



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, September 12, 2024

Time: 7 p.m.

Location: Video Conference

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

Members Absent: Jane Stevenson (Vice Chair)

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

1. Call to Order

That the meeting be called to order at 7:04 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 Julian Yang

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 August 8, 2024, Meeting Number 24-08

Moved by Michael Visconti

Seconded by Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-08 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-01 - Liu - 2007 Vandorf Sideroad

Planning Staff are requesting a deferral of the above noted minor variance application for 2007 Vandorf Sideroad (MV-2024-01).

Additional time is needed for the Ontario Ministry of Transportation (MTO) to review the subject application. The MTO has identified that a portion of the proposed development is within the required setback from the MTO

property line and requires that the proposal be revised to ensure that no development is within the setback.

Moved by Julian Yang

Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-01 be DEFERRED

Carried

6.2 MV-2024-20 - Irvine - 313 Ridge Rd

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 one-storey addition to the easterly side of the existing dwelling, a front covered porch, an expansion to the existing outdoor rear deck and a one storey workshop/garage addition to the westerly side of the existing dwelling. The following relief is being requested:

- 1) Section 14.1 of the Zoning By-law states no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, without amendment to, or relief from the Zoning By-law.
 - a) The applicant is proposing to construct a one-storey addition, covered porch and deck that did not exist prior to November 15, 2001, thereby requiring a minor variance.

- 2) Section 14.1.b(i) of the Zoning By-law requires a minimum exterior side yard of 15.0 metres.
 - a) The applicant is proposing a one-storey addition and deck, which is 12.6 metres to the exterior side property line, thereby requiring a variance of 2.4 metres.

- 3) Section 14.1.b(i) of the Zoning By-law requires a minimum front yard of 15.0 metres.

- a) The applicant is proposing a one-storey garage addition, which is 13.8 metres to the front property line, thereby requiring a variance of 1.2 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Kristen Aleong and Katie Rose. 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 requested clarification on whether the agent or applicant agrees with the conditions outlined in the staff report. Additionally, the Committee inquired if the proposed addition would necessitate the installation of a new septic system.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance application MV-2024-20 be APPROVED

Carried

6.3 MV-2023-44 - The Biglieri Group - 100 Goulding Avenue

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the development of a 3-storey industrial/office building with accessory restaurant use. The proposed site plan is attached as Appendix 'B' to this report for reference.

The following relief is being requested:

1. Section 10.2 of the Zoning By-law 6000-17 states that the maximum building height be 13.5 metres. The applicant is proposing 17.3 metres, thereby requiring a variance of 3.8 metres.
2. Section 24.338.2.1 of the Zoning By-law 6000-17 states that the maximum Floor Area Ratio for Office Use to be 17%. The applicant is proposing 35%, thereby requiring a variance of 18%.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Shilpi Saraf-Uiterlinden. 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 asked Town staff to explain the rationale behind the 17% Floor Area Ratio specified in the Zoning By-law. They also inquired about the number of parking spaces provided both above and below ground, as well as the type of restaurant planned for the proposed space.

Moved by Chris Polsinelli

Seconded by Julian Yang

That the Minor Variance Application MV-2023-44 be APPROVED

Carried

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

The purpose of the proposed consent application is to sever the subject lands with frontages along Kennedy Street West as follows (see Appendix 'B'):

1) Proposed Severed Lands:

- a) Part 1 of the Draft Plan of Severance (western portion)
- b) A lot area of 432.7 m² (4650 ft²) and a lot frontage of 15.26 m (50.1 ft)

2) Proposed Retained Lands:

- a) Part 2 of the Draft Plan of Severance (eastern portion)
- b) A lot area of 446.7 m² (4808.2 ft²) and a lot frontage of 15.25 m

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Meaghan Li. The owner provided a brief introduction and presentation to their application.

The Chair invited members of the public to share their comments. One public delegate, David Fletcher, was present for this application. David spoke in opposition to the proposal, citing concerns about the neighborhood's overall appearance, as well as its historic and heritage elements.

The Committee asked staff how stormwater and runoff would be managed if the application were approved. They also noted that, under Bill

23, the applicant could potentially proceed with their proposed development without the need for consent. The Committee sought clarification on why the applicant is currently seeking a severance. The Committee also inquired about the laneway, specifically whether the proposed development would affect access and municipal services. They also inquired to the applicant in whether she would consider the plans provided by one of the letters of opposition for a development of 16 Townhouses.

Moved by Chris Polsinelli

Seconded by Michael Visconti

That the Consent Application C-2024-02 be APPROVED

Carried

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

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the creation of one (1) new residential lot through Consent Application C-2024-02. The following relief is being requested:

1) MV-2024-17 – Part 1 – Proposed Severed Lot (western portion):

- a) Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 m². The applicant is proposing a lot area of 432.7 m².

2) MV-2024-18 – Part 2 – Proposed Retained Lot (eastern portion):

- a) Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 m². The applicant is proposing a lot area of 446.7 m².
- b) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 m. The existing one-storey detached dwelling is 1.2 m to the proposed interior side property line.

The Chair invited members of the public to share their comments. One public delegate, David Fletcher, was present for this application. David spoke in opposition to the proposal, citing concerns about the neighborhood's overall appearance, as well as its historic and heritage elements.

The Committee asked staff how stormwater and runoff would be managed if the application were approved. They also noted that, under Bill 23, the applicant could potentially proceed with their proposed development without the need for consent. The Committee sought clarification on why the applicant is currently seeking a severance. The Committee also inquired about the laneway, specifically whether the proposed development would affect access and municipal services. They also inquired to the applicant in whether she would consider the plans provided by one of the letters of opposition for a development of 16 Townhouses.

Moved by Chris Polsinelli

Seconded by Michael Visconti

That the Minor Variance Application MV-2024-17 be APPROVED

Carried

Moved by Michael Visconti

Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-18 be APPROVED

Carried

7. New Business

None.

8. Adjournment

Moved by Julian Yang

That the meeting be adjourned at 9:14PM.

Carried