



**Town of Aurora
Committee of Adjustment
Meeting Agenda**

Date: Thursday, June 9, 2022

Time: 7:00 p.m.

Location: Video Conference

Aurora Council and Committee meetings are live streamed on the [Town's YouTube Channel](#). For information on how to participate in this meeting please visit aurora.ca/participation.

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
That the Agenda as circulated by the Secretary-Treasurer be approved.	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1. Committee of Adjustment Meeting Minutes of May 12, 2022, Meeting Number 22-05	
That the Committee of Adjustment Minutes from Meeting Number 22-05 be adopted as circulated.	
6. Presentation of Applications	
6.1. C-2022-04 - Ormsby Realty Ltd. - 9 and 11 Jasper Drive	1
6.2. C-2022-06 - TFP Aurora Developments Limited - 25 Mavrinac Boulevard	7
6.3. C-2022-05 - 1623 Wellington Street Developments Limited - 1623 Wellington Street East	17
6.4. MV-2022-18 - Forhan - 2 Hadley Court	25
6.5. MV-2022-16 - Ahmadi - 9 Craiglee Court	34

7. New Business

8. Adjournment



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Committee of Adjustment Report

No. C-2022-04

Subject: **Consent Application**
Ormsby Realty Ltd.
9 and 11 Jasper Drive
PLAN 517 W AND E PT LOT 201
File: C-2022-04

Prepared by: Brashanthe Manoharan, Planner
Department: Planning and Development Services
Date: June 9, 2022

Application

The applicant is seeking a certificate of validation of title to recognize the existing semi-detached dwellings on 9 Jasper Drive (PLAN 517 W PT LOT 201) and 11 Jasper Drive (PLAN 517 E PT LOT 201).

Background

Subject Property and Area Context

The subject property, municipally known as 9 Jasper Drive and 11 Jasper Drive is located on the south side of Jasper Drive, north of Wellington Street West and west of Yonge Street. 9 Jasper Drive has a lot area of approximately 343.9 m² (3,701.7 ft²) and a lot frontage of approximately 10.67m (35ft), 11 Jasper Drive has a lot area of approximately 343.6 m² (3,698.5ft²) and a lot frontage of approximately 11.8m (38.9ft), and a combined lot area of approximately 687.5 m² (7,400.2ft²)

The subject property currently contains two (2) existing semi-detached units. There is also vegetation on the property, which includes two mature trees in the front yard.

The surrounding context consists of predominantly detached dwellings as well as semi-detached dwellings along the south side of Jasper Drive and west and east side of Haida Drive. Lands abutting the subject property to the south is commercial.

Proposal

The purpose of this application is to facilitate a validation of title/certificate application pursuant to Section 57(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended. 9 and 11 Jasper Drive respectively used to be individual conveyable parcels of land. The owner has recently become aware that 9 and 11 Jasper Drive, owned by Ormsby Realty Ltd., have merged on Title. These properties were purchased in April 1965 and have been under the same ownership/beneficial ownership since that time.

The purpose of this application is to make them separate and distinct again. There is no physical change proposed to the properties.

Official Plan

The subject property is designated “Stable Neighbourhoods” by the Town of Aurora’s Official Plan, which seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while allowing the neighbourhoods to be enhanced over time. Further, the Stable Neighbourhoods designation provides for semi-detached dwellings and existing multiple-unit buildings as a permitted use.

Zoning

The subject property is zoned R6 (Semi-Detached and Duplex Dwelling Residential Zone) by Zoning By-law 6000-17, as amended, which permits semi-detached dwellings.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) was undertaken by the Town of Aurora’s Building Division prior to submission of the subject application. The PZR confirmed that the proposed application will not result in any non-compliance with the Zoning By-law.

Planning Comments

When considering an application to validate title, the lands that are subject to the validation certificate shall conform with the same criteria that applies to the granting of consents.

Section 57(1) of the *Planning Act* allows a Council authorized to grant consents, or its delegate, being the Committee of Adjustment, the ability to issue a “Validation Certificate” that states that a prior contravention of the subdivision control provisions of the *Act* are deemed to have never had the effect of preventing the conveyance of land or

the creation of land. In essence, the validation certificate corrects a *Planning Act* breach that has occurred.

The purpose of this application is technical in nature and will re-establish the former property line and lot configuration which have existed between 9 and 11 Jasper Drive prior to the properties merging on title. The existing semi-detached dwelling existed prior to the lots being merged on title.

It is staff's opinion that this application conforms with the criteria that applies to consents. Re-establishing the lot line will continue to maintain the intent of the Official Plan, Zoning By-law, and is compatible with the surrounding context.

Additional Comments

The validation of title application was circulated to Town Departments/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed on May 3, 2022.
Engineering Division	No concerns to the application. (e-mail dated May 19, 2022).
Operational Services (Parks)	We have reviewed the documentation for the property associated with the above noted application and have no formal comments. (Letter dated May 30, 2022).
Central York Fire Services	No comments received at the time of writing the report.
York Region	York Region has no comments on the application (e-mail dated May 20, 2022).
LSRCA	No comments on application as it is located outside the area governed by O. Reg. 179/06 under the <i>Conservation Authorities Act</i> (e-mail dated May 27, 2022).

Department or Agency	Comments
Alectra	No objections to its approval (Letter dated May 18, 2022).

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary-Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Staff have reviewed the application with respect to Section 57 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Provincial Policy Statement, Provincial Plans and the Town's Official Plan and are satisfied with the proposed validation of title application.

Based on the aforementioned, Staff have no objection to the approval of the validation of title application File C-2022-04 subject to the conditions attached (Appendix 'A')

Attachments

Appendix 'A' - Recommended Conditions of Approval

Appendix 'B' – Draft Survey

Appendix 'A' – Conditions of Approval

The following conditions are required to be satisfied should application C-2022-04 be approved by the Committee of Adjustment:

1. Payment of any outstanding property taxes owing to date for the subject property and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of four (4) white prints of a deposited Reference Plan, for review showing the subject lands, which conforms substantially to the application form and sketch as submitted with this application (Appendix B). One copy of the deposited reference plan must be submitted to the Town prior to the issuance of the Validation Certificate.
3. Submission to the Secretary-Treasurer of the required draft transfers to effect the validation of title applied for under File C-2022-04 in duplicate, conveying the subject lands. Subsection 50 (3 or 5) of the Planning Act, R.S.O 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of the Validation Certificate.

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20220543 DATE: May 3, 2022

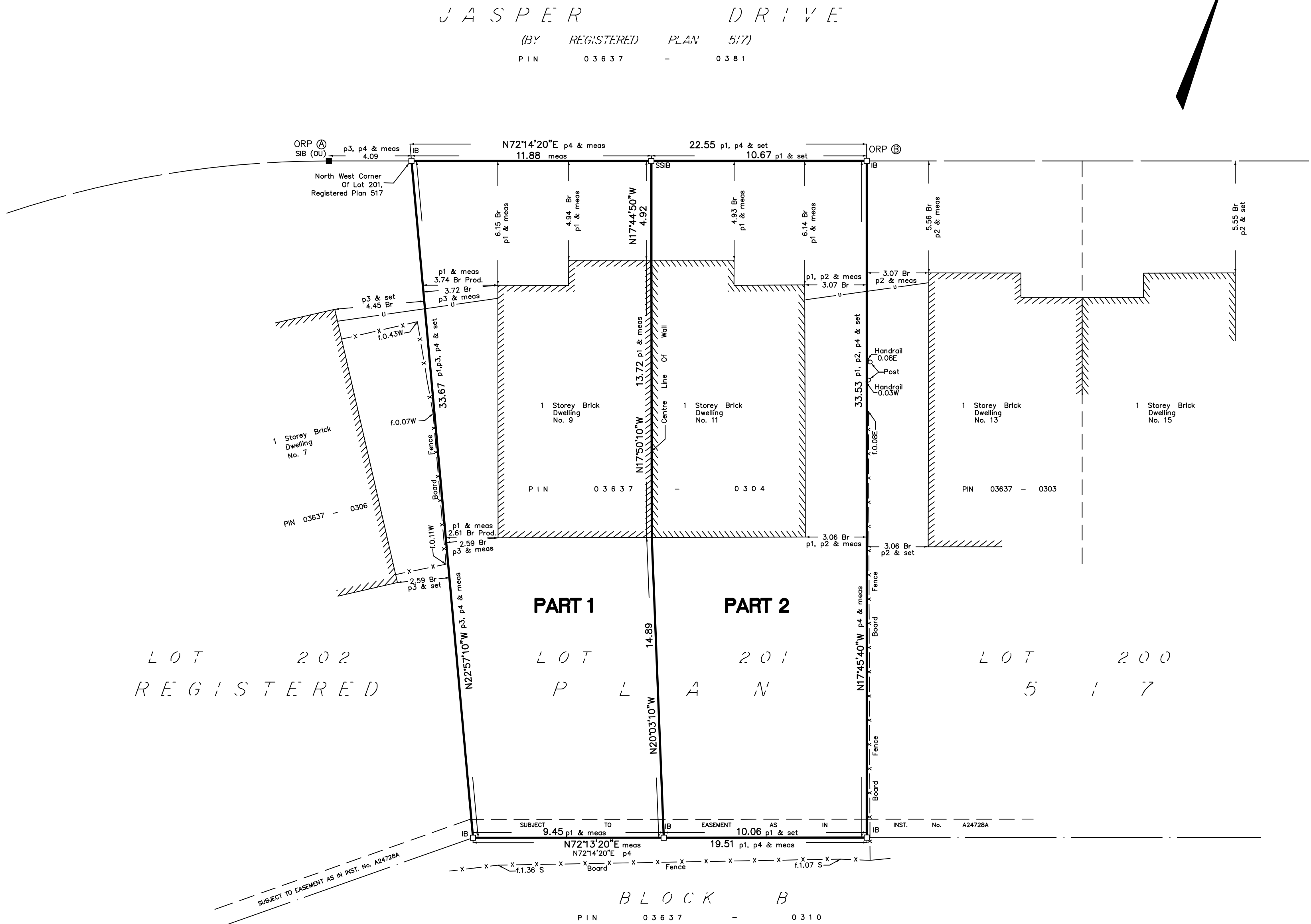
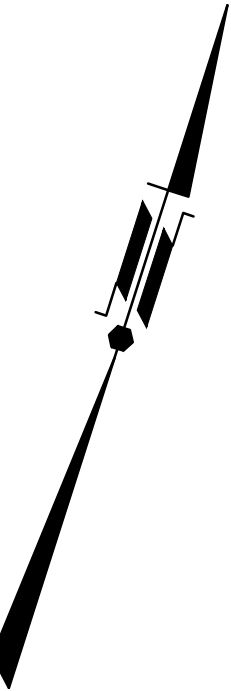
APPROVED BY: Ashley Vanderwal

PRELIMINARY ZONING REVIEW

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: May 5, 2022

RECEIVED



SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE
---DAY OF JANUARY, 2022

JANUARY --, 2022
DATE
T.M. PURCELL
ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE JANUARY --, 2022
T.M. PURCELL, O.L.S.

