



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

Date: Thursday, August 8, 2024
Time: 7 p.m.
Location: Video Conference

Meetings are available to the public via live stream on the Town's YouTube channel. To participate electronically, 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 July 11, 2024, Meeting Number 24-07	1
That the Committee of Adjustment Minutes from Meeting Number 24-07 be adopted as printed and circulated.	
6. Presentation of Applications	
6.1 C-2024-03 - 1623 Wellington St. Dev Ltd. - 63 Sunday Dr	6
6.2 MV-2024-19 - Kwan Yee - 33 Urquhart Crt	16
7. New Business	
8. Adjournment	



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, July 11, 2024

Time: 7 p.m.

Location: Video Conference

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

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

1. Call to Order

That the meeting be called to order at 7:00 PM.

2. Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

3. Approval of the Agenda

Moved by Jane Stevenson

Seconded by 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 June 13, 2024, Meeting Number 24-06

Moved by Chris Polsinelli

Seconded by Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-06 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2024-16 - York Region District School Board - 155 Wellington St W

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to create a third driveway on Murray Drive to accommodate 50 new parking spaces and 2 barrier-free spaces at the Aurora High School.

The following relief is being requested:

1. Section 5.5.4 (d) of the Zoning By-law 6000-17 states that driveways shall not exceed two (2) in number. The applicant is proposing three (3) driveways.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David Igelman. The agent provided a brief introduction and presentation to their application.

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

The Committee inquired about whether the parking and the driveway be remaining after the construction is completed across the street. The committee also inquired about the scope of the traffic study.

Moved by Jane Stevenson

Seconded by Chris Polsinelli

That the application for Minor Variance MV-2024-16 be APPROVED.

Carried

6.2 C-2024-02 - Cornerstone Growth Investment Corp. - 31 Kennedy St. W

Planning Staff are requesting a deferral of the above noting consent application for 31 Kennedy Street West (C-2024-02).

Additional time is required for the applicant to provide additional drawings and allow Staff to review the proposed development plans. While the applicant does not intend to immediately develop the severed lot, Staff require additional information to understand the potential impacts of a new detached dwelling and the placement of the additional driveway as it relates to the grading, existing vegetation and the adjacent utilities (ie. fire hydrant and utility box).

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided. Similarly, Staff are requesting a deferral of the related minor

variance applications (MV-2024-17 & MV-2024-18) submitted to facilitate the subject consent application.

Moved by Michael Visconti

Seconded by Julian Yang

That the Consent Application C-2024-02 be DEFERRED.

Carried

6.3 MV-2024-17, MV-2024-18 - Cornerstone Growth Investment Corp. - 31 Kennedy St. W

Planning Staff are requesting a deferral of the above noting minor variance applications for 31 Kennedy Street West (MV-2024-17 & MV-2024-18). Similarly, Staff are requesting a deferral of the related consent application (C-2024-02).

Additional time is required for the applicant to provide additional drawings and allow Staff to review the proposed development plans. While the applicant does not intend to immediately develop the severed lot, Staff require additional information to understand the potential impacts of a new detached dwelling and the placement of the additional driveway as it relates to the grading, existing vegetation and the adjacent utilities (ie. fire hydrant and utility box).

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided.

Moved by Julian Yang

Seconded by Michael Visconti

That the Minor Variance Application MV-2024-17 be DEFERRED.

Carried

Moved by Julian Yang
Seconded by Chris Polsinelli

That the Minor Variance Application MV-2024-18 be DEFERRED.

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 7:37 PM.

Carried



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

Town of Aurora
Committee of Adjustment Report
No. C-2024-03

Subject: **Consent Application**
1623 Wellington Street Developments Limited
63 Sunday Drive
WHITCHURCH CON 3 PT LOT 20; RP 65R39324 PARTS 1 TO 4, 6
AND 7
File: C-2024-03

Prepared by: **Felix Chau, Planner**

Department: Planning and Development Services

Date: August 8, 2024

Application

The purpose of the proposed consent application is to sever the subject lands with frontages along a private laneway (Sunday Drive) as follows (see Appendix 'B'):

- a) **Proposed Severed Lands:**
Part 1 of the Draft Plan of Severance
Lot area of 0.607 hectares (1.5 acres)
- b) **Proposed Retained Lands:**
Part 2 of Draft Plan of Severance
Lot area of 1.89 hectares (4.68 acres)

Background

Subject Property and Area Context

The subject property, municipally known as 63 Sunday Drive, is located south of Wellington Street East and west of Highway 404 (see Appendix 'C'). The subject property has an area of approximately 2.5 hectares (6.18 acres). The subject property is currently vacant.

