



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

Date: Thursday, April 10, 2025
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 March 13, 2025, Meeting Number 25-03	1
That the Committee of Adjustment Minutes from Meeting Number 25-03 be adopted as circulated.	
6. Presentation of Applications	
6.1 MV-2025-06 - Hollidge Properties Inc. -130 Hollidge Blvd	5
6.2 MV-2025-07 - Ramos -196 Crane Street	13
6.3 MV-2025-05 - Zaghloul - 75 Watkins Glen Cres	21
7. New Business	
8. Adjournment	



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, March 13, 2025

Time: 7 p.m.

Location: Video Conference

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

Other Attendees: Antonio Greco, Planner
Peter Fan, Secretary-Treasurer, Committee of Adjustment
Ishita Soneji, Deputy Town Clerk
Linda Bottos, Council/Committee Coordinator

1. Call to Order

That the meeting be called to order at 7:01 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 Michael Visconti

Seconded by John Hartman

That the Agenda as circulated by the Secretary-Treasurer be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

None.

5. Receipt of the Minutes

5.1 Committee of Adjustment Meeting Minutes of February 13, 2025, Meeting Number 25-02

Moved by Klaudia Watts

Seconded by Maricella Saucedo

That the Committee of Adjustment Minutes from Meeting Number 25-02 be adopted as circulated.

Carried

6. Presentation of Applications

6.1 MV-2025-02 - Hunzach Homes Holding Inc. - 24 Desjardins Way (Withdraw)

Moved by Michael Visconti

Seconded by John Hartman

That the Minor Variance application MV-2025-02 be WITHDRAWN.

Carried

6.2 MV-2025-05 - Zaghloul - 75 Watkins Glen Cres (Deferral)

Moved by Maricella Saucedo

Seconded by Klaudia Watts

That the Minor Variance application MV-2025-05 be DEFERRED

Carried

6.3 MV-2025-01 - Pesegi - 12 Kemano Road

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Gilbert Pesegi and agent Peter Guidolin. The owner and agent provided a brief introduction to their application.

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

The Committee sought clarification on the submitted drawings, specifically in regards to the proposed porch and the unit within the garage. The committee further sought clarification on why the applicant failed to obtain a permit on the proposed porch, with steps if they had already obtained the permit for the remainder of the development.

Moved by Michael Visconti

Seconded by Klaudia Watts

That the Minor Variance application MV-2025-01 be APPROVED.

Carried

6.4 MV-2025-03 - Zheng - 43 Valley Cres

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant Yue Li. The applicant provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There were one public delegate in attendance for this application, Christl Reeh. Christl expressed her support towards the applicant for their application.

The Committee inquired about the state of the walk out steps and whether they were existing, or if they were built recently.

Moved by John Hartman

Seconded by Maricella Saucedo

That the Minor Variance application MV-2025-03 be APPROVED.

Carried

6.5 MV-2025-04 - Pennacchio - unit 23 -220 Industrial Parkway S

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant Nissan Nada. The applicant provided a brief introduction to their application.

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

The Committee inquired about parking standards and if there are any issues due to the proposal.

Moved by Klaudia Watts

Seconded by John Hartman

That the Minor Variance application MV-2025-04 be APPROVED.

Carried

7. New Business

None.

8. Adjournment

Moved by Michael Visconti

That the meeting be adjourned at 7:41PM.

Carried



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

Town of Aurora
Committee of Adjustment Report
No. MV-2025-06

Subject: **Minor Variance Application**
Hollidge Properties Inc.
130 Hollidge Blvd
PLAN 65M3074 PT BLK 1
File: MV-2025-06

Prepared by: **Kenny Ng, Planner**

Department: Planning and Development Services

Date: April 10, 2025

Application

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

The following relief is being requested:

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

Background

Subject Property and Area Context

The subject lands are located within a commercial plaza, and are municipally known as 108 - 224 Hollidge Boulevard. The subject lands are located on the west side of Bayview Avenue, north of Hollidge Boulevard and have an approximate lot area of 13,591.33 square metres (3.36 acres), and an approximate lot frontage of 231 metres (760 feet) along Hollidge Boulevard.

The subject lands currently contain four (4) commercial buildings: 108 Hollidge Boulevard which is used as a daycare centre, 130 Hollidge Boulevard (subject unit) and 150 Hollidge Boulevard which are used for retail/commercial uses, and 170 Hollidge Boulevard which is used as a drive through restaurant. The subject unit (130 Hollidge Blvd) contains 12 retail units in total and has an approximate gross area of 1,291.5 square metres (13,902 square feet). The retail unit (Unit B-12) which is proposed to operate the pet service use has an approximate gross area of 103.5 square metres (1,114 square feet).

Proposal

While Pet Services are permitted for the parent Community Commercial (C4) Zone, the site-specific C4-187 Zone does not list Pet Services as a permitted use. The applicant is proposing to operate an appointment only, full grooming service business for dogs & cats (Bath, Blow Dry, Brush teeth, Ear Cleaning, Nail Trim, Haircut) within unit B-12 in 130 Hollidge Boulevard.

Official Plan

The subject lands are designated "Community Commercial Centre" by the Town of Aurora Official Plan. The intent of the "Community Commercial Centre" designation is to provide for a full range of retail and service commercial uses to serve the wider residential community.

