



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, October 10, 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 7:02 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 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 September 12, 2024, Meeting Number 24-09

Moved by Michael Visconti

Seconded by Jane Stevenson

That the Committee of Adjustment Minutes from Meeting Number 24-09 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-24 - Vata Holding Ltd. - 5 Vata Court

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

1. Section 3 of Zoning By-law 6000-17 under the definition of "Pet Services" does not allow for overnight accommodation for animals. The applicant is proposing overnight accommodations for animals.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Adrian Cheung and Owner Cindy Huang. 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 the letter of opposition, expressing concerns for the animals due to noise from the nearby GO Trains. The committee also inquired about the maximum number of pets allowed for the overnight boarding at a time.

Moved by Michael Visconti

Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-24 be APPROVED

Carried

6.2 MV-2024-25 - 2209640 Ontario Ltd. - 95 Dunning Ave

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law No. 6000-17, as amended, to facilitate the use of a Medical Marihuana Production Facility. Based on the information provided to the Town, the following relief is being requested:

1. Section 10.1 of the Zoning By-law No. 6000-17 permits a Medical Marihuana Production Use only in a Business Park (E-BP) zoning district. The applicant is proposing a Medical Marijuana Production Use in a General Employment (E2) zoning district.

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 justification to their application.

The Chair invited members of the public to provide comments. There were two (2) public delegates in attendance for this application - Jean Robertson and Sandra Humphrey. Jean and Sandra provided the committee with comments regarding the smell and impacts of the business.

The Committee inquired about stated that they had read the staff reports and had taken the many letters of opposition and public delegate responses into consideration and have no further comments.

Moved by Jane Stevenson

Seconded by Michael Visconti

That the Minor Variance Application MV-2024-25 be DENIED.

Carried

6.3 MV-2024-27 -Inamdar - 69 Kennedy St. E

The owner/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 two-storey detached dwelling and an accessory structure (cabana) in the rear yard. The following relief is being requested:

- A. Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 m². The applicant is proposing a two-storey detached dwelling unit with a gross floor area of 452.5 m².
- B. Section 24.497.3.3 of the Zoning By-law requires a maximum building footprint of 235 m². The applicant is proposing a two-storey detached dwelling unit with a footprint of 254 m².
- C. Section 24.497.5 of the Zoning By-law requires an integral garage to be flush with, or set back from, the main front wall of the detached dwelling. The applicant is proposing an integral garage projecting beyond the main front wall of the detached dwelling.
- D. Section 24.497.8 of the Zoning By-law requires max gross floor area of an accessory detached structure to be 40 m². The applicant is proposing an accessory structure with 46.1 m² gross floor area.
- E. Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 m from the waters edge of the pool to any buildings and structures. The applicant is proposing an accessory structure with 0.0 m distance separation.
- F. Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 m from the waters edge of the pool to

any buildings and structures. The applicant is proposing a rear covered deck with 0.5 m distance separation.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Danielle Bilodeau. 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 the rationale behind the requested variances, specifically for the separation distances between the pool and the proposed structures.

Moved by Chris Polsinelli

Seconded by Jane Stevenson

That the Minor Variance Application MV-2024-27, "A" be APPROVED

Carried

Moved by Jane Stevenson

Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-27, "B" be APPROVED

Carried

Moved by Chris Polsinelli

Seconded by Jane Stevenson

That the Minor Variance Application MV-2024-27, "C" be APPROVED

Carried

Moved by Chris Polsinelli

Seconded by Jane Stevenson

That the Minor Variance Application MV-2024-27, "D" be APPROVED

Carried

Moved by Michael Visconti
Seconded by David Mhango

That the Minor Variance Application MV-2024-27, "E" be DENIED

Carried

Moved by Michael Visconti
Seconded by Julian Yang

That the Minor Variance Application MV-2024-27, "F" be DENIED

Carried

6.4 MV-2024-28 - Risk - 15 Tyler St

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 five-storey mixed use building with at grade office and residential above. The vehicular access is off Temperance Street with parking at rear. The following relief is being requested:

1. Section 8.2 of Zoning By-law 6000-17 permits a maximum height of 10 meters. The applicant is proposing a five-storey residential building containing a maximum height of 20 metres.
2. Section 5.4 of Zoning By-law 6000-17 requires parking for offices at a rate of 3.5 spaces per 100 square meters of Gross Floor Area and 1.5 spaces per dwelling unit, with a minimum 20% of spaces provided to be set aside for visitor parking. Therefore 10 parking spaces inclusive of a barrier free parking space is required. The applicant is proposing a total of seven (7) parking spaces inclusive of the barrier free space.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the Owner Andrew Risk. The owner provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There was one (1) public delegate in attendance for this application - Bianca Moretti. Bianca Moretti provided comments in opposition of application; mainly

commenting on the height of the structure and possible damages to the foundations and structures of its surrounding buildings.

The Committee asked the owners if a daylighting triangle would need to be established for the proposal if approved and whether this had been completed. They also inquired if a site plan approval process would be required for this type of application should the minor variance be granted. Additionally, the Committee asked about the intended use of the office space and raised concerns regarding waste collection and snow storage. Lastly, they asked the applicant if a traffic study was necessary.

Moved by Julian Yang

Seconded by Jane Stevenson

That the Minor Variance Application MV-2024-28 be DEFFERED.

Carried

7. New Business

None.

8. Adjournment

Moved by Jane Stevenson

That the meeting be adjourned at 9:34PM.

Carried