Surrounding land uses include a car dealership to the north; a self storage facility and future office development to the west; various employment uses fronting Don Hillock Drive to the south; and a GO Transit carpool lot and Highway 404 to the east.

Proposal

The applicant is proposing to sever a 0.607 hectare (1.5 acre) parcel of land on the western portion of the subject property to create a new employment lot. The severed and retained parcels are shown on the proposed severance plan attached as Appendix 'B'. There is no proposed construction currently associated with this application. A Site Plan Application will be required prior to any development on either the severed or retained lots.

Official Plan

The subject property is designated 'Business Park' by the Town of Aurora Official Plan. More specifically, the property subject to the Bayview Northeast Area 2B Secondary Plan (OPA 30). The intent of the Business Park designation is to accommodate a broad range of high-quality employment opportunities as well as a variety of supporting service commercial uses and retail uses. This designation permits the creation of lots that are able to provide opportunities for employment uses.

Zoning

The subject lands are zoned "E-BP (531) Business Park Exception Zone" under Zoning By-law 6000-17, as amended.

The "E-BP (531)" Exception Zone provides that notwithstanding any existing or future conveyance, consent, severance, partition or division of the Business Park block east of Goulding Street (along Sunday Drive), the provisions of the E-BP (531) Exception Zone, including minimum lot area and frontage requirements, shall apply to the entire block, as if no conveyance, consent, severance, partition, or division occurred.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) was undertaken by the Building Services 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 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
- Number and adequacy of highways

Based on a review of the *Planning Act* criteria, staff have no concerns with the proposed consent application, and it is the opinion of staff that the proposed consent represents good planning that will be able to support employment opportunities and economic development within the Town. The following supporting rationale is provided:

Matters of Provincial Interest

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Matters of provincial interest include the adequate provision of employment opportunities, the protection of the economic well-being of the Province and its municipalities, and ensuring the appropriate location of growth and development in an orderly manner. The proposed consent application facilitates the development of key employment lands in Town, that are located within a designated employment area and able to capitalize on proximity to Highway 404. The development of the site will enhance the employment function of the area and will occur in a logical and orderly manner as part of an established business park. The lands are currently vacant and underutilized, and their development will provide positive contributions to the Town economically. Staff are satisfied that the proposed consent application is consistent with the PPS and supports matters of provincial interest.

Conformity with the Official Plan and adjacent plans of subdivision

As previously described, the subject lands are designated as part of the Town's "Business Park" area adjacent to Highway 404. The lands are planned to serve the employment function of the area and provide economic development opportunities for the Town. Similar employment uses along Sunday Drive have received consent approvals as part of

the logical development of the area, most notably the abutting property to the west, 35 Sunday Drive (refer to Appendix 'C'), which was submitted by the same applicant and was approved by the Committee of Adjustment on June 9, 2022 (file number C-2022-05). The proposed consent ensures an additional parcel is available to accommodate employment uses.

The applicant has informed Staff that the creation of the new lot is intended to facilitate the development of a four-storey office building. Existing lots within the Bayview Northeast Business Park Area are generally 0.8 hectares in size or greater. The applicant has provided Staff with preliminary plans which demonstrates that the proposed 0.607 hectare severed lot can accommodate an appropriately sized office building can adequately function on the site while meeting all minimum setback and parking requirements. Furthermore, the proposed severed parcel has a lot frontage of approximately 84.7 metres along Sunday Drive which is relatively consistent with adjacent lots in the Business Park Area, mitigating visual concerns from a streetscape perspective. While Sunday Drive is a private road, Section 4.5 – Lot Frontage on Road or Street of the By-law #6000-17 permits buildings or structures to be erected on lots which front upon a public or private street, or has legal access to a public street. As previously mentioned, a Site Plan Application will be required prior to any construction the severed and retained lots. Further detailed design review will be undertaken, and cash-in-lieu of Parkland Dedication will be requested at such time.