PLAN 65R-

RECEIVED AND DEPOSITED

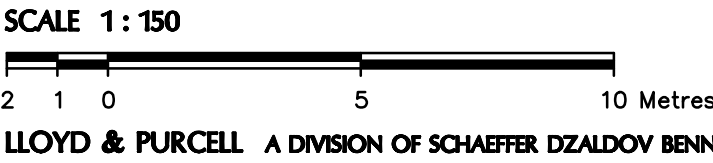
DATE

REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF YORK REGION (No. 65)

SCHEDULE				
PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA m ²
1	201	517	03637 -- 0304	352.1
2				352.9

PART 1 & PART 2 SUBJECT TO EASEMENT AS IN INST. No. A24728A

PLAN OF SURVEY OF
LOT 201
REGISTERED PLAN 517
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



LLOYD & PURCELL A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

NOTES
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999742

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS 2010)

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD 83 (CSRS 2010) COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4872897.079	622177.731
ORP B	4872905.210	622203.113
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISONS, A ROTATION OF 1°50'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P3, P4

- LEGEND
- SSIB - SHORT STANDARD IRON BAR
 - SIB - STANDARD IRON BAR
 - IB - IRON BAR
 - IP - IRON PIPE
 - - FOUND
 - - SET
 - meas - MEASURED
 - ORP - OBSERVED REFERENCE POINT
 - P1 - PLAN OF SURVEY BY LLOYD PARKER, O.L.S.
DATED JUNE 17, 1959 (JOB No.: 59-47)
 - P2 - PLAN OF SURVEY BY LLOYD PARKER, O.L.S.
DATED JULY 9, 1959 (JOB No.: 59-47 / 59-83)
 - P3 - PLAN OF SURVEY BY LLOYD & PURCELL LTD.
DATED MAY 20, 1964 (FILE No.: AU 517-202)
 - P4 - REGISTERED PLAN 517
 - Br - SETBACKS TAKEN TO BRICK
 - f - FENCE
 - OU - ORIGIN UNKNOWN
 - Prod. - PRODUCTION
 - U- - OVERHEAD UTILITY WIRE

LLOYD & PURCELL
A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS

1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1
(905) 895-6416 Fax (905) 853-5837 E-MAIL: L.p@ontariolandsurveyors.ca
TOLL FREE 1 (855) 779-6500
WWW.ONTARIOLANDSURVEYORS.CA

LLOYD & PURCELL

CAD: CH	PC: LM/BL	JOB: 21-483
CALC: CH	CHK'D: TMP	FILE: A2-517-201



100 John West Way
Aurora, Ontario
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Town of Aurora
Committee of Adjustment Report
No. C-2022-06

Subject: **Consent Application**
TFP Aurora Developments
25 Mavrinac Boulevard
File: C-2022-06
Related Planning Application: SP-2021-08

Prepared by: Sean Lapenna, Planner

Department: Planning and Development Services

Date: June 9, 2022

Application

The purpose of the proposed consent application is to create two mutual easements along walkway and parkette blocks for access and use of a parkette, to be utilized by a future seniors' building and townhouse development under separate ownership but located on the same property (25 Mavrinac Boulevard).

Background

Subject Property and Area Context

In 2017 Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications were submitted for 20 & 25 Mavrinac Boulevard in order to redesignate the two properties from employment land use to residential.

On June 15, 2021, Town Council approved the Draft Plan of Subdivision and implementing Zoning By-law Amendment for the two properties. The Official Plan Amendment was approved in principle by Town Council as the Region was the approval authority.

The Zoning By-law amendment submitted re-designated the two properties to accommodate single-detached dwelling lots, street townhouses, rear lane townhouses, back-to-back townhouses as well as a supportive Housing Building for Senior Citizens' which includes apartment dwelling units and retirement suites.

The development in its entirety is comprised of two separate development blocks which are part of a draft approved plan of subdivision (west and east blocks). The 'west' block (municipally known as 20 Mavrinac Boulevard) is located at the northwest intersection of Wellington Street East and Mavrinac Boulevard and has an approximate area of 2.72 ha (6.72 ac). The 'east' block (municipally known as 25 Mavrinac Boulevard) is located on the north side of Wellington Street East and east side of Mavrinac and has an approximate area of 2.01 ha (4.96 ac). The subject consent application has been submitted for the 'east' block (25 Mavrinac Boulevard only).

On February 1, 2022 Town Council approved associated Site Plan application SP-2021-08 for 20 and 25 Mavrinac Boulevard to permit the development of 211 units. 130 units were approved for the 'west block' while 81 units were approved for the 'east block'. The Site Plan has been included as Appendix 'B'.

The 'east block' (25 Mavrinac Building) is comprised of 81 units (street townhouse units) and parkette. Future site plan approval will be required for the seniors' building.

Surrounding land uses include low-density residential to the north, Wellington Street East and open playing fields to the south, David Tomlinson and low-medium density residential to the east as well as Weslock Crescent and medium density residential to the west.

Proposal

The application submitted is a consent application for a walkway block (1.5 m wide with a total area of 0.01 ha or 100.0 m²) and parkette block (total area of 0.07 ha or 700.0 m²) located at 25 Mavrinac Boulevard. The purpose of this consent application is to create two mutual easements along the walkway and parkette blocks in favour of the future seniors' building and eastern townhouse development as these facilities are intended to be shared by future residents of both corporations. This is shown on the submitted Draft R-Plan (Appendix 'D').

The future Seniors' building and Townhouse Development Condominium Corporation will not fall under single ownership. As such, the walkway and parkette will not fall under single ownership. As shown on the Draft R-Plan in Appendix 'D', Parts 1-4 will be owned by the future townhouse corporation (Parkette and majority of walkway) while the rest of the walkway (Part 5) will be owned by the future Senior's Building Corporation.

One easement will be applied to Parts 1-4 shown on the Draft R-Plan for the parkette and portions of the townhouse condo corporation owned sidewalk, which will be in favour of the future seniors' building corporation (Access Easement and Use of Park Easement).

The second easement will be applied to Part 5 shown on the Draft R-Plan (portion of the sidewalk owned by the future seniors' building corporation) and will be in favour of the future Townhouse Condominium Corporation (Access Easement).

A summary of the areas for which the easement will apply as shown on the submitted Draft R-Plan is as follows:

Part	Facility	Area (ha)	Future Ownership by	Colour on Draft R-Plan
1	Parkette	0.07	Townhouse Condo Corporation	Green
2	Walkway	0.003	Townhouse Condo Corporation	Yellow
3	Walkway	0.003	Townhouse Condo Corporation	Yellow
4	Walkway	0.001	Townhouse Condo Corporation	Yellow
5	Walkway	0.003	Seniors' Building Corporation	Orange

Related Planning Application

The subject lands are currently subject to Site Plan application SP-2021-08 for 20 and 25 Mavrinac Boulevard to permit the development of 211 units (210 townhouse units and 1 single-detached unit). The application has been approved by Town Council and a site plan agreement is currently in draft.

Official Plan

The subject property is designated 'Medium-High Density' Residential' under the Town of Aurora's Official Plan (OPA 30). The 'Medium-High Density' Residential' designation contemplates 'a range of predominantly above grade housing forms such as stacked rowhouses, terrace houses, maisonettes, and garden apartments. In areas designated Medium-High Density Residential, a mix of housing types shall be provided, and may include street and/or block row houses.

Zoning

The subject property is zoned 'Townhouse Dwelling Residential – Exception 539 (R8 *539)' and 'Second Density Apartment Residential – Exception 540 (RA2*540)' under Town of Aurora Zoning By-law 6000-17, as amended.

Planning Comments

When considering an application for consent to sever lands, regard shall be had to the criteria of Section 51 (24) of the Planning Act. This includes, amongst other things:

- Matters of Provincial Interest
- Conformity with the Official Plan and adjacent plans of subdivision
- Suitability of the land for the purpose in which it is to be subdivided

- The dimension and shape of the proposed lots
- Adequacy of utilities and municipal services

Based on a review of the Planning Act criteria, staff have no concerns with the mutual easements as proposed which would allow for the use of shared parkette and walkway space as shown on the attached Draft R-Plan which is located central to the two separate developments within the subject property of 25 Mavrinac Boulevard (Seniors Building and Townhomes).

Planning Staff note that the consent application submitted to accommodate the shared easements as proposed is consistent with the site plan approved by Aurora Town Council on February 1, 2022.

Overall staff are satisfied that the proposed easements for the mutual use of the parkette and walkway facilities highlighted in the Draft R-Plan as shown on Appendix 'D' will not result in any conflicts as it relates to shared access to the parkette and walkway facilities.

Planning Staff are of the opinion that the easements proposed maintains the general intent and purpose of the Town's Zoning By-law and Official Plan. As such, the proposal is considered to be an appropriate and orderly form of development.

Additional Comments

The consent application was circulated internally and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	No concerns with easements proposed.
Engineering Division	We have reviewed the above noted application and have no concern with it.
Operational Services - Parks	We have reviewed the documentation for the property associated with the above noted application and have no formal comments.
York Region	The Regional Municipality of York has completed its review of the above application and has no comment.
LSRCA	The subject consent application is located within an area that is regulated by the LSRCA. However, LSRCA has reviewed multiple concurrent and former

Department or Agency	Comments
	<p>applications related to development of this site. All technical comments pertaining to this site will be addressed through the site plan application and we have no objection to approval of this consent application.</p>
Alectra	<p>We have reviewed the proposed Consent Application and have no objections to its approval subject to the following comments:</p> <ul style="list-style-type: none">- All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced- In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established- In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Staff have reviewed the application with respect to the Section 51(24) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, the Provincial Policy Statement, Provincial Plans and the Town's Official Plan and are satisfied with the proposed consent application.

Based on the aforementioned, Staff have no objection to the approval of Consent application File C-2022-06, subject the conditions outlined in Appendix 'A' to this report.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Approved Site Plan for 20 & 25 Mavrinac Boulevard (West & East Blocks)

Appendix 'C' – 20 Mavrinac Boulevard (East Block) with Proposed Easement Highlighted

Appendix 'D' – Draft R-Plan outlining Proposed Easement

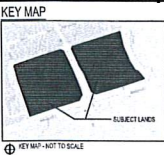
APPENDIX 'A' – Conditions of Approval

1. Payment of any outstanding property taxes owing to date for the subject property and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of four (4) white prints of a deposited Reference Plan, for review showing the subject lands, which conforms substantially to the application form and sketch as submitted with this application (Appendix 'D'). One copy of the deposited reference plan must be submitted to the Town prior to the issuance of the Certificate of Official. Please note, if the transaction in respect of which the consent was given is not carried out within the two-year period following issuance of the Certificate of Official, the consent effectively will lapse [Planning Act, R.S.O. 1990, c.P.13, as amended, s. 53 (43)]
3. Submission to the Secretary-Treasurer of the required draft transfers to effect the severance applied for under File C-2022-06 in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act. Subsection 50 (3 or 5) of the Planning Act, R.S.O 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
4. Fulfilment of all of the above conditions within two (2) years of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act. R.S.O. 1990, c.P.13.

KEY MAP

KEY MAP - NOT TO SCALE

Required Parking Spaces					
Types	Number of Units	Spaces per Unit	Total of Spaces	Spaces per Visitor	Total Visitor Spaces
4. 10m Townhouse (Type "A")	85	2	170	0.24	21
4. 10m Townhouse Towns (Type "B")	37	2	74	0.24	6
4. 10m Back to Back Towns (Type "C")	188	2	376	0.24	27
Single detached (House 13)	1	2	2	0.24	0
Total Number of Units	211		Total Parking spaces provided (2.25 spaces per unit)		54
Provided Parking Spaces					
Types	Number of units	Spaces per Unit	Total Parking Spaces		
4. 10m Townhouse (Type "A")	85	2	170		
4. 10m Townhouse Towns (Type "B")	37	2	74		
4. 10m Back to Back Towns (Type "C")	188	2	376		
Single detached (House 13)	1	2	2		
Visitor spaces (2.2m x 5.5m)	64	1	64		
Total Number of Units	211		Total Parking spaces provided		61

