henderson Forest Aurora Ratepayers Association from 54 McClenny Drive presented his opposition towards the proposed minor variance application. Mr. Skoulikas provided images to Committee for their review.

Ms. Maricella Sajceda from 59 Evelyn Buck Lane spoke in opposition towards the application.

Ms. Mary Walker from 18 McClenny Drive spoke in opposition towards the application.

Mr. Kurt Mighton from 22 McClenny Drive spoke in opposition towards the application.

Ms. Cher Piazza from 63 Watts Meadow spoke in opposition towards the application.

Ms. Flo Leava from 30 Watts Meadow spoke in opposition towards the application.

Mr. Rob Niro from 8 McClenny Drive spoke in opposition towards the application.

Ms. Eleanor Kenyon from 47 McClenny Drive spoke in opposition towards the application.

Mr. Rod Leonard from 52 McClenny Drive spoke in opposition towards the application.

Ms. Betty Philbert from 36 McClenny Drive spoke in opposition towards the application. Ms. Philbert provided images to Committee for their review.

Mr. Bob Berry from 18 McClenny Drive spoke in opposition towards the

application.

Ms. Robin Gray from 48 Johnson Road spoke in opposition towards the application.

Mr. Peter Smith, President of the Regency Acres Ratepayers Association from 36 Seaton Drive spoke in opposition towards the application.

Mr. Aiden McNaughton from 412 Main Street spoke on the behalf of (Katherine Gross, 30 Dunning Avenue) who was in opposition towards the application.

Ms. Raya Korovin from 600 Henderson Drive spoke in opposition towards the application. Ms. Korovin provided images to Committee for their review.

Ms. Wendy Kenyon, Vice-President of the Henderson Forest Aurora Ratepayers Association from 47 McClenny Drive spoke in opposition towards the application.

Mr. Bryan Gyene from 42 Boulding Drive spoke in opposition towards the application.

Mr. Connor Sim, from 18 Gleave Court spoke in opposition towards the application.

Ms. Kiana Meri (address not stated) spoke in opposition towards the application.

Committee Chair called a ten minute recess to the Committee of Adjustment meeting.

Ms. Julianna MacDonald, Senior Planning Ecologist from Beacon Environmental addressed the Committee in addressing concerns brought forth by the public, in regards to endangered species and environmental concerns. In addition, Ms. MacDonald provided an overview of the study completed and the results of their findings.

Mr. Ryan Guetter addressed the Committee in regards to the applicable Official Plan and Oak Ridges Moraine policies subject to the property.

The Committee looked to Staff in further addressing concerns brought forth by the public. Staff provided a comprehensive review in addressing the overall work completed by Planning Staff in reviewing the proposed developments and applicable policies.

The Committee inquired about the size and amount of retaining walls required on the subject property, the Applicant provided additional clarification in response. The Agent referred to the PowerPoint in providing a visual representation to Committee in addressing their inquiry.

The Committee inquired about the methodology behind the Tree Inventory study completed on the subject properties and the Agent provided a detailed response. Ms. MacDonald provided additional clarification in regards to the completed study with the trees on the property.

The Committee inquired about the trails located on the property and the Agent provided clarification in response. The Committee inquired about the amount of grading on the property and the Agent provided a response.

The Committee inquired to Staff regarding the location of the trail on the subject property and Staff provided clarification in response. The Committee inquired about potential parkland dedication and the Agent provided a response.

The Committee inquired about the specific amount of site alteration being proposed on the subject properties and the Agent provided additional clarification. Committee inquired about the timeframe in satisfying conditions which were imposed on the applications and Staff provided a response.

The Committee inquired about the proposed driveway and servicing on the subject properties. The Agent provided additional clarification to

Committee in response. Staff provided additional clarification in regards to servicing capacity and location on the property.

The Agent addressed Committee in providing additional information in regards to grading on the properties and detail design specifications come building permit stage.

Moved by Daniel Lajeunesse
Seconded by Clarence Lui

1. That Minor Variance Application MV-2017-15A-C be REFUSED.

Carried

5. **Minor Variance Application: MV-2017-16 – Losar Developments Inc. – 684 Henderson Drive:**

The Applicant has submitted a Minor Variance Application in proposing a building envelope within the Oak Ridges Moraine key natural heritage features, Minimum Vegetation Protection Zone, Significant Woodland and Category 2 lands:

- **MV-2017-16A:** The applicant is proposing a building envelope of 916.0m² and associated driveway, whereas Section 14.1.2(ii) states that no development or site alteration shall occur on that portion of said lot that is within Key Natural Heritage Features.
- **MV-2017-16B:** The applicant is proposing a building envelope of 916.0m² and associated driveway, whereas Section 14.1.3(i) and 14.1.4(i) states that no development or site alteration shall occur on that portion of the lot that contains Significant Woodland or Minimum Vegetation Protection Zones.
- **MV-2017-16C:** The applicant is proposing a building envelope of 916.0m² and associated driveway, whereas Section 14.4.3(i) states that no development or site alteration shall occur on Category 2 lands.

The Chair read through the purpose of the Application. The Chair

addressed that the presentation and public comments regarding this application have already been presented. In addition, any discussions or concerns regarding this application have been spoken too.

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

1. That Minor Variance Application MV-2017-16A-C be REFUSED.

Carried

5. New Business

No new business.

6. Adjournment

Moved by Daniel Lajeunesse

That the meeting be adjourned at 10:50 p.m.

Confirmed in open session this 9th day of May, 2019.



Tom Plamondon, Chair



**Antonio Greco, Secretary-
Treasurer/Assistant Planner**