The consent application and related development of the lands will also help contribute to the Town and Region's employment targets in line with Official Plan policies, while maximizing the prestige image of the Town and business park area from Highway 404.

Suitability of the Land and Adequacy of Utilities, Services, Highways and Access

Town staff have confirmed that municipal services are available to accommodate the proposed consent application. The lands are also suitable from a land use designation and compatibility perspective, as they are part of an approved and established business park location. A private local road (Sunday Drive) provides appropriate access to the site, with there also being appropriate nearby connection to Highway 404 to help support the employment function of the lands. Overall, staff are of the opinion that the lands are suitable for the purpose in which it is to be severed and that appropriate services and access are available to support the efficient and optimal function of the lands and intended uses.

Dimension and Shape of the Proposed Lot

The proposed severed and retained lots are shaped in a manner that will be able to facilitate future employment land uses in an appropriate and desirable way. The consent allows for the efficient and optimal use of the land in terms of generating employment opportunities and contributing to the economic development of the Town. As confirmed through the PZR, the proposed severed and retained lands meet the zoning provisions and no relief to the minimum lot area or lot frontage are required. Planning staff are of the opinion that the dimension and shape of the proposed lots is appropriate, and in fact desirable as part of the wise use of land.

Additional Comments

The consent 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. No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operations (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.

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 No. C-2024-03 subject to the conditions attached (Appendix 'A').

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Proposed Severance Plan

Appendix 'C' – Location Map

Appendix 'A' – Recommended Conditions of Approval

Planning and Development Services:

1. That the consent only applies to the subject property in conformity with the plans attached as Appendix 'B' to this report, to the satisfaction of the Director of Planning and Development Services.
2. That the Owner provide written confirmation of no outstanding payment of property taxes owing to date for the subject property, to the satisfaction of the Secretary-Treasurer.
3. 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)].
4. Submission to the Secretary-Treasurer of the required draft transfers to effect the severance applied for under Files C-2024-03 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.
5. That the Owner pay the Legal Services Fees (\$238.00) regarding the Town's cost to obtain a Parcel Abstract/PIN as per the Application, and written confirmation be provided to the satisfaction of the Secretary-Treasurer. The cheque is payable to "The Corporation of the Town of Aurora" quoting file number C-2024-03 and delivered to the attention of Legal Services, 100 John West Way, Box 1000, Aurora, ON L4G 6J1.
6. Submission to the Secretary-Treasurer a Letter of Undertaking confirming that vehicular access will be facilitated and maintained to the retained and severed lots from the private condominium road (Sunday Drive).

7. Fulfilment of all of the above conditions shall occur 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, or the consent will lapse.

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20230889 DATE: Jul. 19, 2023
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

WELLINGTON STREET EAST – REGION ROAD No. 15
(NAMED BY BY-LAW No. R-670-80-128, INST. R261406)
ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 3
PIN 03642-0090

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819900574 AND No. 00819900575 AND ARE REFERRED TO THE 6' UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL).

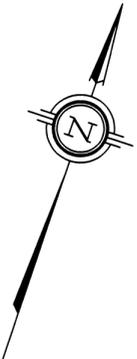
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975683.
AREA SHOWN HEREON IS CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 00819900574	627918.857	4873633.812
SCP 00819900575	627837.597	4874209.552
382	627315.679	4874474.681
383	627350.683	4874370.675