Zoning

The subject lands are zoned "C4(187) Community Commercial Exception Zone" under the Town of Aurora Zoning By-law 6000-17, as amended. This site-specific zoning is intended to accommodate the retail/commercial function of the commercial centre, permitted uses in the C4(187) zone include clinics, convenience retail stores, offices, places of entertainment, financial institutions excluding drive-thrus, retail stores, and service shops, personal.

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, "Proposed use of a "Pet Service" is not permitted by the site-specific exception 187."

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2025-06 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 “Community Commercial Centre” designation is to provide for a full range of retail and service commercial uses to serve the wider residential community. The Community Commercial Centre designation permits for commercial uses including retail stores, restaurants and personal services. Pet service is categorized as a service commercial use and Planning Staff are of the opinion that pet service use would be included in this full range of retail and service commercial uses.

The proposed Pet Service use will occupy an internal end unit (Unit B-12) in the subject building (130 Hollidge Blvd), and the applicant has confirmed the business operation will be limited to pet grooming appointments only. There will be no overnight accommodations or daycare services provided and will not require any exterior modification or result in additional parking requirements. In turn, this will not result in any substantial impact to the surrounding character and streetscape of the existing neighbourhood, nor result in any incompatibility concerns. The retail unit is also proposed to be updated with indoor ventilation equipment and noise reducing treatment to ensure the efficient operation of the business without any potential adverse effects.

Overall, the requested variance fulfills the goal of the Official Plan in permitting a service commercial use which will enhance the commercial activity and vibrancy of the area, in line with the goals of the Community Commercial Centre designation. There are already a variety of commercial uses within the subject lands, including a drive-thru restaurant, convenience retail, service commercial, commercial office, etc. The Pet Service use will contribute to the Official Plan goal of promoting an array of commercial uses that cater to the needs of the adjacent residential neighbourhood.

As such, Staff are of the opinion that the proposed variance meets the general intent of the Official Plan.

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

Despite the “Pet Service” use being a permitted use in the parent Community Commercial (C4) Zones, the existing site-specific C4 (187) zoning would exclude pet service in its list of permitted uses. This occurs as the site-specific zoning was established to accommodate the specific uses that were planned initially within the commercial centre and would only include certain uses within the parent C4 zone.

Staff would consider the pet service use (pet grooming care) to be a commonly found service commercial use within any retail/commercial centres and is not expected to adversely impact any existing uses of the C4 (187) Zone nor result in any compatibility concern.

As a result of the above, staff are of the opinion that the requested variance is in keeping with the intent of the Zoning By-law.

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

Staff are of the opinion that the proposed variance is desirable, as the proposed pet service operation will provide an additional service amenity to the residents within the surrounding neighbourhood, all while reducing automobile dependence as the provided service will be accessible to residents in close proximity. The proposed business will be operating within an internal unit in a wholly enclosed building, and will operate by appointment only, with a maximum capacity of two pets at the same time. This would effectively eliminate any concerns for potential overcrowding or excessive noise and odour.

Staff are of the opinion that the requested variance is considered desirable for the appropriate development of the land.

d) The proposed variance is considered minor in nature

The proposed variance to add pet service as a permitted use is considered minor in nature, as the operation is not anticipated to adversely impact the function and characteristics of the surrounding area, given the scale and extent of the operation. The applicant will also perform additional noise and odour reducing measures such as installing acoustic foam for covering walls and ceilings, using low noise grooming equipment, upgrading indoor ventilation unit and performing regular cleaning of the space with use of animal-safe disinfectants.

Planning Staff are of the opinion that the requested variance will have a minimal impact on the intended function of the subject lands and to the surrounding neighbourhood. Given that the proposed use is considered a compatible commercial use, Planning Staff are of the opinion that the 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. No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.

Public Correspondence

One (1) written submission was received at the writing of this report, which expressed no opposition to the proposed pet grooming operation, the Secretary Treasurer will provide the submission to Committee members prior to 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 the Planning Act for granting of minor variances. Please refer to Appendix 'A' for recommended conditions of approval for the requested variance.

