



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, January 9, 2025

Time: 7 p.m.

Location: Video Conference

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

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

1. Call to Order

That the be called to order at 7:03PM

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 Julian Yang

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 December 12, 2024, Meeting Number 24-12

Moved by Chris Polsinelli

Seconded by Michael Visconti

That the Committee of Adjustment Minutes from Meeting Number 24-12 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-32 - Ren -14430 Yonge St

Planning Staff are requesting a deferral of the above noted minor variance application for 14430 Yonge Street (MV-2024-32).

Additional time is needed for further review of the proposal and to obtain a peer reviewer to review the submitted Natural Heritage Evaluation in support of the application. The entirety of the subject lands are designated "Environmental Protection" and contain Woodland and Woodlands - Minimum Vegetation Protection Zone (30m) in the Town Official Plan Schedules. The proposed greenhouse structure is to be located within the wooded area in the rear and would likely result in mass amount of tree removal. In response to the potential disruption to the natural heritage

features on site, the applicant has provided a Natural Heritage Evaluation (NHE). The NHE suggests that there are potential species at risk and significant wildlife habitat which can be impacted by the development. The NHE concludes that impacts can be mitigated through some recommended actions such as further investigation of on-site features and some other mitigation measures.

Moved by Jane Stevenson

Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-32 be DEFERRED.

Carried

6.2 MV-2024-33 - Ben Walker Ltd - 205 Industrial Parkway N

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a Fitness Centre use in a building where there are Industrial uses or Warehouses. The following relief is being requested:

1. Section 10.1 of the Zoning Bylaw only permits a Fitness Centre in the E1 zone provided no part of the building where the Fitness Centre is located is used for Industrial Uses or Warehouses. The applicant is proposing a Fitness Centre in a building where there are Industrial uses or Warehouses.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant Michael McCormick and agent Chris Pretotto, and Teresa Tiongson. The agent, Chris, provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There were one (1) public delegates in attendance for this application Simon Kay. Simon expressed their concerns for the oversaturation of gymnastics gyms in the area. Simon also cited the insufficient space required for such facilities in the proposed application.

The Committee inquired about main use of the business and whether parking has been considered by the Town. The Committee also inquired to staff regarding the intent of the zoning provision where fitness centres are not permitted alongside warehouses use.

Moved by Julian Yang

Seconded by Jane Stevenson

That the Minor Variance Application MV-2024-33 be APPROVED.

Carried

6.3 C-2024-06 - Christ Evangelical Lutheran Church - 7 Lacey Court

The proposed consent application is to sever the subject lands as follows (see Appendix 'B'):

1. **Proposed Retained Lands:** Part 1 and 2 of the Draft Plan of Severance (northern half)
1. **Proposed Severed Lands:** Part 3 and 4 of the Draft Plan of Severance (southern half)

Parts 1 and 2 will feature a lot area of 3,838 m² (0.94 acres) and a lot frontage of 26.5 m (86.9 ft) along Lacey Court. Parts 3 and 4 will feature a lot area of 7,172 m² (1.77 acres) with 98.5 m (323 ft) of frontage along Wellington Street West.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Ari Kirshenblatt The agent, provided a brief presentation and 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 available parking on the retained lands, and the phasing of the developments as the severed parcel is land locked.

Moved by Michael Visconti

Seconded by Julian Yang

That the Consent Application c-2024-06 be APPROVED.

Carried

7. New Business

The chair expresses his gratitude to Town Staff and Members of the Committee as the current term of the Committee comes to an end.

8. Adjournment

Moved by Jane Stevenson

That the meeting be adjourned at 7:49PM

Carried