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

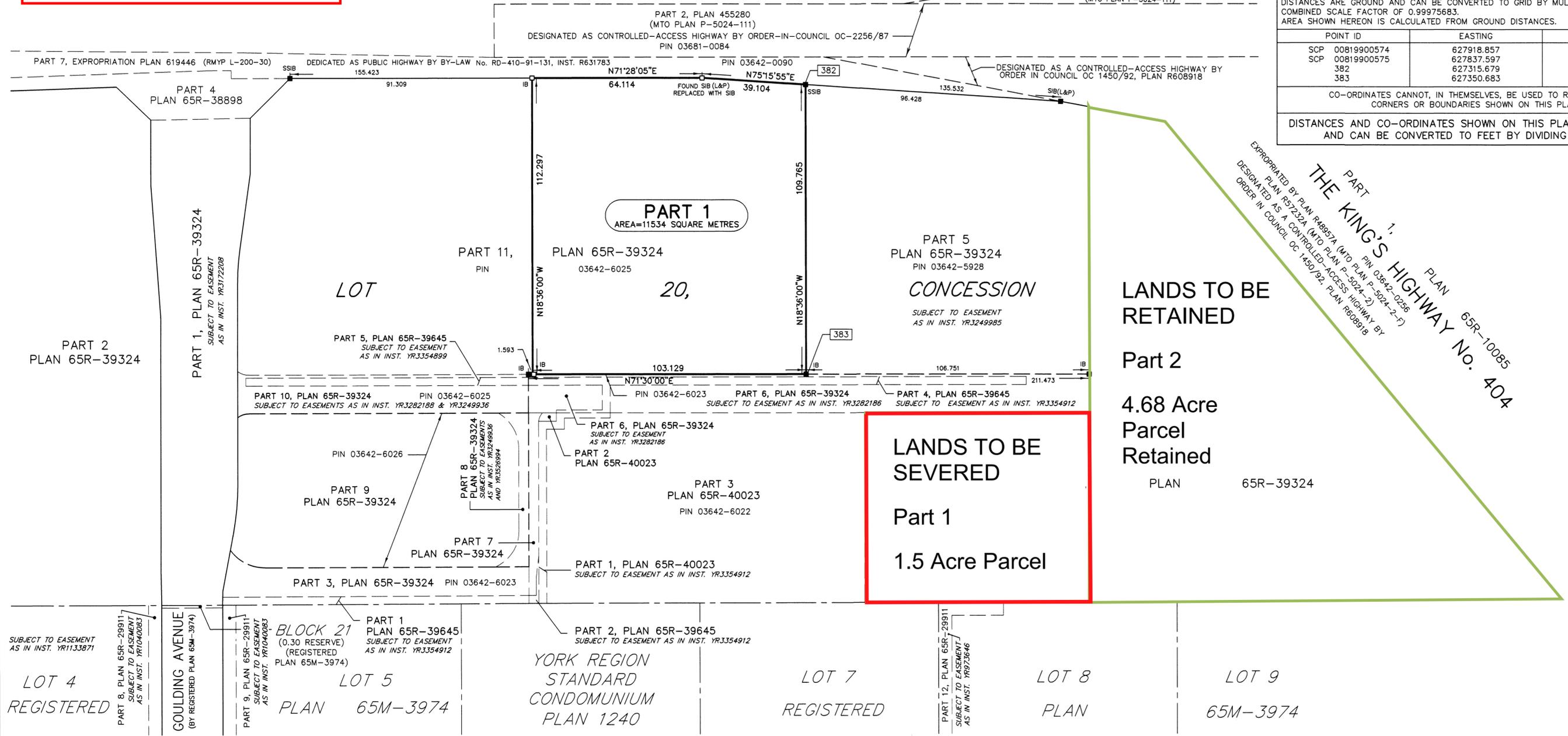


I require this plan to be deposited under the Land Titles Act.
Date MAY 04, 2023
TR
THOMAS R. REED
ONTARIO LAND SURVEYOR

PLAN 65R-40391
RECEIVED AND DEPOSITED
Date May 19, 2023
B.B.
Representative for the Land Registrar for the Land Titles Division of YORK REGION (No. 65)

SCHEDULE

PART	PART OF LOT	CONCESSION	PART OF PIN	AREA (m ²)
1	20	3	03642-6025	11534



PLAN OF SURVEY OF
PART OF LOT 20, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
TOWN OF AURORA
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 1000
20 10 0 20 40 60 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

- NOTES**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WIT DENOTES WITNESS
 - 1110 DENOTES R. D. TOMLINSON LIMITED, O.L.S.
 - MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - RMYP DENOTES THE REGIONAL MUNICIPALITY OF YORK PLAN
 - RPE DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 - SCP DENOTES SPECIFIED CONTROL POINT
- ALL SURVEY MONUMENTS FOUND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 03, 2023.

MAY 04, 2023
DATE
TR
THOMAS R. REED
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-48533.