Attachments

Appendix 'A' – Conditions of Approval

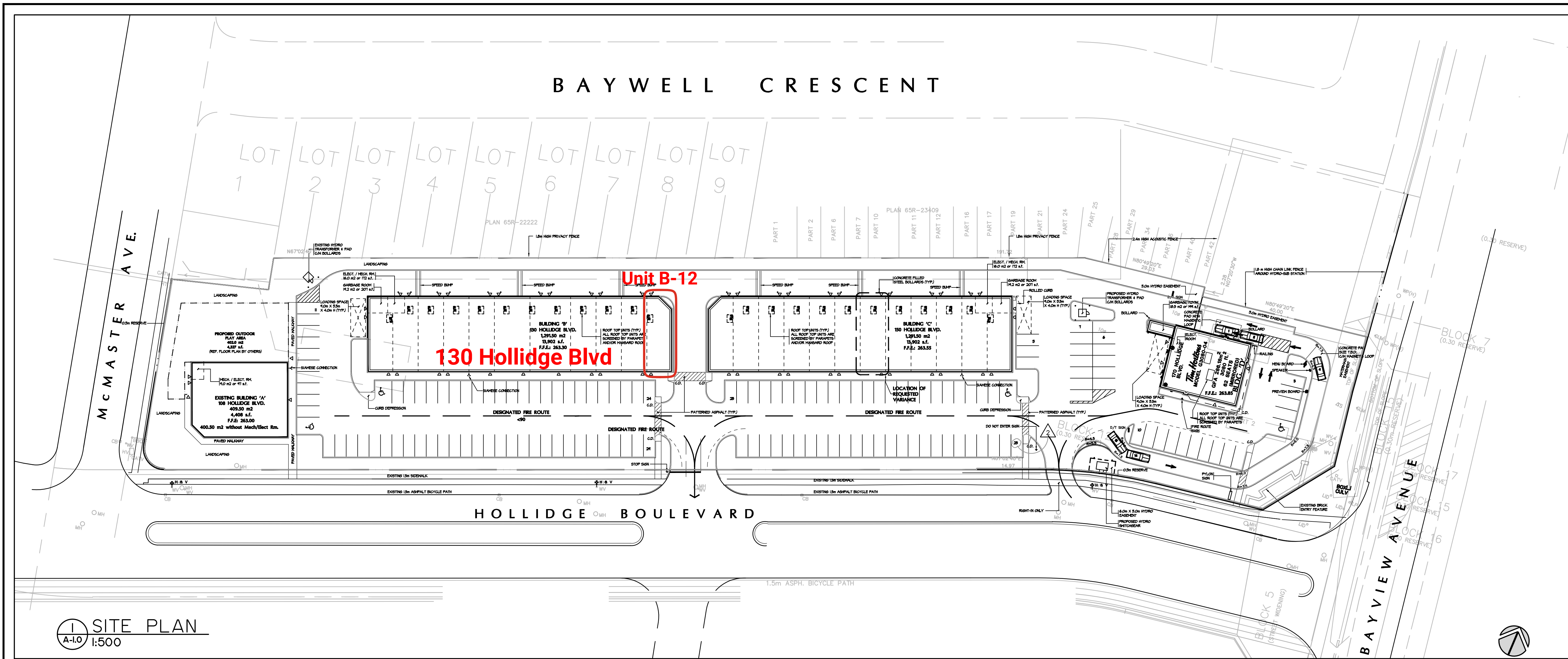
Appendix 'B' – Site Plan and Floor Plan

Appendix 'A' – Conditions of Approval

The following conditions are required to be satisfied should application MV-2025-06 be approved by the Committee of Adjustment:

1. That the variance only applies to the subject property, in 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.

No.	ISSUED	DATE
1	RE-ISSUED FOR SPA	APR. 10 2018
2	ISSUED FOR COA	OCT. 21, 2021



1 SITE PLAN
A-10 1:500

2	REVISED AS NOTED	FEB. 28, 2020
1	REVISED AS PER MUNICIPAL COMMENTS	APR. 10 2018

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

HOLLIDGE & McMASTER

108 - 224 HOLLIDGE BLVD.
AURORA, ON

SITE PLAN

KEY PLAN NOT TO SCALE

NOTES

- ALL ROOF TOP UNITS ARE TO BE SCREENED FROM THE STREET EDGE AS WELL AS THE RESIDENTIAL LOTS TO THE NORTH.
- PYLON SIGN NOT TO EXCEED 10m2 IN AREA.
- DRIVEWAY CURBS SHALL BE DISCONTINUOUS AT THE SIDEWALKS AND SHALL BE TAPERED BACK 300mm.
- CONCRETE CURBS TO BE OPSD 600.11.

STATISTICS EXISTING ZONING: C4-9 (SHOPPING CENTRE, COMMERCIAL)

SITE AREA:	13,591.33 m2 or 3.36 acres
BUILDING 'A' AREA (daycare):	409.50 m2 or 4,408 s.f.
BUILDING 'B' AREA (retail):	1,291.50 m2 or 13,902 s.f.
BUILDING 'C' AREA (retail):	1,291.50 m2 or 13,902 s.f.
BUILDING 'D' (restaurant):	286.18 m2 or 3,080 s.f.
GROSS FLOOR AREA (TOTAL):	3,278.68 m2 or 35,292 s.f.
COMMERCIAL FLOOR AREA (TOTAL):	3,199.28 m2 or 34,437 s.f. (not including service areas)
SITE COVERAGE:	3,278.68 m2 or 24.12 %
LANDSCAPE AREA:	3,254.31 m2 or 23.94 %
ASPHALT AREA:	7,059.34 m2 or 51.94 %

PARKING:	
DAYCARE USE: (2.5/100 m2) GFA (not including service areas):	400.50 m2
PARKING REQUIRED:	10 spaces
RETAIL USE: (4.5/100 m2) GFA (not including service areas):	2662.80 m2
PARKING REQUIRED:	120 spaces
RESTAURANT USE: (11/100 m2) MAX GFA (not including service areas):	136 m2
PARKING REQUIRED:	15 spaces
TOTAL PARKING REQUIRED:	145 spaces
TOTAL PARKING PROVIDED:	145 spaces
LOADING SPACES REQUIRED:	3 spaces
LOADING SPACES PROVIDED:	3 spaces

