



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, July 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 7:00 PM.

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 Jane Stevenson

Seconded by Michael Visconti

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 June 13, 2024, Meeting Number 24-06

Moved by Chris Polsinelli

Seconded by Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-06 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-16 - York Region District School Board - 155 Wellington St W

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to create a third driveway on Murray Drive to accommodate 50 new parking spaces and 2 barrier-free spaces at the Aurora High School.

The following relief is being requested:

1. Section 5.5.4 (d) of the Zoning By-law 6000-17 states that driveways shall not exceed two (2) in number. The applicant is proposing three (3) driveways.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David Igelman. 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 whether the parking and the driveway be remaining after the construction is completed across the street. The committee also inquired about the scope of the traffic study.

Moved by Jane Stevenson

Seconded by Chris Polsinelli

That the application for Minor Variance MV-2024-16 be APPROVED.

Carried

6.2 C-2024-02 - Cornerstone Growth Investment Corp. - 31 Kennedy St. W

Planning Staff are requesting a deferral of the above noting consent application for 31 Kennedy Street West (C-2024-02).

Additional time is required for the applicant to provide additional drawings and allow Staff to review the proposed development plans. While the applicant does not intend to immediately develop the severed lot, Staff require additional information to understand the potential impacts of a new detached dwelling and the placement of the additional driveway as it relates to the grading, existing vegetation and the adjacent utilities (ie. fire hydrant and utility box).

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided. Similarly, Staff are requesting a deferral of the related minor

variance applications (MV-2024-17 & MV-2024-18) submitted to facilitate the subject consent application.

Moved by Michael Visconti

Seconded by Julian Yang

That the Consent Application C-2024-02 be DEFERRED.

Carried

6.3 MV-2024-17, MV-2024-18 - Cornerstone Growth Investment Corp. - 31 Kennedy St. W

Planning Staff are requesting a deferral of the above noting minor variance applications for 31 Kennedy Street West (MV-2024-17 & MV-2024-18). Similarly, Staff are requesting a deferral of the related consent application (C-2024-02).

Additional time is required for the applicant to provide additional drawings and allow Staff to review the proposed development plans. While the applicant does not intend to immediately develop the severed lot, Staff require additional information to understand the potential impacts of a new detached dwelling and the placement of the additional driveway as it relates to the grading, existing vegetation and the adjacent utilities (ie. fire hydrant and utility box).

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided.

Moved by Julian Yang

Seconded by Michael Visconti

That the Minor Variance Application MV-2024-17 be DEFERRED.

Carried

Moved by Julian Yang
Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-18 be DEFERRED.

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 7:37 PM.

Carried