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

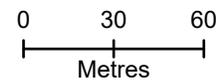
1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, EMAIL: hjv@hvj-ols.ca

SCALE: 1:1000 DRAWN BY: J.Y. CHKD. BY: T.R. JOB NO: 12-2210 - REF 5



LOCATION MAP
63 SUNDAY DRIVE
 FILE: C-2024-03
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





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

Town of Aurora
Committee of Adjustment Report
No. MV-2024-19

Subject: **Minor Variance Application**
Kwan Yee
33 Urquhart Crt.
PLAN 65M2725 PT LOTS 8 & 10
MV-2024-19

Prepared by: **Katherine Gatzos, Planner**
Department: Planning and Development Services
Date: August 8, 2024

Application

The 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 one storey addition, a front porch, and an open-sided roof porch. The following relief is being requested:

- a) Section 18.1.2(i) states uncovered decks and minor additions including open-sided roof porches and balconies may be permitted on legally existing residential lots provided that do not exceed 50.0 square metres on the ground floor and are located outside the key natural features and hydrologically sensitive features.
 - The applicant is proposing to construct a 65.43 square metre first storey addition, 44.78 square metre open-sided roof porch, and 21.77 square metre front porch; therefore a total of 131.98 square metres.

Background

Subject Property and Area Context

The subject property, municipally known as 33 Urquhart Court, is an established estate residential lot, located just east of Bayview Avenue. The subject site is approximately 1.62 hectares (2.62 acres), with a frontage along Urquhart Court of approximately 16 metres. The property has a depth of approximately 188.5 metres and consists of manicured grass areas and landscaped gardens. Wooded areas are located along the boundaries within

the rear yard. Currently, the property contains a single detached estate residential dwelling and inground pool.

Surrounding Land Uses

The surrounding land uses for the subject property are as follows:

North: Estate residential single detached lots and wooded areas

South: Estate residential lots, Town of Aurora and Town of Richmond Hill boundary, Bloomington Road, Bloomington Downs Gold Course

East: Estate residential single detached lots

West: Estate residential single detached lots and Bayview Avenue

Proposal

The applicant is proposing to construct a 65.43 sqm first storey addition to the front of the existing dwelling, a 21.77 sqm front porch, and a 44.78 sqm open-sided roof porch in the rear yard, for a total of 131.98 sqm.

Official Plan

The subject lands are designated “Oak Ridges Moraine Countryside Area” in the Town of Aurora Official Plan (OPA 48).

The purpose of OPA 48 is to bring the Town of Aurora Official Plan into conformity with the Oak Ridges Moraine Conservation Plan (ORMCP) as required by the Oak Ridges Moraine Conservation Act, 2001. OPA 48 states that if a residential lot was established prior to November 15, 2001, impacts to the ecological integrity of the area are deemed to have been fully assessed through the background studies, analysis, and review process which occurred through the respective subdivision approval, consent approval or other lawful lot creation process. Therefore, residential dwellings and associated accessory uses on these existing residential lots are permitted within the Oak Ridges Moraine Countryside Area, provided that they are not located within a key natural heritage feature or a hydrologically sensitive feature.

Zoning

The subject lands are zoned “Countryside – Oak Ridges Moraine (C-ORM)” in the Town of Aurora Zoning By-law 6000-17. The C-ORM zone limits development on the Oak Ridges Moraine to conservation, agriculture, golf courses, infrastructure and natural heritage

uses. However, uncovered decks and minor additions to existing dwellings are permitted on legally existing residential lots with existing 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 variance, and no other non-compliance was identified.

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

The following reason was provided by the applicant:

"The proposed enhancements to the residence, including the expansive double-height entrance foyer, a new grand piano area, a library, and an extended rear covered deck with a barbecue area, are designed with a keen focus on both aesthetics and functionality. These additions will significantly elevate the visual appeal and usability of the home, seamlessly integrating indoor comfort with outdoor accessibility. However, these developments result in an increased floor area that surpasses the 50 square meter limit imposed under the C-ORM designation, necessitating a minor variance. On our variance application, we will stress that the aesthetic enhancements, such as the striking entrance and meticulously planned library and piano area, are thoughtfully designed to enhance the property's visual impact and functional flow. Similarly, the functional upgrade provided by the covered deck offers a practical solution for all-weather outdoor enjoyment, closely tied to the kitchen's layout for optimal utility. We will argue that these improvements are essential for achieving a harmonious balance between the homeowner's lifestyle demands and the architectural integrity of the neighborhood, ensuring that the additions are not only desirable but also respectful of community standards and local by-laws"

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2024-19 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 subject lands are designated "Oak Ridges Moraine Countryside Area" in the Town of Aurora Official Plan (OPA 48). The Oak Ridges Moraine Countryside Area provides limitations on development for the purpose of maintaining the historical agricultural and rural land uses present in the area, and to ensure that the ecological integrity of natural heritage and hydrologically sensitive features is maintained. OPA 48 indicates that

existing residential lots established prior to November 15, 2001, can accommodate residential dwellings and accessory uses, provided they are not located within a key natural heritage feature or a hydrologically sensitive feature.