LEGAL DESCRIPTION

108 - 224 HOLLIDGE BLVD.
PART OF BLOCK 1
REGISTERED PLAN 65M-3074
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

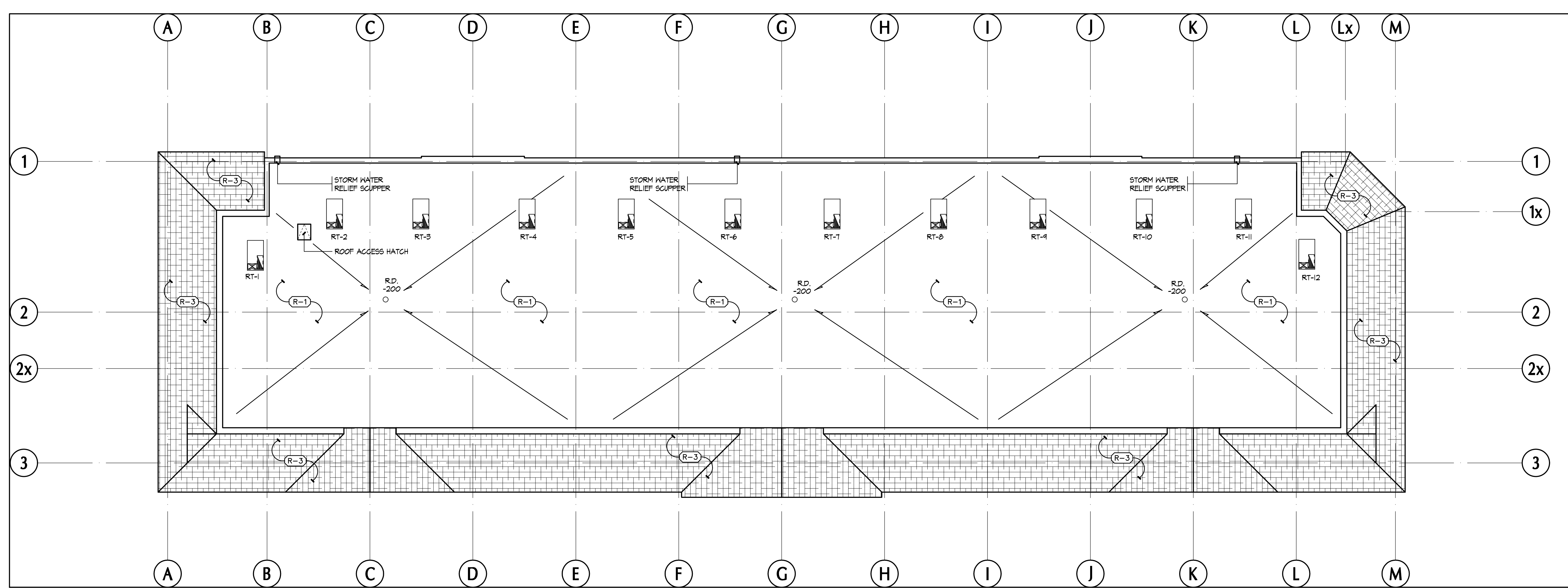
Appendix 'B'

P:\P-20041-Hollidge-Center-2020-Minor-Variance\Drawings\01-Current Drawings\2021-Minor Variance Application\0637_A-1-0.dwg, 2021-10-21 10:11:59 AM, MatthewB, DWG to PDF.pc3

DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2021	CL		AS NOTED

PROJECT No. 06-37 DRAWING No. **A-1.0**

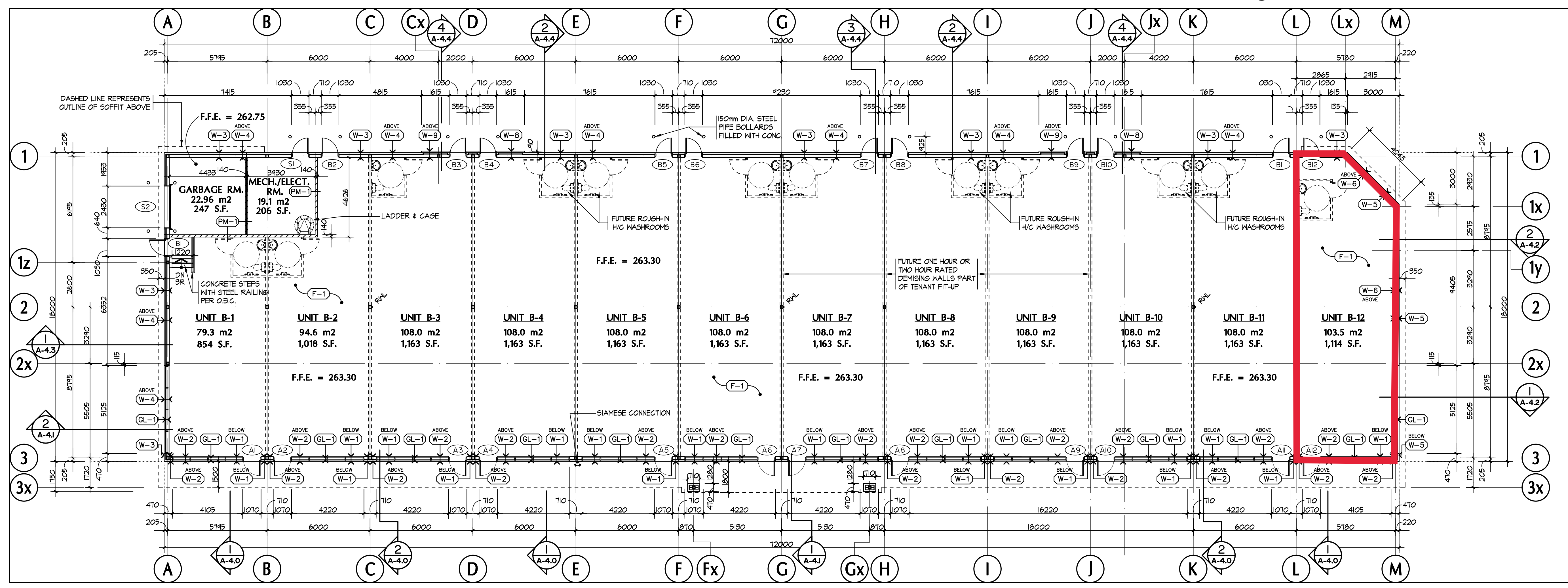
NO	ISSUED	DATE
1	ISSUED FOR MUNICIPAL REVIEW	NOV. 21, 2003
2	ISSUED FOR BUILDING PERMIT	MAR. 28, 2005