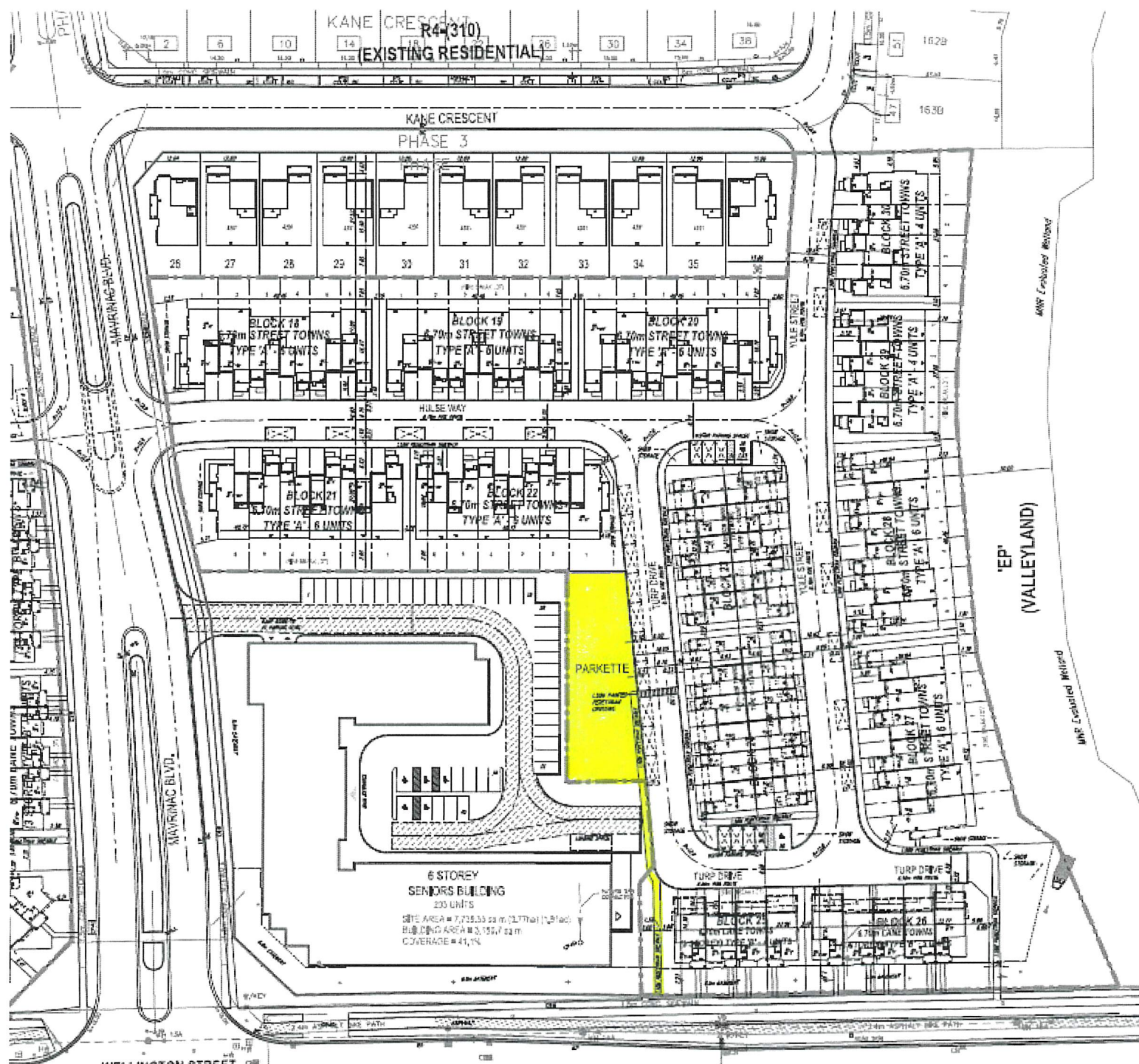
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HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca
8066 Woodbine Ave. Markham, ON L3R 9V5
F 905.727.5152 F 905.737.3258 email: hdesign@huntsd.ca

Site
SITE PLAN
Street Name
MAVRINAC BLVD AND WELLINGTON ST.
TACC DEVELOPMENTS - 220

Owner: SY MAS
Contract No. 1-250
Scale: 1/4" = 1'-0"

APPENDIX 'C' - 20 Mavrinac Boulevard (East Block) with Proposed Easements Highlighted





100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Committee of Adjustment Report

No. C-2022-05

Subject: Consent Application
1623 Wellington Street Developments Ltd.
1623 Wellington Street East
File: C-2022-05

Prepared by: Sean Lapenna, Planner

Department: Planning and Development Services

Date: June 9, 2022

Application

The purpose of the proposed consent application is to sever 0.8862 hectares (2.19 acres) of the subject property municipally known as 1623 Wellington Street East, to facilitate the creation of one new lot with a frontage of 100.56 m (330.0 ft). The applicant is requesting the consent in order to accommodate the following:

- a) Parts 1, 2, 3, portion Part 4, 6 and 7 are the retained lot.
- b) Portion of Part 4 is to be severed from the retained lot.

Background

Subject Property and Area Context

The subject property, municipally known as 1623 Wellington Street East, is located on the south side of Wellington Street East and west of Highway 404. The subject property has an area of approximately 13.71 hectares (33.90 acres) and approximately 647.15 metres (2,123.20 feet) of frontage on Wellington Street East.

Surrounding land uses include, a motor vehicle service station, and the Smart Centres plaza to the north; Highway 404 to the east; employment uses and Goulding Avenue to the south; and a motor vehicle service station to the west.

Proposal

The Owner is proposing to sever the subject lands to create one new lot within the subject property, as highlighted per the attached Draft R-Plan (Appendix 'B'). The new lot is intended to be developed with a 4-storey office development with 2 levels of underground parking for which future site plan approval would be required. Details of the proposed severance are outlined as follows:

	Proposed Severed Lot	Proposed Retained Lot
Parts	4	1, 2, 3, portion of 4, 6 and 7
Lot Area	0.8862 hectares (2.19 acres)	8.58 hectares (21.2 acres)

Related Applications

The subject lands are currently subject to the following Planning Applications:

Planning Application	Purpose of Application	Applicable Lands (Appendix 'B')
Site Plan Control (SP 2018-05)	To permit a commercial retail development	Part 2
Site Plan Control (SP 2021-03)	To permit motor vehicle sales establishment	Part 5
Site Plan Control (SP 2021-03)	To permit a self storage facility	Parts 9 & 3

Official Plan

The subject property is designated 'Business Park' by the Bayview Northeast Area 2B Secondary Plan (OPA 30). The intent of the Business Park designation is to provide opportunities for a mix of prestige employment uses and a variety of supporting commercial and community facilities generally geared to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region. Business Park lands shall be planned, designed and built in an integrated campus-like setting to create a superior built form along Highway 404 and Wellington Street East.

Zoning

The subject lands are zoned “E-BP (531) Business Park Exception Zone” and “E-BP (532) Business Park Exception Zone” under the Town of Aurora Zoning By-law 6000-17, as amended.

The parent E-BP (531) Exception Zone provides that despite any existing or future conveyance, consent, severance, partition or division of the lot (the Developed Business Park), the provisions of the E-BP (531) Zone, including minimum lot area and frontage requirements, shall apply to the lands as if no conveyance, consent, severance, partition, or division occurred.

Preliminary Zoning Review

The applicant has completed a Preliminary Zoning Review (PZR) with the Town’s Building Division, prior to submitting the consent application. The PZR has confirmed no zoning non-compliance.

Planning Comments

When considering an application for consent to sever lands, regard shall be had to the criteria of Section 51 (24) of the Planning Act. This includes, amongst other things:

- Matters of Provincial Interest
- Conformity with the Official Plan and adjacent plans of subdivision
- Suitability of the land for the purpose in which it is to be subdivided
- The dimension and shape of the proposed lots
- Adequacy of utilities and municipal services

Based on a review of the Planning Act criteria, staff have no concerns with the land severance as proposed. Staff note that the retained and severed lands meet the Zoning By-law as it relates to minimum lot area and lot frontage requirements. In addition to this, adequate access to the newly created lot has already been established as shown on Parts 10 & 6 on the deposited R-Plan (Appendix ‘C’).

Staff are of the opinion that the proposed severance is generally compatible with the surrounding area and will not result in any negative impacts on adjacent properties or character of the area.

Additionally, staff are satisfied that the proposed consent application is consistent with the Provincial Policy Statement and conforms with applicable provincial plans.

Cash-in-Lieu of Parkland is required and will be secured at the site plan agreement stage (payable prior to building permit issuance) for the new parcel of land.

Additional Comments

The consent application was circulated internally and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed on May 9, 2022.
Engineering Division	We have reviewed the above noted application and have no objections.
Operational Services - Parks	We have reviewed the documentation for the property associated with the above noted application and have no formal comments.
York Region	The Regional Municipality of York has completed its review of the above application and has no comment.
LSRCA	The LSRCA will not be providing a formal comment letter for this consent application nor will we be collecting an LSRCA review fee per our MOU with the Town as the subject property is located outside of an area that is regulated by the LSRCA under Ontario regulation 179/06.
Alectra	<p>We have reviewed the proposed Consent Application and have no objections to its approval subject to the following comments:</p> <ul style="list-style-type: none"> - All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced

	<ul style="list-style-type: none"> - In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established - In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.
--	--

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Staff have reviewed the application with respect to the Section 51(24) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, the Provincial Policy Statement, Provincial Plans and the Town's Official Plan and are satisfied with the proposed consent application.

Based on the aforementioned, Staff have no objection to the approval of Consent application File C-2022-05, subject the conditions outlined in Appendix 'A' to this report.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Draft R-Plan showing newly proposed lot

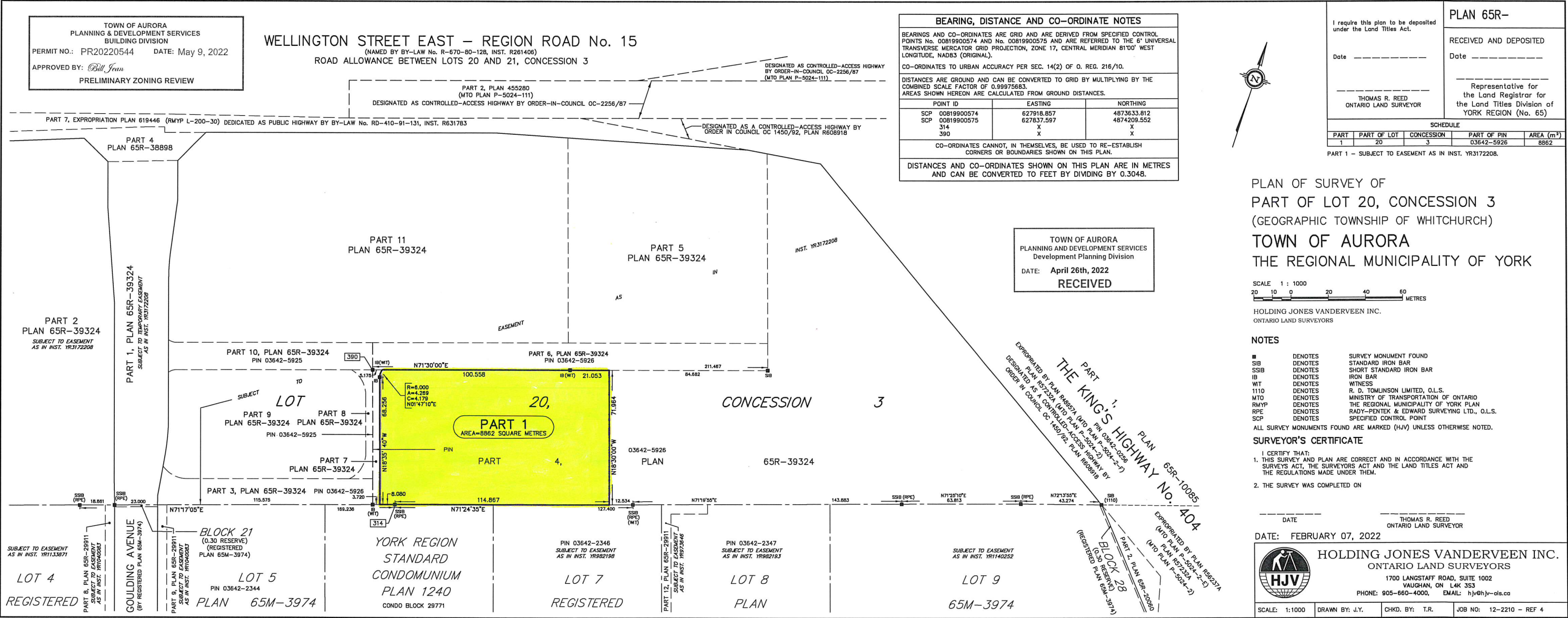
Appendix 'C' – Deposited R-Plan

APPENDIX 'A' – Conditions of Approval

1. Payment of any outstanding property taxes owing to date for the subject property and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of four (4) white prints of a deposited Reference Plan, for review showing the subject lands, which conforms substantially to the application form and sketch as submitted with this application (Appendix 'B'). One copy of the deposited reference plan must be submitted to the Town prior to the issuance of the Certificate of Official. Please note, if the transaction in respect of which the consent was given is not carried out within the two-year period following issuance of the Certificate of Official, the consent effectively will lapse [Planning Act, R.S.O. 1990, c.P.13, as amended, s. 53 (43)]
3. Submission to the Secretary-Treasurer of the required draft transfers to effect the severance applied for under Files C-2022-05 in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act. Subsection 50 (3 or 5) of the Planning Act, R.S.O 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
4. Fulfilment of all of the above conditions within two (2) years of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act. R.S.O. 1990, c.P.13.

Appendix 'B' - Draft R-Plan showing newly proposed lot

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Committee of Adjustment Report

No. MV-2022-18

Subject: **Minor Variance Application**
Forhan
2 Hadley Court
PLAN 65M3049 LOT 87
File: MV-2022-18

Prepared by: Brashanthe Manoharan, Planner

Department: Planning and Development Services

Date: June 9, 2022

Application

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

- a) Section 5.6.1(a)(ii) of the Zoning By-law allows a maximum driveway width of 6.0m if the lot frontage is greater or equal to 9.0m and less than 18.0m. The applicant is proposing a driveway width of 8.5m.

