



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, April 10, 2025

Time: 7 p.m.

Location: Video Conference

Committee Members: John Hartman
Maricella Saucedo
Alida Tari
Michael Visconti
Klaudia Watts

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

1. Call to Order

That the meeting be called to order at 7:02pm

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 John Hartman

Seconded by Klaudia Watts

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 13, 2025, Meeting Number 25-03

Moved by Michael Visconti

Seconded by Maricella Saucedo

That the Committee of Adjustment Minutes from Meeting Number 25-03 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2025-06 - Hollidge Properties Inc. -130 Hollidge Blvd

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the operation of a Pet Service (grooming service for dogs & cats) business within a single retail unit (Unit B-12). A site plan and floor plan are attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 24.1.187 of the Zoning By-law does not list "Pet Services" as a permitted use. The applicant is proposing a "Pet Service" use, thereby requiring a variance to permit this use on the subject lands.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Vince Figliomeni. 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 had no questions or concerns on the application.

Moved by Michael Visconti

Seconded by John Hartman

That the Minor Variance application MV-2025-06 be APPROVED

Carried

6.2 MV-2025-07 - Ramos -196 Crane Street

The owner is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit outdoor swimming lessons as a Home Occupation on the subject property. The following relief is being requested:

1. Section 3 of the Zoning By-law does not permit outdoor swimming lessons as a Home Occupation. The applicant is proposing outdoor swimming lessons.; and,
2. Section 4.6.1 of the Zoning By-Law states a home occupation shall be conducted entirely within the dwelling or permitted accessory buildings. The applicant is proposing outdoor swimming lessons.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Jane Ramos. The owner 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 posed concerns regarding available parking on the property as on-street parking is not permitted. The committee also inquired about the access to the pool and whether changing facilities will be provided on site.

Moved by John Hartman

Seconded by Maricella Saucedo

That the Minor Variance application MV-2025-07 be APPROVED.

Carried

6.3 MV-2025-05 - Zaghloul - 75 Watkins Glen Cres

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a widened driveway. The following relief is being requested:

5. Section 5.6(i) of the Zoning By-law allows a maximum driveway width of 3.5 metres if the lot frontage is less than 9.0 metres. The applicant is proposing a maximum driveway width of 6.0 metres.

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

The Chair invited members of the public to provide comments. There were two (2) public delegates in attendance for this application; Maggie Silveria and Lorne Pike. Maggie provided a brief overview of her concerns regarding the proximity of the parked vehicle to her gas lines, how the vehicle often encroaches onto her property, and the destruction of her lawn. Lorne spoke in support of the application has the neighbor to the other side of the applicant. He supported the driveway widening and mentioned how the garage is not fit to park a larger vehicle without difficulties. Lorne also addressed concerns of snow storage on site, located at the front of the property with the existing tree. Lastly, he confirms that through his conversations with the residents on the street, they are also in support of the application.

The Committee inquired about the size of the vehicle to be parked on the parking pad and whether the grading is directed towards the neighbor.

Moved by John Hartman

Seconded by Michael Visconti

That the Minor Variance application MV-2025-05 be APPROVED.

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 8:00PM.

Carried