2 ROOF PLAN
A-2.2 SCALE: 1:125

NOTES:
 IN ORDER TO COMPARTMENTALIZE TRUSS ATTIC SPACE PROVIDE 13mm DRYWALL FIRESTOPS @ 20 METRES O.C. AS PER O.B.C. 3.1.11.5 (2)
 FOR ROOF TOP UNIT SIZES, SEE MECHANICAL DWGS.

NO	REVISION	DATE



1 FLOOR PLAN
A-2.2 SCALE: 1:125

Bayview Ave. & Hollidge Blvd.
 Aurora, Ontario

A. BALDASSARRA
 Architect Inc.
 7800 Jane Street, Suite 200
 Concord, Ontario L4K 4R6
 Tel: (905) 660-0722
 Fax: (905) 660-7019



DRAWING TITLE	
Building 'B' Floor Plan	
DRAWN BY	H.G./S.C.
DATE	Nov., 2003
PROJECT NO	04-07B
SCALE	1:125
CHECKED BY	A-2.0
DRAWING NO	A-2.0



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

Town of Aurora
Committee of Adjustment Report
No. MV-2025-07

Subject: **Minor Variance Application**
Ramos
196 Crane Street
PLAN 65M4433 LOT 14
File: MV-2025-07

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: April 10, 2025

Application

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

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

Background

Subject Property and Area Context

The subject property, municipally known as 196 Crane Street, is located on the south side of Crane Street, southwest of the Leslie Street and St. John's Sideroad intersection. The subject property has a lot area of approximately 592.26 sqm (6375 sqft), and a frontage of 13.1 m (43 ft) along Crane Street.

The subject property contains a two-storey single detached house, 392 sqft pool, and 168 sqft backyard pavilion. The Town of Aurora Building Department reviewed the existing pool and issued a pool permit in 2018.

Surrounding Land Uses

North: Residential uses

East: Residential uses

South: David Tomlinson Nature Reserve

West: Residential uses, David Tomlinson Nature Reserve

Proposal

The owner is requesting variances to permit outdoor swimming lessons as a home occupation on the subject property. The swimming lessons will be conducted by the homeowner's daughters. The owner has further advised that they expect this use to operate in the summer months, of June to September. These lessons are conducted in a private/semi-private manner, containing 1-2 students per class only during the hours of 9:00 am to 6:00 pm.

There are no changes to the existing detached dwelling, or subject property proposed as part of this variance application.

Official Plan

The subject property is designated "Low-Medium Urban Residential" by the Town of Aurora Official Plan which permits detached dwellings and compatible home occupations.

Zoning

The Subject property is zoned "R3 (407) – Detached Third Density Residential Exception Zone" under Zoning By-law 6000-17, as amended. This zoning permits single detached dwelling units and home occupations.

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:

"Applicant is requesting to operate an outdoor swim school in the backyard existing pool. The pool is outside, and the business will be operated outside in the backyard pool, backyard pavilion and inside basement for admin. Work or if swimmers need to use the washroom. Swim school would be operated from Monday to Friday, 9am to 6 pm from June to September. One to two students at a time maximum. Taught by certified instructor – daughter."

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2025-07 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 designated "Low-Medium Urban Residential" by the Town of Aurora Official Plan which permits detached dwellings and compatible home occupations. Section 7.4.8 of the Official Plan outlines provisions for "Home Occupations" within single and semi-detached residences.

Notwithstanding policy 7.4.8(a)(i) requiring home occupations to be carried out entirely within the dwelling unit, the Town of Aurora Council approved Official Plan Amendment 19 on June 23, 2020, to specifically allow outdoor swim schools and related minor outdoor storage as a home occupation where appropriate and subject to the other policies in 7.4.8 of the Official Plan. The proposed swim school is therefore permitted by the Official Plan. Staff are of the opinion that the proposed variances meet the general intent of the Official Plan.