Background

Subject Property and Area Context

The subject property, municipally known as 2 Hadley Court, is located on the west side of Hadley Court, west of Bayview Avenue and north of St. John's Sideroad.

The subject property has a lot area of approximately 569.12m² (6,126 ft²) and a lot frontage of approximately 15.2m (49.86ft).

The subject property currently contains a two-storey detached dwelling that has an approximate gross floor area of 176.51m² (1,900ft²). There is also vegetation on the property, a tree in the front yard.

The surrounding area is an established residential neighbourhood that is generally characterized by two-storey detached dwellings.

Proposal

The applicant is requesting a variance to accommodate a widening of the existing driveway, which would increase the width at the street line from 6.5m (21.3 ft) to 8.5m (27.8 ft).

Official Plan

The subject property is designated "Stable Neighbourhoods" by the Town of Aurora's Official Plan, which seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while allowing the neighbourhoods to be enhanced over time. Further, the Stable Neighbourhoods designation provides for single detached dwellings as a permitted use.

Zoning

The subject property is zoned R4(194)(*Detached Fourth Density Residential Exception Zone*) by Zoning By-law 6000-17, as amended, which permits single detached dwellings.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variances and no other non-compliance was identified.

Applicant's stated reason(s) for not complying with the Zoning By-law

As stated on the application form:

"Our family has lived in aurora our whole life and now that they are older and all drive their own cars and all are working. With the 5 of us living here we would love to have a little more room to park and to keep our cars off the road where we currently park often.

We find ourselves parking on the grass at times to keep all our cars off the road as we have had a few people hit our vehicles on the road which has left us with a pricey repair several times. So it would be nice to not park on the grass as it looks very bad afterward."

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2022-15 pursuant to the prescribed tests as set out in Section 45 (1) of the Planning Act, as follows:

a) The proposed variances meet the general intent of the Official Plan

The subject property is located within a residential neighbourhood that was developed prior to the passing of Zoning By-law 6000-17, as amended. The existing driveway width at the street line is 6.5m (21.3 ft). The existing driveway includes an asphalt portion and a soldier stone portion, which further extends approximately 2.1m (6.8ft) on the northern side to accommodate a walkway to the front door. It is the opinion of staff that the additional 2.0m (6.5ft) extension of the existing driveway will create no adverse impact on the streetscape and is in keeping with the established character of the neighbourhood and therefore meets the general intent of the Official Plan.

b) The proposed variances meet the general intent of the Zoning By-law

The subject property has a sufficient lot frontage and front yard that can accommodate the requested driveway width without compromising the area for soft landscaping in the front yard nor the parking requirements for a single detached dwelling. Additionally, the driveway contributes to an attractive streetscape that is generally consistent with the existing neighbourhood character. Staff are of the opinion that the requested variance meets the general intent of the Zoning By-law.

c) The proposed variances are considered desirable for the appropriate development of the land

The requested variance maintains the functionality of the garage, availability of parking spaces on the driveway, and will continue to maintain an attractive streetscape. Additionally, the application form cites that the additional driveway space will address safety issues associated with parking on the street.

There is a municipal tree situated on the subject property adjacent to the existing driveway that is not proposed to be removed at this time. The Parks Division has identified that the tree will be impacted by excavation or disturbance due to construction. Although its removal/relocation is not proposed at this time, should the tree be removed or relocated, the owner will be required to provide the Town with compensation for the removal and/or replanting of the tree on the municipal boulevard in accordance with Town policy.

As such, Staff are of the opinion that the requested variance is considered desirable for the appropriate development of the property.

d) The proposed variances are considered minor in nature

The proposed driveway width is in keeping with the established character of the neighbourhood and will not negatively impact the attractiveness of the street. The requested variance does not negatively impact adjacent properties

Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed on May 9, 2022.
Engineering Division	<p>We have reviewed the subject minor variance application and have no objection to this provided that the Owner enter into a Memorandum of Understanding and agrees to assume the responsibility of maintaining the existing water valve and underground water service line coming within driveway widening as below:</p> <ol style="list-style-type: none"> 1. That the Owner shall always maintain the water valve in workable/operating condition; and 2. That the Owner shall be responsible for any future repairing/replacing of the water valve and water service line as per Town's standards and specifications. <p>(e-mail dated May 30, 2022).</p>
Operational Services (Parks)	We have reviewed the documentation for the property associated with the above noted application.

Department or Agency	Comments
	<p>There is a municipal tree situated on the subject property adjacent to the existing driveway that is proposed for widening. The tree will be impacted by excavation or disturbance due to construction. This may result in irreparable damage to the root systems and tree will require removal to accommodate the driveway widening.</p> <p>In view of the above, staff recommend that the Committee impose the following conditions if this application is approved (please refer to Recommended Condition of Approval #3).</p> <p>(Letter dated May 30, 2022).</p>
Central York Fire Services	No comments received at the time of writing the report.
York Region	York Region has no comments on the application (e-mail dated May 20, 2022).
LSRCA	No comments on application as it is located outside the area governed by O. Reg. 179/06 under the <i>Conservation Authorities Act</i> (e-mail dated May 27, 2022).
Alectra	No objections to its approval (Letter dated May 18, 2022).

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary-Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Planning staff have reviewed the application with respect to the Section 45(1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested

variance does meet the four tests of the Planning Act for granting of minor variances. Staff recommend approval of the requested variance subject to the conditions outlined in Appendix 'A'.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

Appendix 'A' – Conditions of Approval

The following conditions are required to be satisfied should application MV-2022-18 be approved by the Committee of Adjustment:

1. That the variance only applies to the subject property, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and dated May 9, 2022, with respect to the location and configuration of the driveway, to the satisfaction of the Director of Planning and Development Services.
3. That the owner enter into a Memorandum of Understanding (MOU) to the satisfaction of the Director of Planning and Development Services or designate, and agrees to assume the responsibility of maintaining the existing water valve and underground water service line coming within driveway widening.
 - That the Owner shall always maintain the water valve in workable/operating condition; and
 - That the Owner shall be responsible for any future repairing/replacing of the water valve and water service line as per Town's standards and specifications.
3. That the owner will be required to provide the Town with compensation for the removal and replanting of the tree on the municipal boulevard in accordance with Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction.

DATE: May 10, 2022

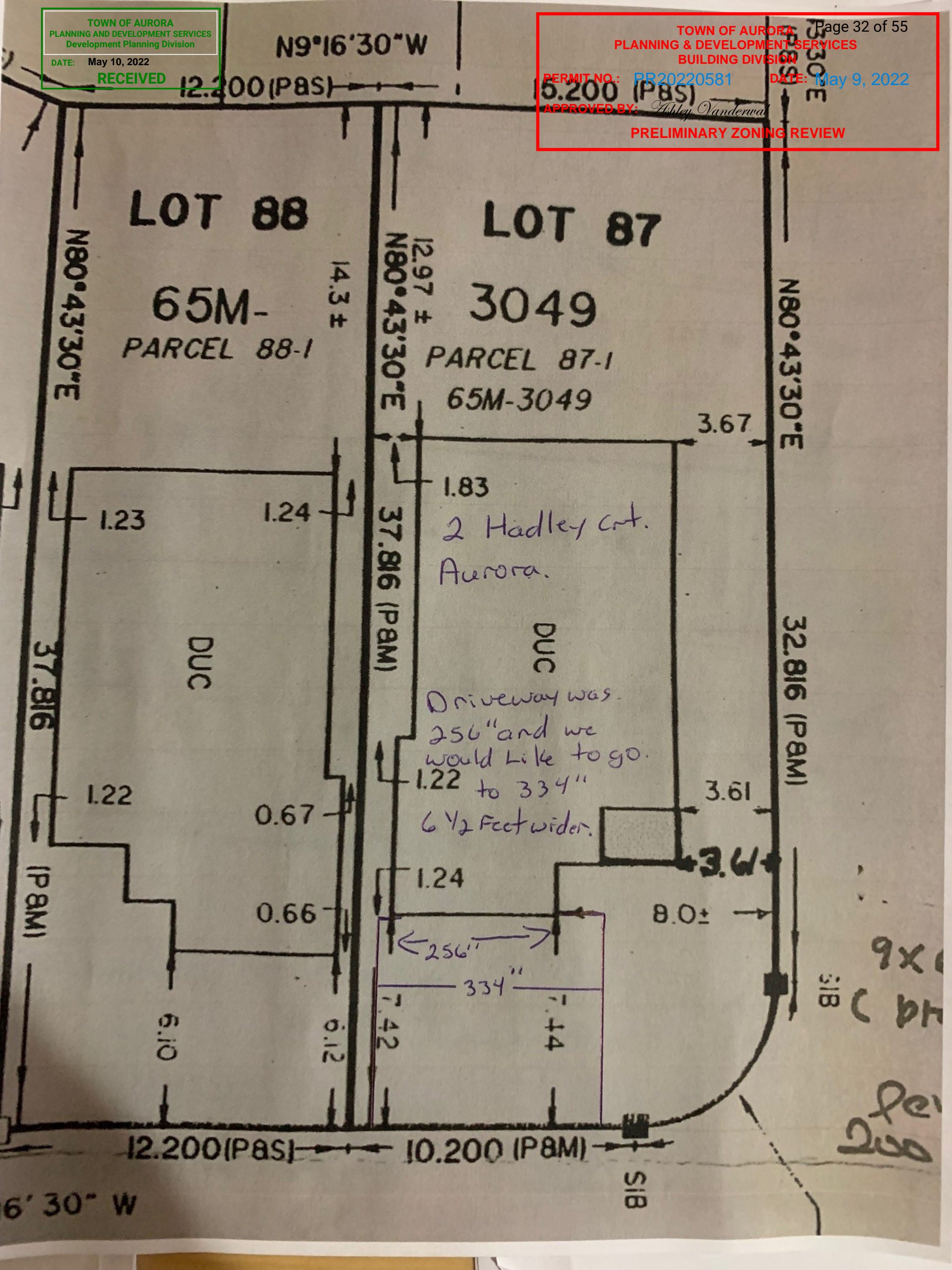
RECEIVED

PERMIT NO.: PR20220581

DATE: May 9, 2022

APPROVED BY: Ashley Vanderwal

PRELIMINARY ZONING REVIEW



TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: May 10, 2022

RECEIVED

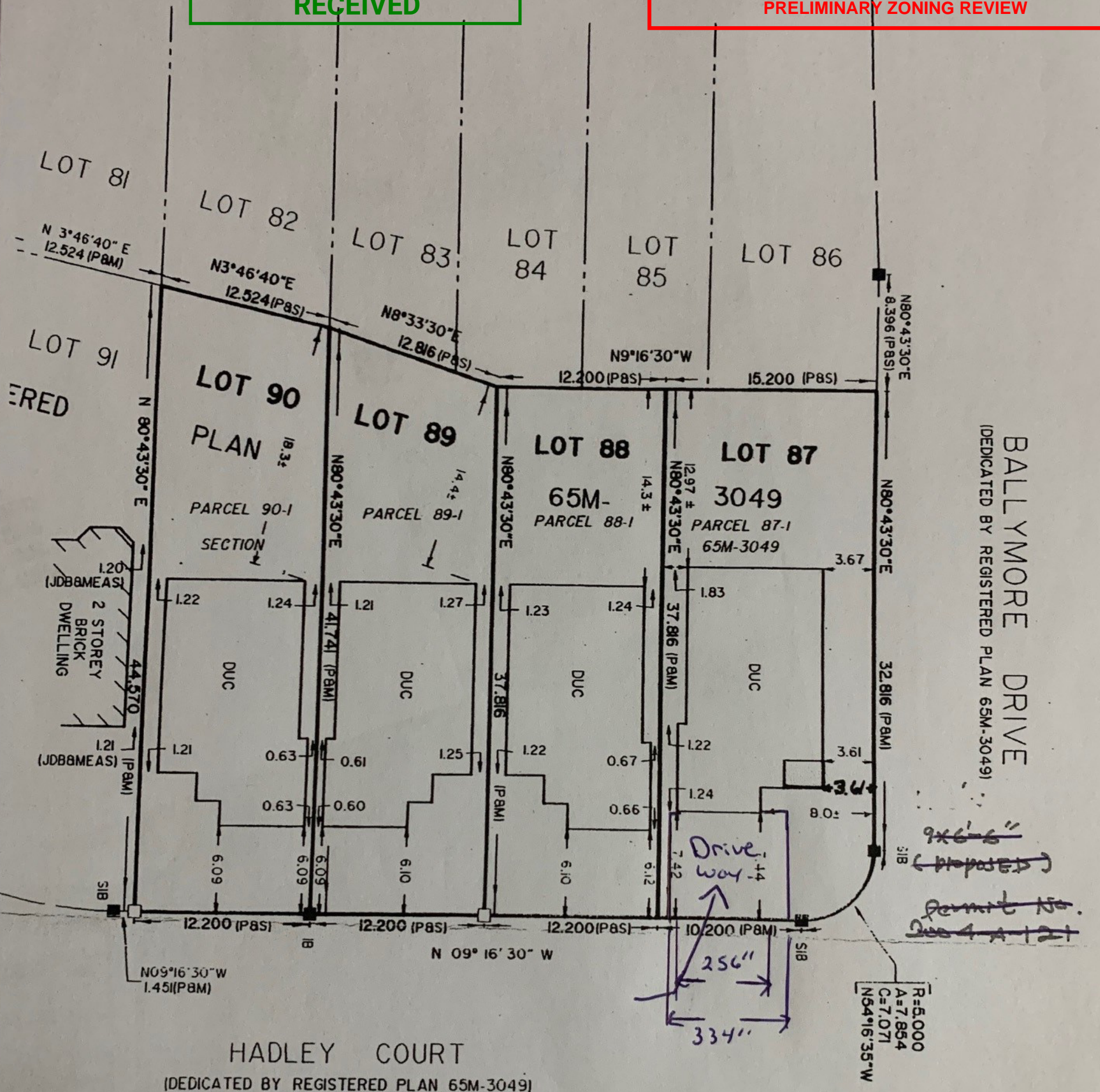
TOWN OF AURORA Page 33 of 55
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20220581