The subject property was established through a 1998 Plan of Subdivision and as such is classified as an existing lot pursuant to applicable OPA 48 policies. The existing residential dwelling and proposed variances are not located within any key natural heritage features or hydrologically sensitive features, nor their required protection zones.

As such, staff are of the opinion that the requested variance is in keeping with the general intent of the Official Plan.

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

The overall intent of the Countryside – Oak Ridges Moraine (C-ORM) designation is to recognize existing residential uses while ensuring that further development is limited as to not result in adverse negative impacts to the ecological integrity of the Oak Ridges Moraine. The Countryside – Oak Ridges Moraine (C-ORM) provisions also prohibit development within key natural heritage and hydrologically sensitive features.

This designation recognizes that minor alterations to existing residential lots may be needed to support specific family housing needs, however, must be done so in a manner that respects the surrounding natural heritage systems.

The purpose of limiting ground floor area of uncovered decks and minor additions to existing dwellings is to reduce the amount of on-site imperviousness to ensure existing infiltration and drainage patterns are maintained in order to support the hydrological function of the Oak Ridges Moraine.

The proposed 44.78 sqm open sided roof porch is to be constructed on elevated footings atop existing pervious grass and paver stones, which would remain to facilitate infiltration of the runoff associated with the open sided roof porch. Additionally, the proposed 65.43 square metre first storey addition and 21.77 sqm front porch are to be constructed on existing hardscaped gardens and an impervious driveway, which presently do not provide for sufficient infiltration opportunities. As such, staff are of the opinion that the proposed increase in ground coverage would not result in significant changes to existing onsite infiltration.

As the proposed development conforms to all other zoning provisions governing setbacks, lot coverage, gross floor area, and building height, staff are of the opinion that the proposed variance will not result in overdevelopment of the site. Further, there will be

no encroachment into key natural heritage and hydrologically sensitive features or their associated protection zones.

As such, staff are satisfied that the proposed variance will not result in overdevelopment of the site, nor will it negatively impact on-site infiltration and therefore maintains the intent and purpose of the Zoning By-law.

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

The proposed variance is considered desirable for the appropriate development of the land and permits the construction of an uncovered deck and addition to an existing residential dwelling with no anticipated adverse impacts on local natural heritage features or systems, nor any negative impacts to the public realm or streetscape. The property is not part of the LSRCA Regulated Area, and appropriate conditions have been developed as per the attached Appendix 'A'.

The proposed development will not result in any tree removals onsite and is wholly contained within areas comprised of manicured lawns, hardscaped gardens and paver stones, and an impervious driveway thus ensuring that site disturbance is minimal.

The proposed addition and front porch have been designed in a manner that respects the surrounding estate residential neighbourhood character relating to building scale, massing, orientation and materiality.

The proposal allows for the extension of the existing residential use to accommodate specific family housing needs and further enjoyment of the rear yard amenity space and is done so in a manner that in the opinion of staff respects the existing neighbourhood character and surrounding natural heritage and hydrologically sensitive features of the Oak Ridges Moraine. Further, Town of Aurora Parks Division has identified no concerns with the subject variance, as the proposed development is not constructed near or within significant vegetative communities.

As such, staff are of the opinion that the requested variance is considered desirable and appropriate development of the property, provided that the Conditions of Approval attached hereto as Appendix 'A' are satisfied.

d) The proposed variance is considered minor in nature

The question of the minor nature of a proposed variance can be related to its scale and impact on adjacent properties, not necessarily its numerical value. In the opinion of staff, the requested variance is considered to be minor and is not expected to have any adverse

effects on the subject lands, neighbouring properties, or the character of the existing neighbourhood as a whole.