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

The Subject property is zoned "R3 (407) – Detached Third Density Residential Exception Zone" under Zoning By-law 6000-17, as amended. This zoning permits single detached dwelling units and home occupations. Although the Official Plan was amended to allow outdoor swim schools as a home occupation, it was intended that site-specific proposals

are to be weighted on their individual merits through a minor variance application to the Committee of Adjustment.

The intent of the home occupation provision to limit the occupation within the dwelling unit, and to ensure that it does not detract from the residential character of a property, the existing surrounding context, or negatively impact adjacent properties.

The current home occupation definition provides general examples of home occupation uses, including instructional activities such as dance or music lessons. The proposed use of swimming lessons would operate in a similar manner, which are recognized activities within the Zoning By-law definition of *Home Occupation*.

Staff have also reviewed the subject property in context with the surrounding neighbourhood. The existing pool is setback 2.18 m and 6.73 m from the west and east property lines, respectively. With the addition of a 5-foot-tall wooden fence along the west and east property lines, and David Tomlinson Nature Reserve to the south, staff are of the opinion that there are adequate measures in place to negate any potential privacy concerns.

The Town of Aurora Buildings Department have also reviewed the existing pool and issued a pool permit in 2018. The existing pool is 392 square feet, and rectangular in shape, which is a regular sized backyard residential pool.

Given that the swimming lessons are being conducted in a private/semi-private manner, it is not anticipated that there would be more than three people in the pool at once (two students and one teacher). The subject property also contains a washroom within the basement which is accessible at grade from the backyard. Furthermore, staff are of the opinion that there will be no additional noise creating with this proposed home occupation. The use of the pool is similar in nature to a regular family of three – five, utilizing the pool for their leisure purposes.

The subject property also contains an existing driveway that can accommodate four vehicles. Given the small-scale home occupation, there will not be any need to park on the street, with parking accommodated on site. Staff are of the opinion that there will be no parking or traffic impacts generated by the home occupation. The approval of this minor variance application will not detract from the residential character of the surrounding neighbourhood but will implement Council's decision to allow these uses under Official Plan amendment 19. Staff are therefore of the opinion that the variances meet the general intent of the zoning by-law.

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

Staff are of the opinion that the proposed use of swimming lessons in the existing pool will not function any differently than any other leisure type of use of the pool and therefore consider the proposal to be appropriate and desirable for the property. The existing pool is approximately 392 square feet, and rectangular in shape, which is a regular sized backyard residential pool.

The subject pool is surrounded by a 5-foot-high wood and chain-link fence, containing a self latching and locking gate for increased safety. Additionally, to mitigate potential concerns with respect to noise, parking or student drop off and pick-up, the applicant has advised that that swim lessons will be provided to no more than two students at a given time and operate between the hours of 9:00 am to 6:00 pm.

Furthermore, the existing zoning by-law definition of home occupation regulates instructional activities to no more than three students at time, in which the application intends to meet. Additionally, the swimming lessons will be conducted in a private/semi-private manner, containing 1-2 students per class. Furthermore, to ensure safety measures are in place, the Town's By-law Services Department is requiring the applicant arrange an inspection with the Town to confirm that the pool enclosure meets municipal standards.

The proposed variance also demonstrates the vision and fundamental principles outlined in the Town's Official Plan. Staff are of the opinion that the proposal represents appropriate development of the land through the "Advancing the Economy" Official Plan principle, which speaks to encouraging a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity. The proposed minor variance application allows for the creation of small business owners and the ability to live, work and play within the Town of Aurora. As such, staff are of the opinion that the variance is considered desirable for the appropriate development of the land.

d) The proposed variances are considered minor in nature

In the opinion of staff, the requested variances are considered to be minor and are not expected to have any significant adverse effects on the subject property, or neighbouring properties. Furthermore, the applicant is not proposing any site or building alterations to accommodate for the proposed use. The subject property will remain in it's existing context to accommodate for the home occupation. The proposed use of the subject property will not detract from the site and surrounding area's residential character. Overall, it is the opinion of staff that the proposed variances are considered 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 objection.
Engineering Division	No objection.
Operational Services (Parks)	No objection.
Operations (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.
Alectra	No objection.

Public Correspondence

Written submissions were not received at the time of writing of this report. Should additional 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 regarding Section 45 (1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the Planning Act for granting 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

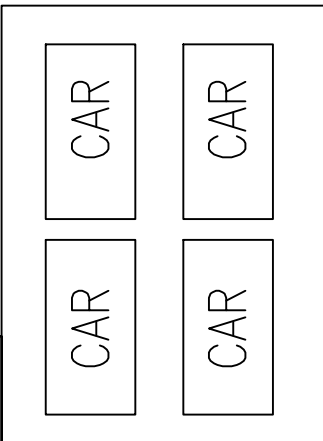
Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.
2. That the Applicant arrange an inspection with the Town's By-law Services to ensure the pool enclosure complies with municipal requirements, to the satisfaction of the By-law Services Department.

