



Town of Aurora

Committee of Adjustment

Meeting Minutes

Date: Thursday, January 8, 2026

Time: 7 p.m.

Location: Video Conference

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

Other Attendees: Antonio Greco, Planner
Stephanie February, Secretary-Treasurer, Committee of Adjustment

1. Call to Order

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

5. Receipt of the Minutes

5.1 Committee of Adjustment Meeting Minutes of December 11, 2025, Meeting Number 25-12

Moved by Maricella Sauceda

Seconded by Michael Visconti

That the Committee of Adjustment Meeting Minutes from Meeting Number 25-12 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2025-48 - Hunzach Group Holdings Inc - 350 First Commerce Drive (Deferral)

The Applicant is proposing construction of a new Industrial Building.

Planning Staff are requesting a deferral of the above noted minor variance application for 350 First Commerce Drive (MV-225-48)

Moved by Michael Visconti

Seconded by Klaudia Watts

That Minor Variance Application MV-2025-48 be DEFERRED.

Carried

6.2 MV-2025-46 - Depass - 46 Mosley Street

The applicant is proposing the construction of a one-storey multi-purpose accessory structure at the rear of the subject property, which will consist of an exercise room (golf simulator), bathroom, utility room, and covered patio.

The following relief is being requested:

- a) Section 24.497.8 of the Zoning By-law permits a maximum gross floor area of 40.0 square metres. The applicant is proposing a one-storey accessory structure with a gross floor area of 78.5 square metres.
- b) Section 24.497.8 of the Zoning By-law permits a maximum height of 3.5 metres to the mid-point of the roof. The applicant is proposing a one-storey accessory structure with a height of 4.0 metres to the midpoint of the roof.
- c) Section 24.497.8 of the Zoning By-law permits a maximum height of 4.5 metres to the peak of the roof. The applicant is proposing a one-storey accessory structure with a height of 5.3 metres to the peak of the roof.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the Owner, Dylan Depass who provided a brief presentation of the application.

The Committee inquired if a future pool permit would be affected by the proposed structure. Staff advised that any pool permits would be reviewed by the Building Division to ensure the space is adequate, when the Owner chooses to make that application.

The Committee inquired what the process would be if the structure were to be converted to a residential living space in the future. Staff advised that the approval of this application pertains to the recreation use of the structure. Should the Owner or future Owner choose to change the use of this building to residential, then new Committee approvals would be required.

The Committee inquired about the use of sound barriers, if any to reduce the noise of the golf simulator for surrounding neighbours. The Owner advised that noise dampening measures will be used in the construction of the structure to reduce impacts on surrounding properties.

Moved by Michael Visconti

Seconded by John Hartman

That Minor Variance Application MV-2025-46 be APPROVED.

Carried

6.3 MV-2025-47 - 1000050647 Ontario Inc - 140 Centre Street (Deferral)

The Applicant is proposing the redevelopment of the property to construct a new two-storey daycare facility at the rear of the lot while retaining and renovating the existing dwelling to maintain its residential use.

Planning Staff are requesting a deferral of the above noted minor variance application for 140 Centre Street (MV-225-47)

Moved by Maricella Saucedo

Seconded by Klaudia Watts

That Minor Variance Application MV-2025-47 be DEFERRED.

7. New Business

None.

8. Adjournment

That the meeting be adjourned at 7:17PM

Moved by John Hartman

Carried