The maximum zoning standard of 50 sqm ground floor coverage represents 0.31% of the total site lot coverage. The requested variance would account for an additional 0.51% above the permissible standard, resulting in a total 0.82% total coverage. As such, Staff are of the opinion that impacts from a 0.82% increase in total lot coverage to be numerically minor given the context of the site. As such, staff do not anticipate that this minor increase in ground floor area will result in any adverse impacts to on-site infiltration, ensuring that existing conditions will be maintained.

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 completed. No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections with conditions.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.

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

Attachments

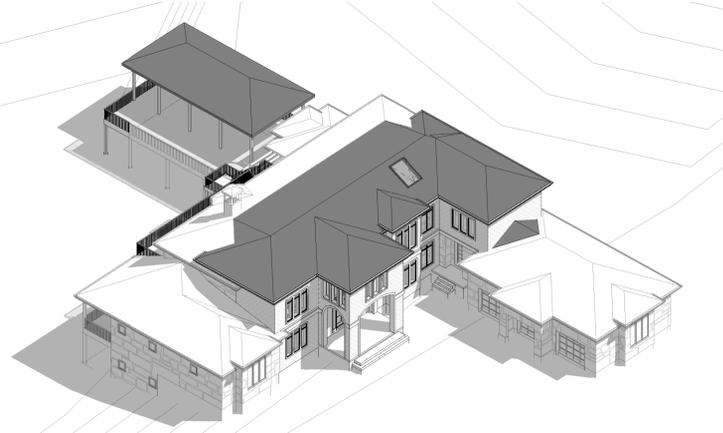
Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

Appendix 'A' – Recommended Conditions of Approval

The following conditions are required to be satisfied should application MV-2024-19 be approved by the Committee of Adjustment:

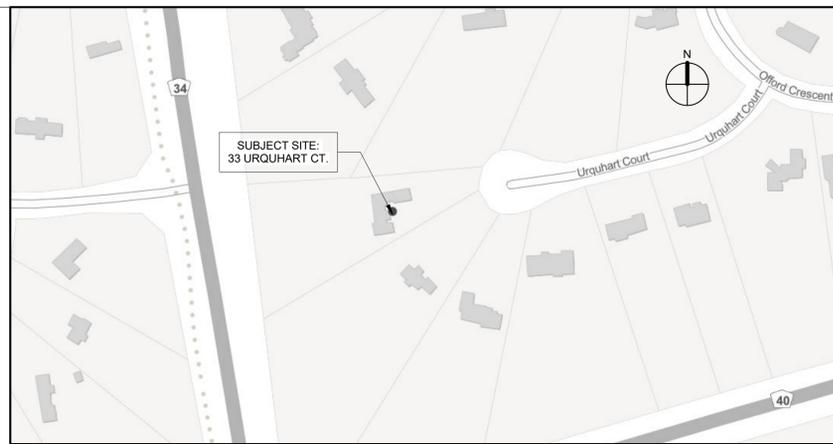
1. That the variance only applies to the subject property in conformity with the plan attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.
2. A Road Occupancy Permit must be obtained through Public Works.