DATE: May 9, 2022

APPROVED BY: *Ashley Vanderwal*

PRELIMINARY ZONING REVIEW



BALLYMORE DRIVE
(DEDICATED BY REGISTERED PLAN 65M-3049)

HADLEY COURT

(DEDICATED BY REGISTERED PLAN 65M-3049)

ZONING REVIEWED
MAY 12 2004
BUILDING DEPT.



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Committee of Adjustment Report

No. MV-2022-16

Subject: Minor Variance Application
Ahmadi
9 Craiglee Court
65M-2685, Lot 34
File: MV-2022-16

Prepared by: Rosana Punit, Planner

Department: Planning and Development Services

Date: June 9, 2022

Application

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 deck. The following relief is being requested:

- a) Section 4.20 of the Zoning By-law specifies maximum encroachment of 3.7m into minimum rear yard of 9m for zone R2(74).

The applicant is proposing a deck encroaching 4.8m into minimum required yard.

Background

Subject Property and Area Context

The subject property is municipally known as 9 Craiglee Court, is located south of St. Johns Sideroad, west of Yonge Street and east of Bathurst Street. The property is adjacent (rear yard area) to the Willow Farm Trail system. The property has an approximate frontage of 18.78m (62 ft) and a lot area of 0.10 ha (0.25 ac). There is an existing 2 storey dwelling on the property with an attached deck and swimming pool.

A portion of the property is located within the Lake Simcoe Region Conservation Authority (LSRCA) regulated area under Ontario Regulation 179/06 of the Conservation Authorities Act. A permit is not required from the LSRCA because this is considered a replacement. Decks that are reconstructed in the same footprint are exempt from the LSRCA permits under 4.3(b) of Regulation Implementation Guidelines (for O.R. 179/06)

Proposal

The applicant is proposing to build a new deck in the same area of the existing deck. The current encroachment of the existing deck is 4.8m (16 ft). The new deck proposed will have the same rear yard setback of 4.8m (16ft).

Official Plan

The subject property is designated “Stable Neighbourhoods” by the Town of Aurora’s Official Plan, which seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while allowing the neighbourhoods to be enhanced over time. Further, the Stable Neighbourhoods designation provides for single detached dwellings as a permitted use.

Zoning

The subject property is zoned “Detached Second Density Residential, exception zone 74, R2(74)”. The exception zone refers to site specific development standards.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora’s Building Division. The PZR identified the required variances and no other non-compliance was identified.

Applicant’s stated reason(s) for not complying with the Zoning By-law

As stated on the application form, “existing By-law does not accommodate existing and proposed design”.

Planning Comments

Planning Staff have evaluated Minor Variance Application MV- 2022-16 pursuant to the prescribed tests as set out in Section 45(1), of the Planning Act, as follows:

a) **The proposed variance meets the general intent of the Official Plan**

The intent of the Official Plan Stable Neighbourhood designation is to allow for single detached dwellings to enhance over time and are protected from incompatible forms of development. The intent of the Official Plan in the opinion of staff is being maintained.

b) The proposed variance meets the general intent of the Zoning By-law

The intent of the zoning by-law designation is to provide encroachments for decks, uncovered terraces and open porches at 3.7m (12 ft). The owner is replacing the existing deck with a new deck, using the same deck encroachment that exists on the property of 4.8m (16 ft). Planning Staff are of the opinion that the requested variance meets the general intent of the Zoning By-law.

c) The proposed variance is considered desirable for the appropriate development of the land

The current deck, as stated in the applicants cover letter, is being replaced due to safety concerns. The deck currently encroaches 4.8m (16ft) into the rear yard. Lake Simcoe Region Conservation Authority (LSRCA) does not require a permit for the works proposed, decks that are reconstructed in the same footprint are exempt from the LSRCA permits under 4.3(b) of Regulation Implementation Guidelines (for O.R..179/06). The LSRCA has requested that their review fee be paid, this is included as a condition of approval.

Staff are of the opinion that the requested rear yard deck encroachment for the new proposed deck will have minimal impacts to the existing neighbourhood. Staff consider the variance desirable for the appropriate development of the property.

d) The proposed variance is considered minor in nature

The deck encroachment proposed is considered minor in scale and are not anticipated to result in any negative impacts to surrounding properties or the neighbourhood, as the 4.7m encroachment currently exists. As such, Staff are of the opinion that the requested variance is minor in nature.

Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed on April 14, 2022.

June 9, 2022

4 of 7

Report No. MV-2022-16

Department or Agency	Comments
Engineering Division	Comments provided stating no objections. (Dated: May 24, 2022)
Operational Services (Parks)	Comments provided stating: We have reviewed the documentation for the property associated with the above noted application and have no formal comments. (Dated: May 30, 2022)
Operational Services (Public Works)	No comments received at time of writing this report.
Central York Fire Services	No comments received at time of writing this report.
York Region	Comments provided stating no comments (Dated: May 20, 2022)
LSRCA	<p>Comments provided stating:</p> <p>“Based upon our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural heritage and natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we recommend that any approval of this application be subject to the following condition:</p> <ol style="list-style-type: none"> a. That the Owner shall pay the LSRCA Plan Review Fee in accordance with the approved Fees Policy (Note: payment is currently outstanding for the LSRCA review of the minor variance application of \$525.00 per the LSRCA 2022 Fee Schedule). <p>The owner will not need a LSRCA permit for this deck. Decks that are reconstructed in the same footprint are exempt from LSRCA permits under 4.3 (b) of our Regulation Implementation Guidelines (for O.R. 179/06)” (Dated: May 27, 2022)</p>
Alectra	Comments provided stating: “We have reviewed the proposed variance application and have no objections to its approval, subject to the following

Department or Agency	Comments
	<p>comments: Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.</p> <p>All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.</p> <p>In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.</p> <p>In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work" (Dated: May 18, 2022).</p>

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Planning staff have reviewed the application with respect to the Section 45(1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variance does meet the four tests of the Planning Act for granting of minor variances. Staff recommend approval of the requested variance subject to the conditions outlined in Appendix 'A'.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' - Site Plan

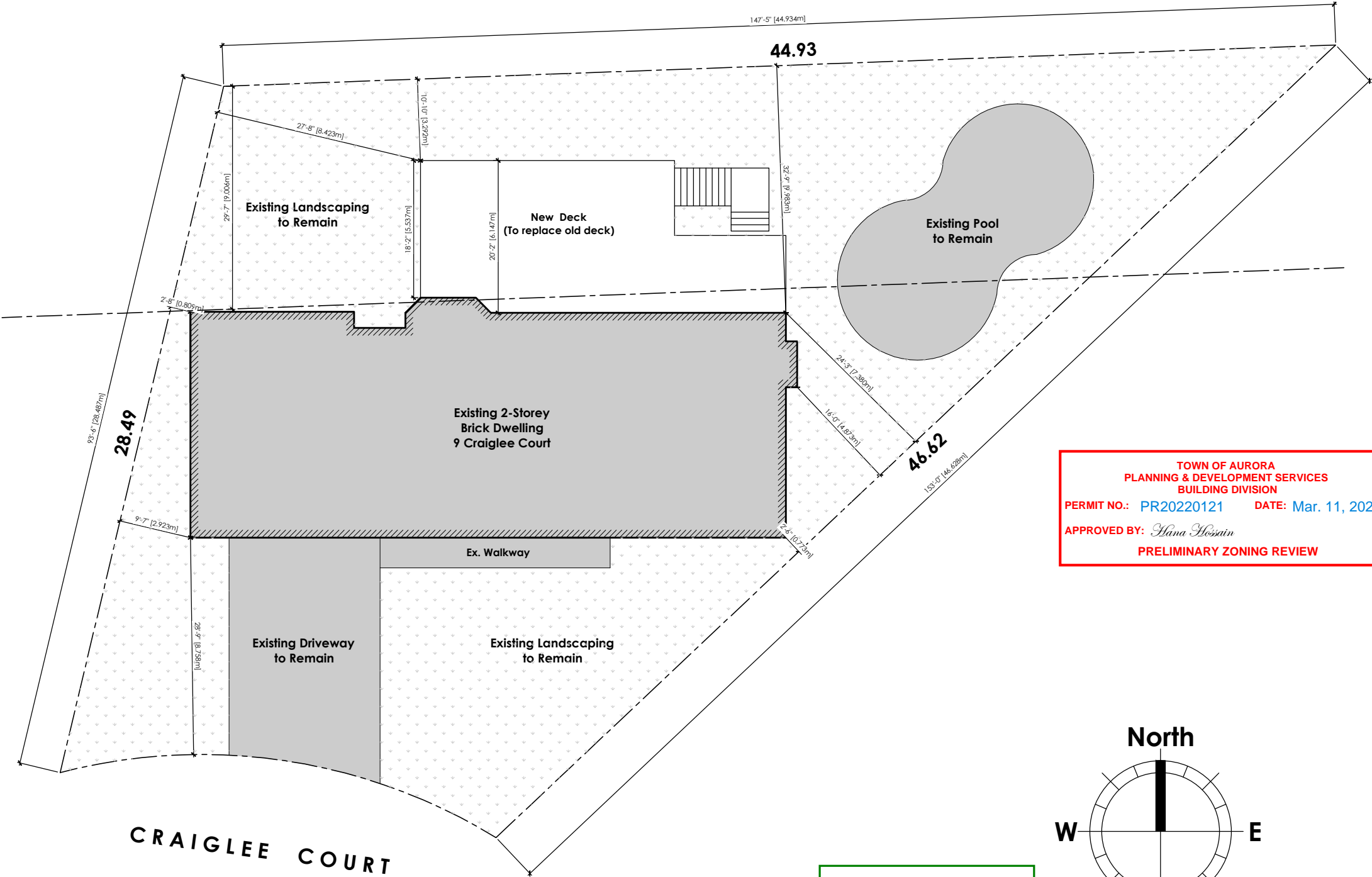
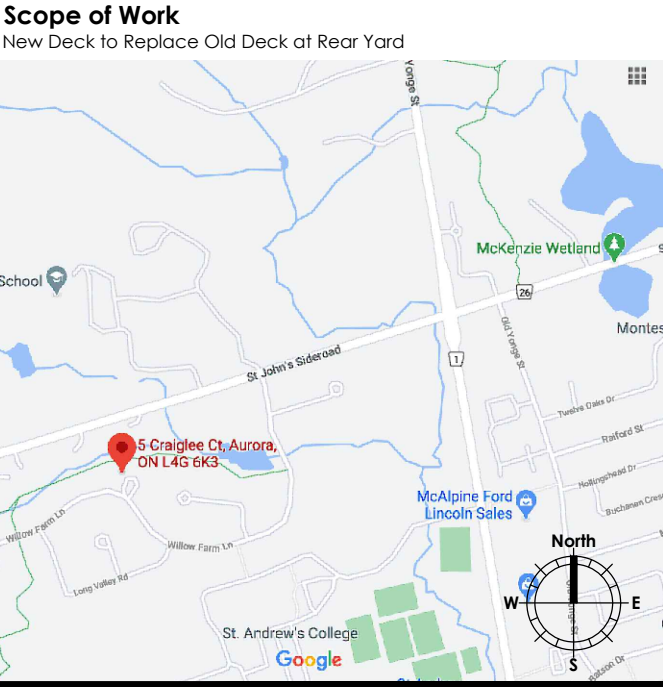
Appendix 'A' - Recommended Conditions of Approval

- 1) That the variance only applies to the subject property, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or their designate;
- 2) That the Owner pay LSRCA Plan Review Fee in accordance with the approved Fees Policy (Note: payment is currently outstanding for the LSRCA review of the minor variance application of \$525.00 per the LSRCA 2022 Fee Schedule).