CRANE STREET

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20250267 DATE: Mar. 20, 2025
APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW

House:
196 Crane Street
(NOT TO SCALE)



MAIN SIDE ENTRANCE
WITH SELF CLOSING LATCH
SWIM SCHOOL ENTRANCE

SIDE ENTRANCE
WITH SELF CLOSING LATCH

FENCED PROPERTY LINE

BALCONY

BASEMENT

POOL ENCLOSURE PERMIT # PR20180209
PAVILION PERMIT # PR20180209-POL1

12ftX14ft
PAVILION

14ftX28ft
POOL

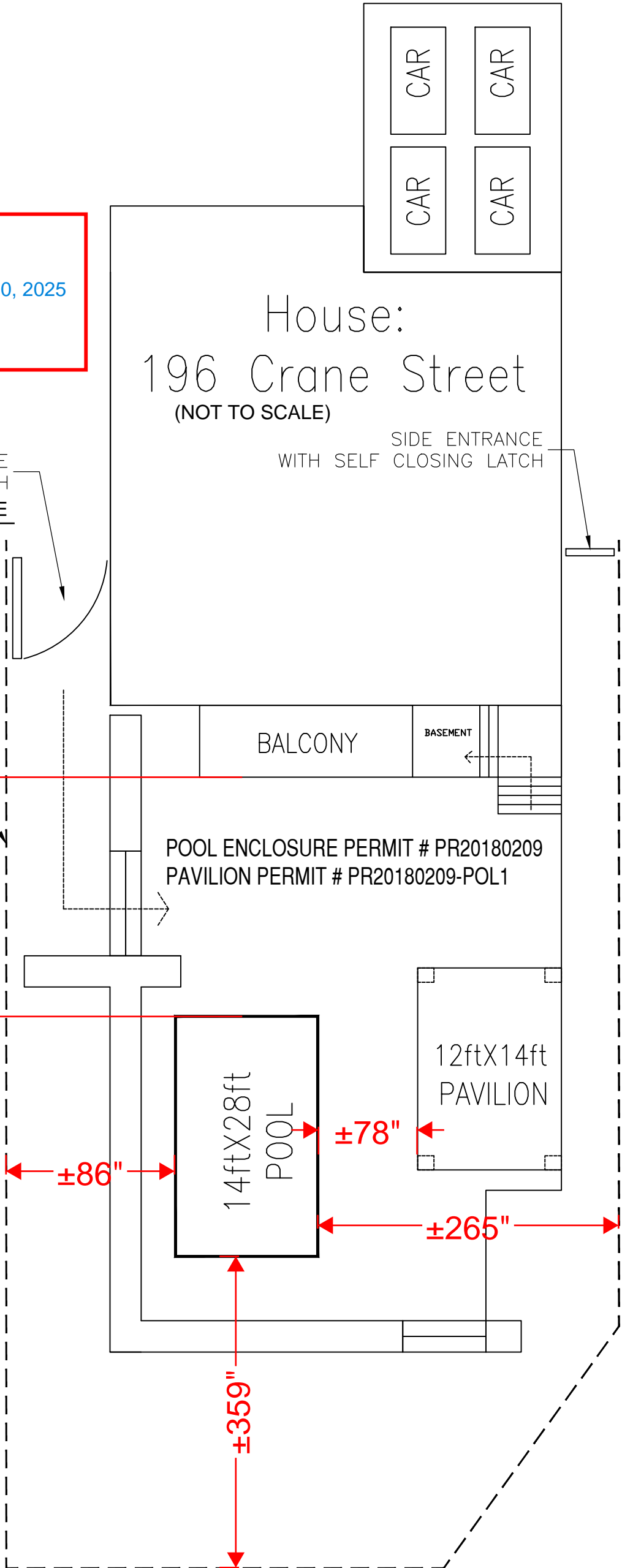
±196"

±86"

±78"

±265"

±359"





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

Town of Aurora
Committee of Adjustment Report
No. MV-2025-05

Subject: **Minor Variance Application**
Ashraf Zaghloul
75 Watkins Glen Crescent
PLAN 65M3573 PT BLK 268 RP; 65R25480 PARTS 6 TO 8
File: MV-2025-05

Prepared by: **Felix Chau, Planner**

Department: Planning and Development Services

Date: April 10, 2025

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 widened driveway. The following relief is being requested:

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

Background

The subject application was deferred by the Committee of Adjustment at the March 13, 2025 meeting. Planning Staff requested for additional time to consult with various commenting agencies to ensure that matters including implications towards emergency services and technical engineering feasibility could be addressed. Planning Staff have since gathered sufficient information to provide an informed recommendation.

Subject Property and Area Context

The subject property is located on the east side of Watkins Glen Crescent, east of Bridgenorth Drive and south of Earl Stewart Drive. The subject property has an area of approximately 231.3 square metres (2490 square feet) with a lot frontage of

approximately 7 metres (23 feet). The subject property contains a townhouse dwelling unit (within a block of 8 townhouses).

Proposal

The applicant is requesting to increase the maximum driveway width on a lot with less than 9.0 metres of frontage from 3.5 metres to 6.0 metres. The driveway expansion already exists (completed in 2023), and no further paving/interlocking will occur based on Committee's should Committee approve this application.

Official Plan

The subject property is designated "Stable Neighbourhood" by the Town of Aurora Official Plan, which permits ground-related residential uses and accessory structures.

Zoning

The subject property is zoned "Townhouse Dwelling Residential Exception R8 (265)" within Zoning By-law 6000-17, as amended. This zone permits a townhouse dwelling unit and associated accessory uses.

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

As stated on the application form, the applicant is seeking approval for an existing driveway extension which intends to facilitate a third parking spot.