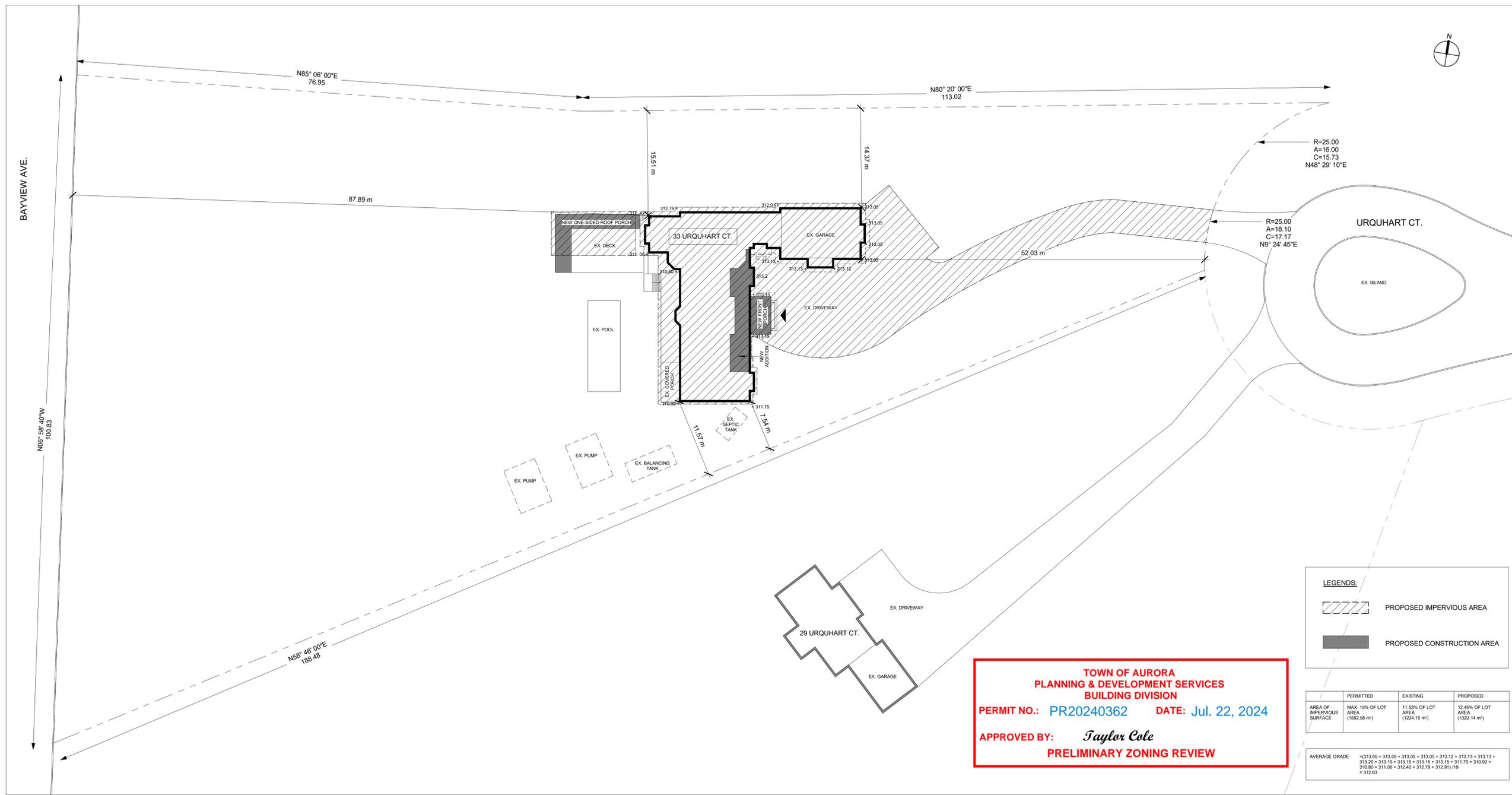
4 PROPOSED 3D VIEW 2



3 3D VIEW



1 KEY PLAN
N.T.S



2 SITE PLAN
1=300

SITE DIAGRAM FOR REFERENCE ONLY

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20240362 DATE: Jul. 22, 2024

APPROVED BY: Taylor Cole
PRELIMINARY ZONING REVIEW

LEGENDS:

- PROPOSED IMPERVIOUS AREA
- PROPOSED CONSTRUCTION AREA

AREA OF IMPERVIOUS SURFACE	PERMITTED	EXISTING	PROPOSED
	MAX. 15% OF LOT AREA (1592.58 m ²)	11.53% OF LOT AREA (1224.15 m ²)	12.45% OF LOT AREA (1322.14 m ²)

AVERAGE GRADE	VALUES
	=(313.05 + 313.05 + 313.05 + 313.05 + 313.12 + 313.13 + 313.13 + 313.20 + 313.15 + 313.15 + 313.15 + 313.15 + 311.75 + 310.92 + 310.80 + 311.06 + 312.42 + 312.79 + 312.91)/19 = 312.03

No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
 33 URQUHART CT., AURORA, ONTARIO



PRELIMINARY DESIGN

CONTRACTOR SHALL CHECK DIMENSIONS

Drawn by	WF
Date	2024-02-07
Scale	As indicated
Project Number	24009
DRAWING NAME	SITE DIAGRAM

SHEET NUMBER

SD1

Copyright, Tai Architect, Inc. Duplication or reproduction by any means without the express written consent of Tai Architect, Inc. is a violation of Federal and International Law. The information contained on this document is the intellectual property of Tai Architect, Inc. and all rights therein are reserved.