New Deck Permit (To replace old deck)

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal r.O.W.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractors expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties

Site Statistics			
All Units in Metric			
Lot Depth	46.62		
Lot Area	921.15		
Zone	R2		
Lot Coverage			
Dwelling Area	219.85		
Proposed Rear Yard Deck	82.93		
Total	302.78		
Total Coverage	32.8%		



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20220121 DATE: Mar. 11, 2022

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: April 26th, 2022

RECEIVED

Site Plan

permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Rafiq 113576
Name
Registration Info. Permitguys.ca Inc. 110882

Title
Site Plan
Project Name
9 Craiglee Court
Project No. 21-56 Drawn By DF Checked By MZ Date 2022-01-24 Scale 1/16"=1'0"

Municipality
Aurora, ON
Filename
9 CRAIGLEE CRT-V4

Sheet No.
A1

C1 Exterior/Interior Stairs

At least one stair between each floor level within a dwelling unit, and exterior stairs and required exit stairs serving a single dwelling unit, shall have a width of not less than 860mm (2'-0"). minimum height over stairs and landing within dwelling units shall be 1950mm (6'-5"). the vertical height between any landings shall not exceed 3700 mm (12'-2").

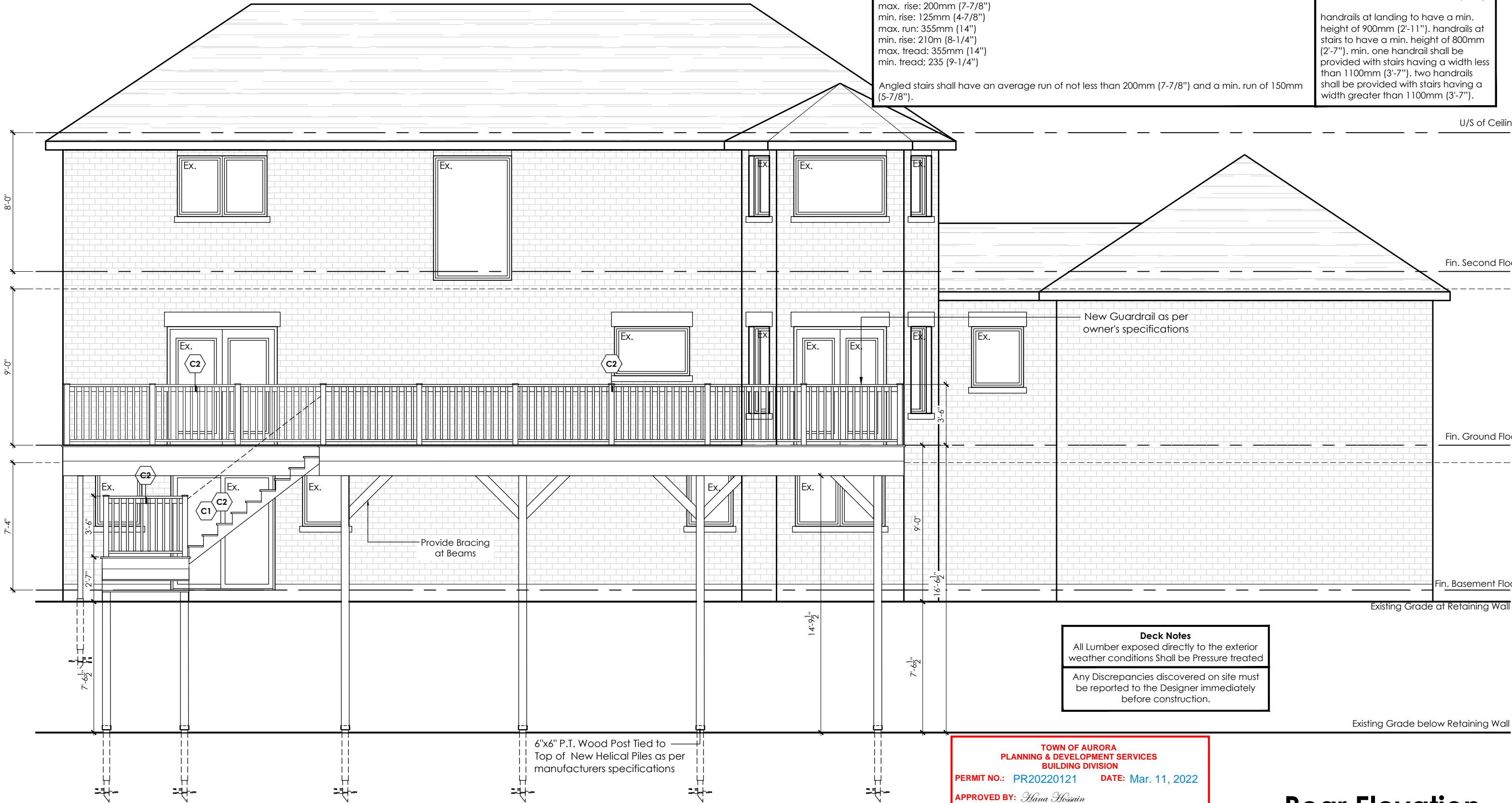
max. rise: 200mm (7-7/8")
min. rise: 125mm (4-7/8")
max. run: 355mm (14")
min. rise: 210mm (8-1/4")
max. tread: 355mm (14")
min. tread: 235 (9-1/4")

Angled stairs shall have an average run of not less than 200mm (7-7/8") and a min. run of 150mm (5-7/8").

C2 Exterior/Interior Guard

Interior guards: 900mm (2'-11") min.
exterior guards: 900mm (2'-11") min. for a grade difference less than 1800 mm (6'-0"). 1070mm (3'-6") min. for a grade difference more than 1800 mm (6'-0")

handrails at landing to have a min. height of 900mm (2'-11"). handrails at stairs to have a min. height of 800mm (2'-7"). min. one handrail shall be provided with stairs having a width less than 1100mm (3'-7"). two handrails shall be provided with stairs having a width greater than 1100mm (3'-7").



Deck Notes
All Lumber exposed directly to the exterior weather conditions Shall be Pressure treated
Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220121 **DATE:** Mar. 11, 2022
APPROVED BY: Hana Hossain
PRELIMINARY ZONING REVIEW

Rear Elevation

permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Aamou Rafiq 113576
Name
Registration Info. **Permitguys.ca Inc.** 110882

Title
Rear Elevation
Project Name
9 Craiglee Court
Project No. **21-56** Drawn By **DF** Checked By **MZ** Date **2022-01-24** Scale **3/16"=1'0"**

Municipality
Aurora, ON
Filename
9 CRAIGLEE CRT-V4

Sheet No.
A4

C1 Exterior/Interior Stairs

At least one stair between each floor level within a dwelling unit, and exterior stairs and required exit stairs serving a single dwelling unit, shall have a width of not less than 860mm (2'-0"). minimum height over stairs and landing within dwelling units shall be 1950mm (6'-5"). the vertical height between any landings shall not exceed 3700 mm (12'-2").

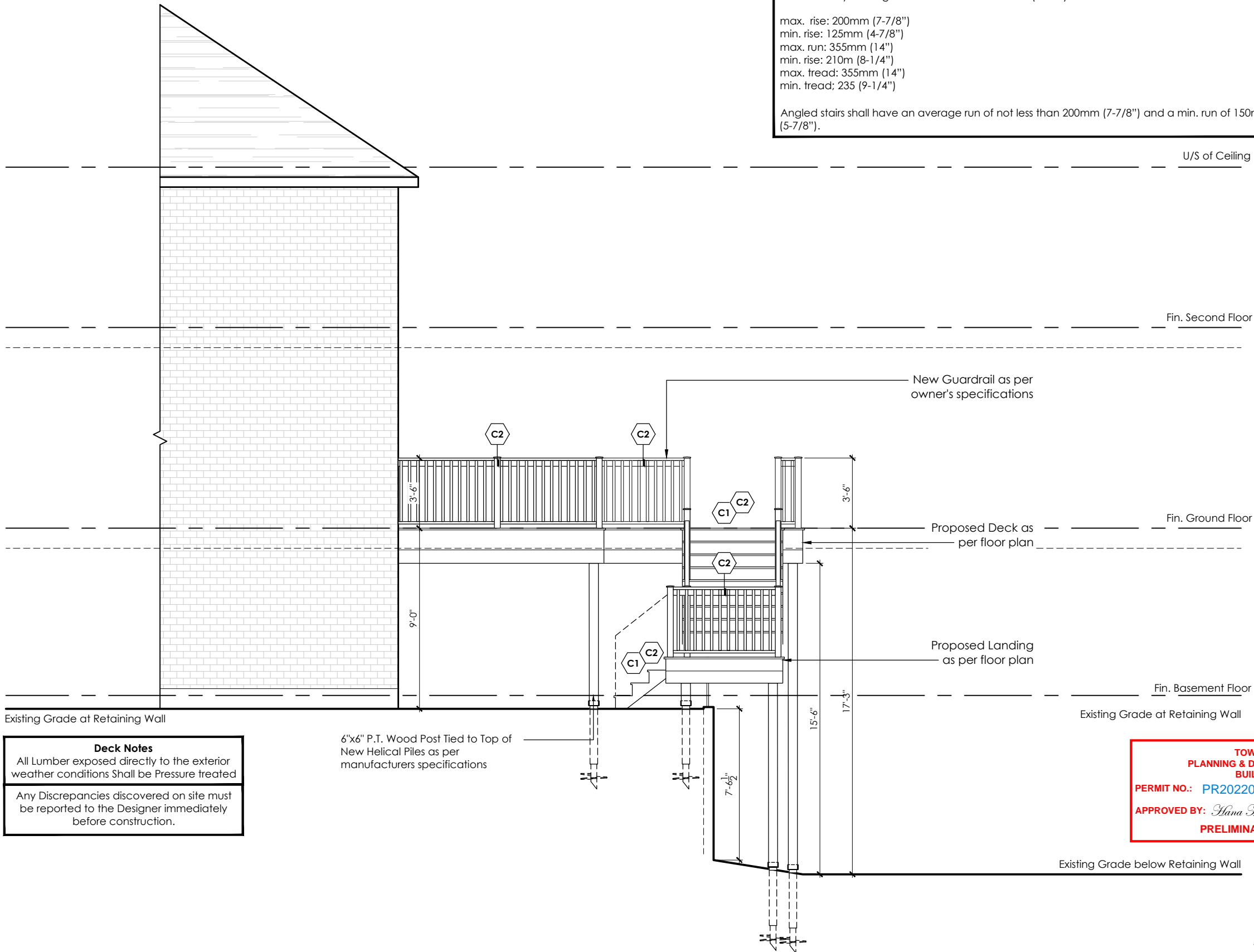
max. rise: 200mm (7-7/8")
min. rise: 125mm (4-7/8")
max. run: 355mm (14")
min. rise: 210mm (8-1/4")
max. tread: 355mm (14")
min. tread: 235 (9-1/4")

Angled stairs shall have an average run of not less than 200mm (7-7/8") and a min. run of 150mm (5-7/8").

C2 Exterior/Interior Guard

Interior guards: 900mm (2'-11") min.
exterior guards: 900mm (2'-11") min. for a grade difference less than 1800 mm (6'-0"). 1070mm (3'-6") min. for a grade difference more than 1800 mm (6'-0")

handrails at landing to have a min. height of 900mm (2'-11"). handrails at stairs to have a min. height of 800mm (2'-7"). min. one handrail shall be provided with stairs having a width less than 1100mm (3'-7"). two handrails shall be provided with stairs having a width greater than 1100mm (3'-7").



