



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, March 7, 2024

Time: 7:00 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, Planner

1. Call to Order

That the meeting be called to order at 7:07PM.

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 February 8, 2024, Meeting Number 24-02

Moved by Chris Polsinelli

Seconded by Michael Visconti

That the Committee of Adjustment Minutes from Meeting Number 24-02 be adopted as 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 applicant to address staff's comments and concerns regarding the development constraints on the subject property and the resulting variances requested. The applicant must also

provide clarification on the intended use(s) of the proposed accessory pool house, to determine if additional variances are required.

Moved by Julian Yang

Seconded by Chris Polsinelli

The the Minor Variance Application MV-2024-01 be DEFERRED.

Carried

6.2 MV-2024-04 - Tello - 37 Whispering Pine Trail

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. The owner was unable to attend the meeting due to work but was able to provide staff with more information regarding the proposal. The Chair provided an additional brief to the application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee had concerns for safety liabilities, number of instructors, and whether the instructors were licensed to teach swimming. The members of the committee also had questions regarding how the town will be enforcing the maximum number of three (3) students at a time.

Moved by Julian Yang

Seconded by Chris Polsinelli

That the Minor Variance MV-2024-04 be APPROVED

Carried

6.3 MV-2024-03 - Ambria (Bloomington) Limited - 125 Call Trail (Lot 21)

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the construction of a two storey detached dwelling. A site plan is attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 24.523.2.2 of the Zoning By-law permits a maximum height of 10.0 metres. The proposed detached dwelling has a height of 10.55 metres, thereby requiring a variance of 0.55 metre.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Michael Testaguzza and the client Vince Baffa. 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 to the agent on why the variances were required and how many homes in the subdivision does the agent anticipate to come in for a variance.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance application MV-2024-03 be APPROVED

Carried

6.4 MV-2024-05 - Ambria (Bloomington) Limited - 101 Calla Trail (Lot 25)

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the construction of a two storey detached dwelling. A site plan is attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 24.523.2.2 of the Zoning By-law permits a maximum height of 10.0 metres. The proposed detached dwelling has a height of 10.10 metres, thereby requiring a variance of 0.1 metre.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Michael Testaguzza and the client Vince Baffa. 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 to the agent on why the variances were required and how many homes in the subdivision does the agent anticipate to come in for a variance.

Moved by Chris Polsinelli

Seconded by Michael Visconti

That the Minor Variance application MV-2024-05 be APPROVED

Carried

6.5 MV-2024-06 - Ambria (Bloomington) Limited - 95 Calla Trail (Lot 26)

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the construction of a two storey detached dwelling. A site plan is attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 24.523.2.2 of the Zoning By-law permits a maximum lot coverage of 35.0%. The proposed detached dwelling has a lot coverage of 35.4%, thereby requiring a variance of 0.4%.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Michael Testaguzza and the client Vince Baffa. 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 to the agent on why the variances were required and how many homes in the subdivision does the agent anticipate to come in for a variance.

Moved by Michael Visconti

Seconded by Chris Polsinelli

That the Minor Variance application MV-2024-06 be APPROVED

Carried

7. New Business

None.

8. Adjournment

Moved by Julian Yang

That the meeting be adjourned at 7:52PM.

Carried