



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, April 11, 2024
Time: 7 p.m.
Location: Video Conference

Committee Members: David Mhango (Chair)
Chris Polsinelli
Jane Stevenson (Vice Chair)
Michael Visconti
Julian Yang

Other Attendees: Peter Fan, Secretary-Treasurer, Committee of Adjustment
Antonio Greco, Planner

1. Call to Order

That the meeting be called to order at 7:04pm.

2. Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

3. Approval of the Agenda

Moved by Julian Yang

Seconded by Jane Stevenson

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

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

None.

5. Receipt of the Minutes

5.1 Committee of Adjustment Meeting Minutes of March 7, 2024, Meeting Number 24-03

Moved by Michael Visconti

Seconded by Chris Polsinelli

That the Committee of Adjustment Minutes from Meeting Number 24-03 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-09 - Certas Home and Auto Insurance Co. - 24 Desjardins Way

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a baseball training facility. The following relief is being requested:

1. Section 4.11 of the Zoning By-law 6000-17 states that on any corner lot, no structure shall be erected greater than one (1) meter above the grade of the streets that abut the lot within the Daylighting Triangle triangular area enclosed by the intersecting street lines for a distance of six (6) meters from their point of intersection. The applicant is proposing 3.46 meters.

Staff had advised the members of the committee and the public that the applicant had continued to work with Town staff to reduce the number of variances requested; from three (3) variances to one (1).

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Jordan Kolm and the architect Chris Pretotto. The agent provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about a traffic study conducted for the site and whether sufficient parking and access has been provided for the site. The committee also asked staff to explain what a daylight triangle is, and what effect it may have if the applicant were to encroach upon it?

Moved by Jane Stevenson

Seconded by Julian Yang

That the Minor Variance application MV-2024-09 be APPROVED.

Carried

6.2 MV-2024-07 - J.E. Del Managment Inc. - 2 Scanlon Crt

The owner is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit overnight accommodation within the "Pet Services" permitted use. The following relief is being requested:

1. Section 3 under Definitions of the Zoning By-law 6000-17 defines "Pet Services" which does not allow overnight accommodation.

The applicant is proposing overnight accommodation for pets.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Leanne Stevenson and the architect Chris Pretotto. The agent provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about a traffic study conducted for the site and whether sufficient parking and access has been provided for the site. The

committee also asked staff to explain what a daylight triangle is, and what effect it may have if the applicant were to encroach upon it?

The committee inquired about how the business will be sanitizing their facilities and minimizing odours produced by the business. The committee member also inquired about the definition of "overnight stay" and the maximum duration of stay. Members of the Committee also inquired about the presence of staff on site and access to vets and medical care in the event of emergencies.

Moved by Michael Visconti

Seconded by Jane Stevenson

That the application Minor Variance MV-2024-07 be APPROVED.

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 8:09PM

Carried