Deck Notes
All Lumber exposed directly to the exterior weather conditions Shall be Pressure treated
Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

6"x6" P.T. Wood Post Tied to Top of New Helical Piles as per manufacturers specifications

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: **PR20220121** DATE: **Mar. 11, 2022**
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW

Side Elevation

permitguys

80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Aamou Rafiq 113576
Name
Registration Info. **Permitguys.ca Inc.** 110882

Title
Side Elevation
Project Name
9 Craiglee Court

Project No. **21-56** Drawn By **DF** Checked By **MZ** Date **2022-01-24** Scale **3/16"=1'0"**

Municipality
Aurora, ON
Filename
9 CRAIGLEE CRT-V4

Sheet No.
A5



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Committee of Adjustment Report

No. MV-2022-17

Subject: **Minor Variance Application**
Martin
19 Lensmith Drive
PLAN 65M-2786 LOT 14
File: MV-2022-17

Prepared by: Rosanna Punit, Planner
Department: Planning and Development Services
Date: June 9, 2022

Application

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 rear sunroom addition. The following relief is being requested:

- a) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5m for Zone R3, unless stated otherwise in the exception zone.
The applicant is proposing a two storey sunroom addition, which is 5.3m to the rear property line.
- b) Section 24.84.1.3 of the Zoning By-law allows maximum 35.0% lot coverage for two storeys.
The applicant is proposing 36.4% lot coverage with the addition.

Background

Subject Property and Area Context

The subject property is municipally known as 19 Lensmith Drive, is located north of Kennedy Street West, west of Murray Drive, south of Wellington Street West and east of Bathurst Street. The property is located on the east side of Lensmith Drive and is two storeys and has a frontage of approximately 14m (45ft) and lot area of 0.0486 ha (0.120 ac) . The dwelling has an above ground basement located at the rear, due to the grade

change from the front to the rear of the property. There are some mature vegetation located at the front of the property. The cedar hedge that is located at the rear of the property, and appears to be within the abutting property line of 254 Kennedy Street West.

Proposal

The applicant is proposing a two-storey rear sunroom addition to the existing dwelling. The first storey of the sunroom addition is proposed to be approximately 307.68 sq. ft (29m²), the basement floor sunroom addition area is proposed to be approximately 184.95 sq ft (17m²).

Official Plan

The subject property is designated "Stable Neighbourhoods" by the Town of Aurora's Official Plan, which seeks to ensure that residential neighbourhoods are protected from incompatible forms of development, while allowing the neighbourhoods to be enhanced over time. Further, the Stable Neighbourhoods designation provides for single detached dwellings as a permitted use.

Zoning

The subject property is zoned "R3(84)" (Detached Third Density Residential Exception 84 Zone) by Zoning By-law 6000-17, as amended, which permits single detached dwellings.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variances and no other non-compliance was identified.

Applicant's stated reason(s) for not complying with the Zoning By-law

As stated on the application form, "the proposed application is to build a covered deck off the rear of the house and enclose it with screen walls. The proposed will be unheated, unconditioned space. The proposed exceeds the required setback for an addition, but less than the setback for a deck, it is our opinion that the proposed structure is closer to a deck than an addition".

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2022-17 pursuant to the prescribed tests as set out in Section 45(1) of the Planning Act, as follows:

a) The proposed variances meets the general intent of the Official Plan

The intent of the Official Plan is to ensure dwellings enhance overtime, and protect from incompatible forms of development. Staff are of the opinion that the requested variances meet the intent of the Official Plan.

b) The proposed variances meet the general intent of the Zoning By-law

The sunroom addition requires a rear yard setback variance of 5.3m (17 ft) whereas the By-law requires 7.5m (25 ft). The intent of the rear yard setback is to ensure adequate outdoor amenity area within the rear yard. Staff are satisfied that the rear yard setback will not have any adverse impact on the existing neighbourhood.

The intent of the coverage provision is to ensure properties have adequate outdoor open space area. The requested coverage of 36.4% whereas the By-law requires 35%, is minimal and still provides for open area on the subject lands.

Staff are of the opinion that the requested variances meet the general intent of the Zoning By-law and does not change the overall character of the existing neighbourhood.

c) The proposed variances are considered desirable for the appropriate development of the land

Staff are of the opinion that rear yard setback of 5.3m will not have any adverse impact on the existing neighbourhood. The existing rear cedar hedge that abuts the property provides for screening of the abutting property (254 Kennedy Road West).

The requested coverage of 36.4% in Staffs opinion is desirable for the dwelling, having minimal impact to the existing character of the neighbourhood.

Staff are of the opinion that the requested variances are desirable and appropriate for the development of the property.

d) The proposed variance is considered minor in nature

The proposed second and first storey additions are considered moderate in scale and are not anticipated to result in any negative impacts to surrounding properties or the neighbourhood. As such, Staff are of the opinion that the requested variances are minor in nature.

Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed on April 29, 2022
Engineering Division	Comments provided stating no comments with proposed application (Dated: May 24, 2022)
Operational Services (Parks)	<p>Comments provided stating:</p> <ul style="list-style-type: none"> • <i>That the owner may be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation, during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.</i> • <i>In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.</i> • <i>The owner may be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation</i>

June 9, 2022

5 of 7

Report No. MV-2022-XX

Department or Agency	Comments
	<p><i>planting shall be completed prior to release of the financial securities.</i></p> <ul style="list-style-type: none"> <i>• The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property.</i> <i>• The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.</i> <i>• All of the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works</i>
Operational Services (Public Works)	No comments received at the time of writing this report.
Central York Fire Services	No comments received at the time of writing this report.
York Region	Comments provided stating no comments with proposed application (dated May 20, 2022)
LSRCA	Not commenting on application as it is located outside the area governed by O. Reg. 179/06 under the Conservation Authorities Act (dated May 27, 2022).
Alectra	Comments provided stating: "We have reviewed the proposed variance application and have no objections to its approval, subject to the following comments: Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan. All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the

Department or Agency	Comments
	<p>applicable standards, codes and acts referenced. In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.</p> <p>In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work" (Dated: May 18, 2022).</p>

Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Conclusion

Planning staff have reviewed the application with respect to the Section 45(1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variance meets the four tests of Section 45(1) of the Planning Act for granting of minor variances. Staff recommend approval of the requested variances subject to the conditions outlined in Appendix 'A'.

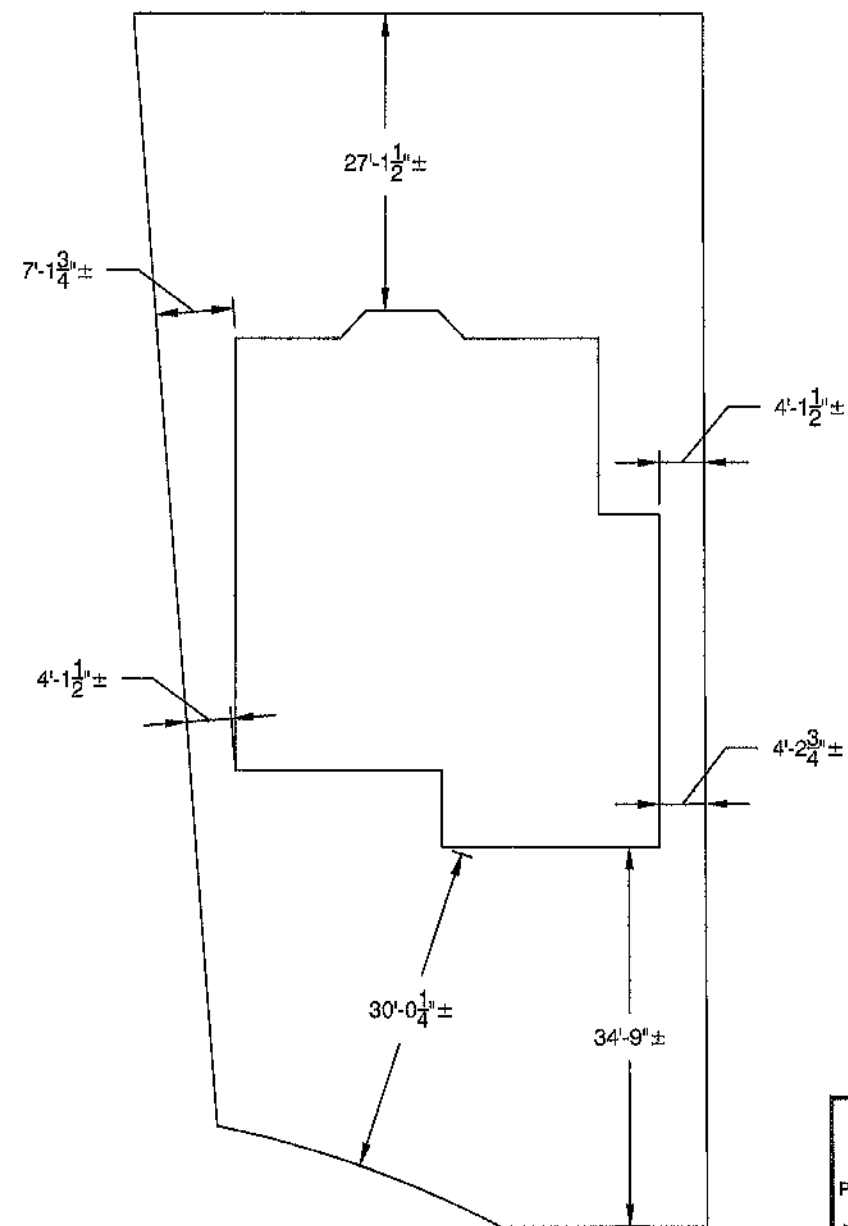
Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

Appendix 'A' – Recommended Conditions of Approval

1. That the variance only applies to the subject property, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate;
2.
 - a) That the owner may be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation , during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.
 - b) In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.
 - c) The owner may be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
 - d) The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 - 16 prior to the removal of any trees on the property.
 - e) The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.
 - f) All of the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works

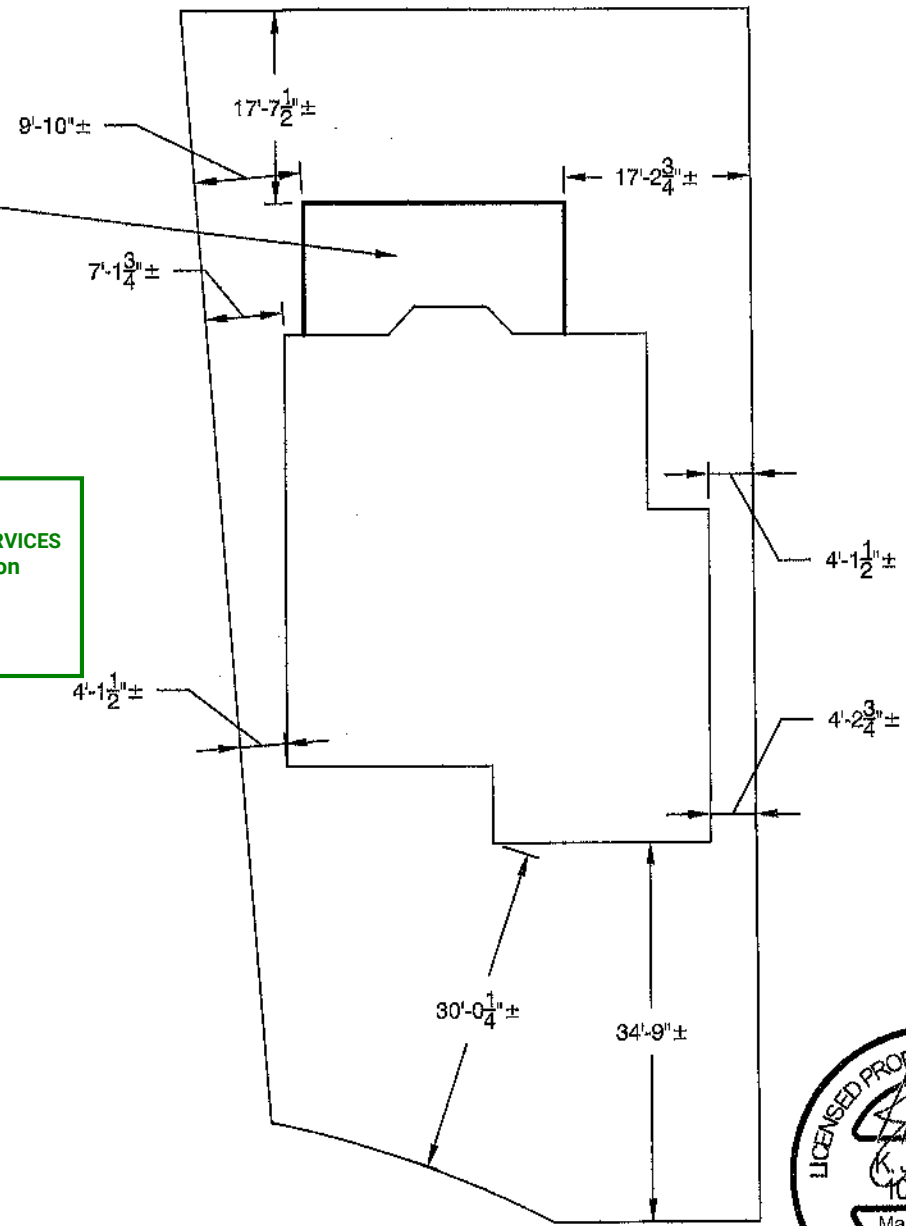


DIMENSIONS ARE DERIVED FROM PREVIOUS
LAND SURVEY DATED APRIL 1991 BY YOUNG
AND YOUNG SURVEYING

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
DATE: May 9, 2022
RECEIVED

EXISTING LOT: 5233.94 SQ. FT
EXISTING BUILDING: 1616.51 SQ. FT
LOT COVERAGE OF BUILDING: 30.88%
NEW DECK AND ROOMS: 289 SQ. FT

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



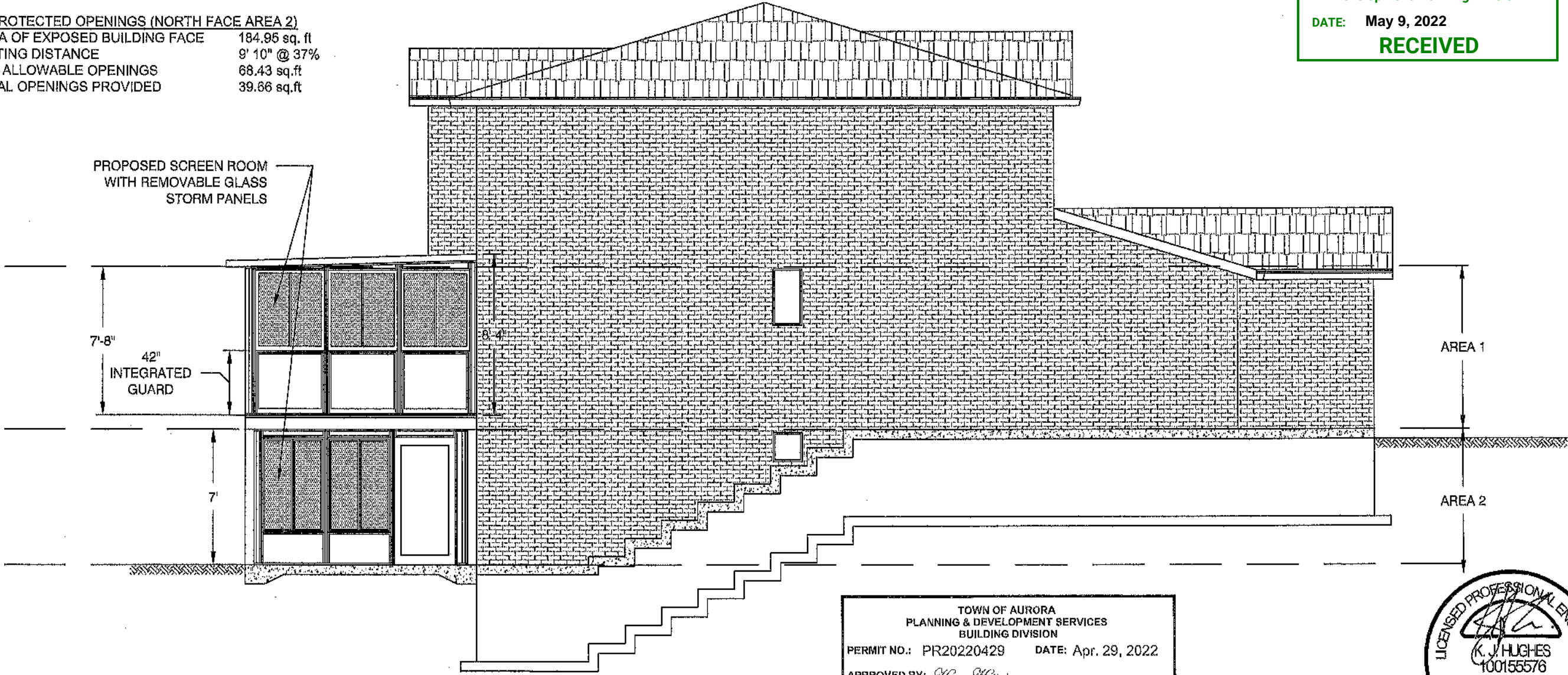
RENOOASIS 240 INDUSTRIAL PARKWAY SOUTH,
UNIT 1, AURORA, ON, L4G 3V6
TEL: 905-726-4349

DRAWING:		SITE PLAN		REVISIONS			SHEET:
PROJECT:		MARTIN - DOUBLE ENCLOSURE			MM/DD/YY	REMARKS	
PROJECT #.		208755		1	03/23/2022	ISSUED FOR PERMIT	A2
				2			
				3			
				4			
				5			

UNPROTECTED OPENINGS (NORTH FACE AREA 1)
AREA OF EXPOSED BUILDING FACE 307.68 sq. ft
LIMITING DISTANCE 9' 10" @ 26%
MAX ALLOWABLE OPENINGS 80.00 sq.ft
TOTAL OPENINGS PROVIDED 63.66 sq.ft

UNPROTECTED OPENINGS (NORTH FACE AREA 2)
AREA OF EXPOSED BUILDING FACE 184.96 sq. ft
LIMITING DISTANCE 9' 10" @ 37%
MAX ALLOWABLE OPENINGS 68.43 sq.ft
TOTAL OPENINGS PROVIDED 39.66 sq.ft

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
DATE: May 9, 2022
RECEIVED



ELEVATION NORTH
3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



RENOOASIS 240 INDUSTRIAL PARKWAY SOUTH,
UNIT 1, AURORA, ON, L4G 3V6
TEL: 905-726-4349

DRAWING: ELEVATION
PROJECT: MARTIN - DOUBLE ENCLOSURE
PROJECT #: 208755

REVISIONS		
	MM/DD/YY	REMARKS
1	03/23/2022	ISSUED FOR PERMIT
2		
3		
4		
5		

SHEET:
A6

UNPROTECTED OPENINGS (EAST FACE AREA 1)
AREA OF EXPOSED BUILDING FACE 461.9 sq. ft
LIMITING DISTANCE 17' 7" @ 32%
MAX ALLOWABLE OPENINGS 147.81 sq.ft
TOTAL OPENINGS PROVIDED 91.21 sq.ft

UNPROTECTED OPENINGS (EAST FACE AREA 2)
AREA OF EXPOSED BUILDING FACE 306.93 sq. ft
LIMITING DISTANCE 17' 7" @ 45%
MAX ALLOWABLE OPENINGS 138.12 sq.ft
TOTAL OPENINGS PROVIDED 76.20 sq.ft

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
DATE: May 9, 2022
RECEIVED



ELEVATION EAST
3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



RENOOASIS
240 INDUSTRIAL PARKWAY SOUTH,
UNIT 1, AURORA, ON, L4G 3V6
TEL: 905-726-4349

DRAWING: ELEVATION
PROJECT: MARTIN - DOUBLE ENCLOSURE
PROJECT #: 208755

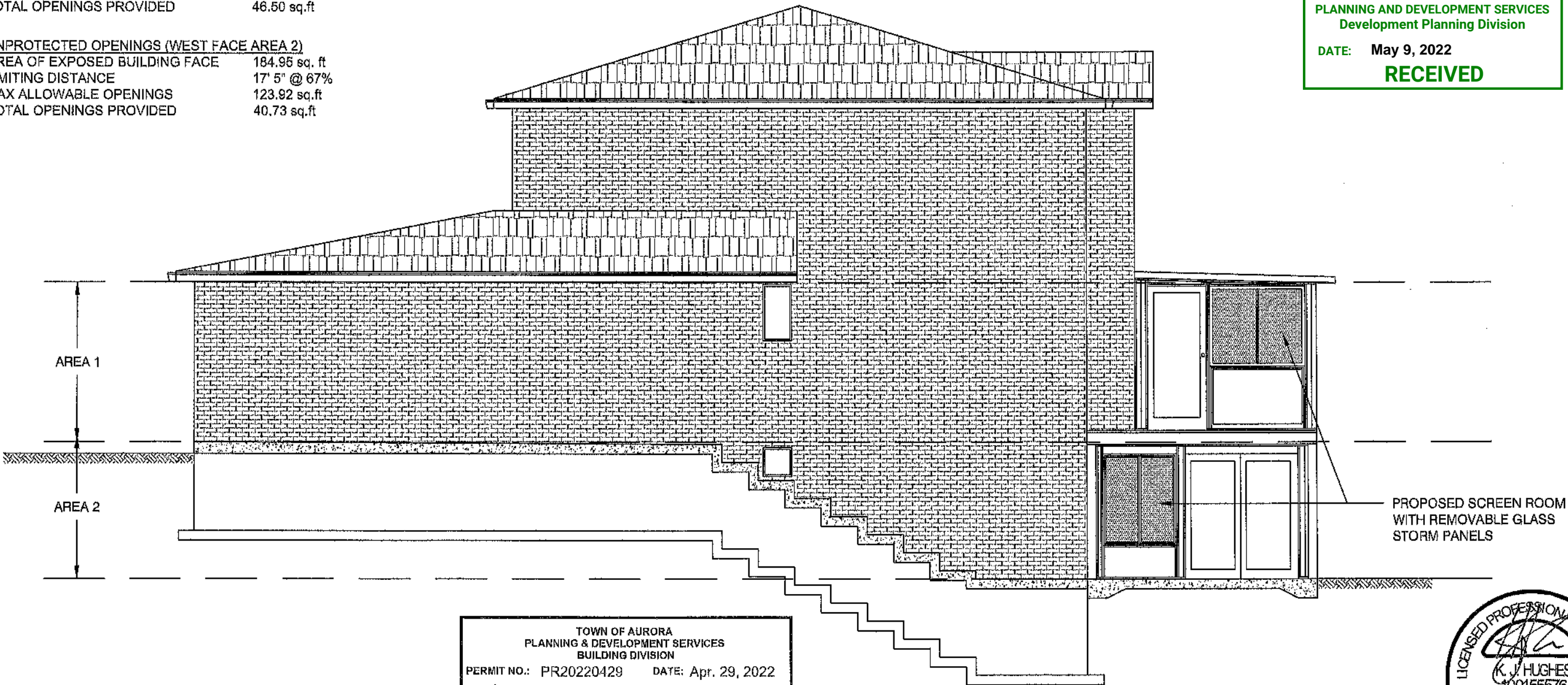
REVISIONS		
	MM/DD/YY	REMARKS
1	03/23/2022	ISSUED FOR PERMIT
2		
3		
4		
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SHEET:
A7

UNPROTECTED OPENINGS (WEST FACE AREA 1)
AREA OF EXPOSED BUILDING FACE 307.68 sq. ft
LIMITING DISTANCE 17' 5" @ 45%
MAX ALLOWABLE OPENINGS 138.46 sq.ft
TOTAL OPENINGS PROVIDED 46.50 sq.ft

UNPROTECTED OPENINGS (WEST FACE AREA 2)
AREA OF EXPOSED BUILDING FACE 184.95 sq. ft
LIMITING DISTANCE 17' 5" @ 67%
MAX ALLOWABLE OPENINGS 123.92 sq.ft
TOTAL OPENINGS PROVIDED 40.73 sq.ft

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
DATE: May 9, 2022
RECEIVED



ELEVATION WEST
3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
APPROVED BY: *Diana Hossain*
PRELIMINARY ZONING REVIEW



240 INDUSTRIAL PARKWAY SOUTH,
UNIT 1, AURORA, ON, L4G 3V6
TEL: 905-726-4349

DRAWING:		ELEVATION		REVISIONS		SHEET:
PROJECT:		MARTIN - DOUBLE ENCLOSURE		MM/DD/YY	REMARKS	
PROJECT #:		208755		1	03/23/2022	ISSUED FOR PERMIT
				2		
				3		
				4		
				5		
						A8

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
DATE: May 9, 2022
RECEIVED