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2025-05 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 Neighbourhoods" designation is to ensure that residential neighbourhoods are protected from incompatible forms of development, while allowing the neighbourhoods to be enhanced and evolve over time.

Planning Staff are of the opinion that the subject variance will result in minimal impact to the existing streetscape and the surrounding context of the neighbourhood. The location and orientation of the driveway expansion on the north side of the driveway allows for the owner to facilitate an additional parking spot on the driveway, which enhances the functionality of the existing townhouse dwelling unit. The expansion is screened from the street, behind an existing boulevard tree, that is to be maintained. A curb cut to expand the entrance of the driveway is not proposed. As such, there is minimal impact to the streetscape as adequate screening to the new driveway area has been provided. Furthermore, the expanded area is interlocked and has been designed in a manner that is similar to other driveways along Watkins Glen Crescent and does not disrupt any Town infrastructure or the availability of on-street parking and snow storage.

Based on the above, 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 subject property is zoned "Townhouse Dwelling Residential Exception R8 (265)". The site specific zoning ensures all new developments are appropriately sized and buildings and structures are orientated properly. The intent of the maximum driveway width provision is to preserve the streetscape character, ensure proper drainage, and encourage the use of green spaces.

Majority of the properties on this street is characterized with attached single car garage with hard landscaping beside the existing driveway with a boulevard tree. The subject property expanded the area adjacent to the driveway with interlocked and is designed in a manner that is similar to other driveways along the street. In addition, a curb cut is not being contemplated, and the boulevard tree will remain as is. With respect to maintaining appropriate grading and drainage for stormwater management purposes, the Town's Engineering Staff have reviewed the request variance and have no concerns from a grading and drainage perspective.

Staff are satisfied 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

Given that the average household size that requires a parking space continues to grow, it is Planning Staff's opinion that the proposed variance represents a reasonable number of parking spaces required. Permitting the additional parking spot on the driveway reduces the reliance of on-street parking which contributes to minimizing street congestion. Additionally, it helps reduce potential disruptions to street maintenance (ie. snow clearing).

Staff are of the opinion that the proposal allows for the appropriate development of the site to accommodate an additional parking space in a manner that respects the character of the existing properties along Watkins Glen Crescent.

d) The proposed variance is considered minor in nature

The question of the minor in nature of a proposed variance can be related to its scale and impact on adjacent properties. In the opinion of Staff, the requested variance is 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 driveway expansion is considered to be minor by staff and is not anticipated to negatively impact the front yard amenity space, nor pedestrian or emergency vehicle access through the front yard. Sufficient soft landscaping is maintained in the front yard as a 0.9 metre setback is provided between the expanded driveway and the interior (north) property line, and a 3.5 metre setback is maintained from the edge of the street.

Given the location of the driveway expansion and the existing screening boulevard tree, staff would consider the variance to be minimal and will have no impact on surrounding properties or the neighbourhood character.

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. No objections.
Engineering Division	No objections.

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Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.
Alectra	No objections.

Public Correspondence

Written submissions were 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 regarding Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the *Planning Act* for granting minor variances. Staff recommend approval of the requested variance subject to the conditions outlined in Appendix 'A.'

Attachments

Appendix 'A' – Conditions of Approval

Appendix 'B' – Site Plan

Appendix 'A' – Conditions of Approval

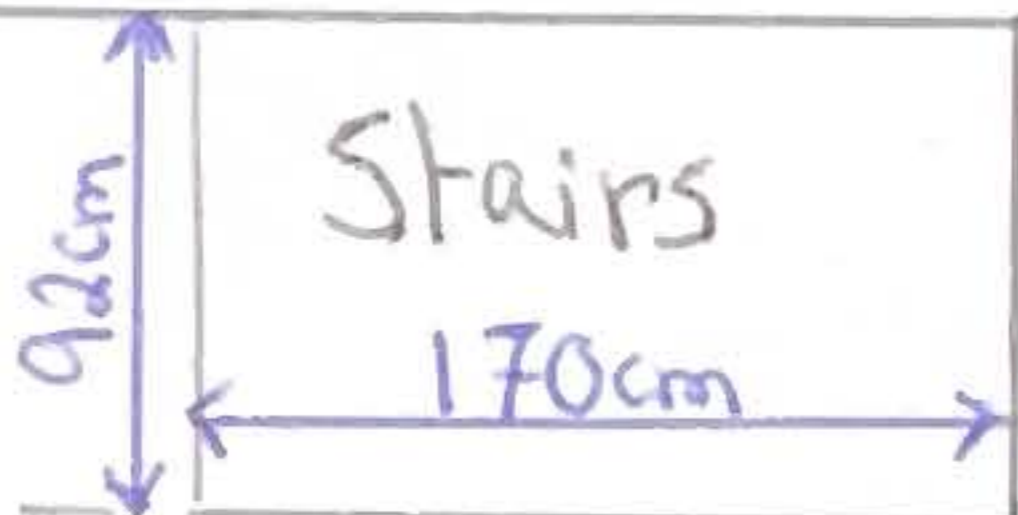
Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.

House Entrance

Garage Entrance

Main Drive Way



New Interlock Walk/Drive Way

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20250211 DATE: Feb. 7, 2025
 APPROVED BY: *Melissa Besant*
 PRELIMINARY ZONING REVIEW

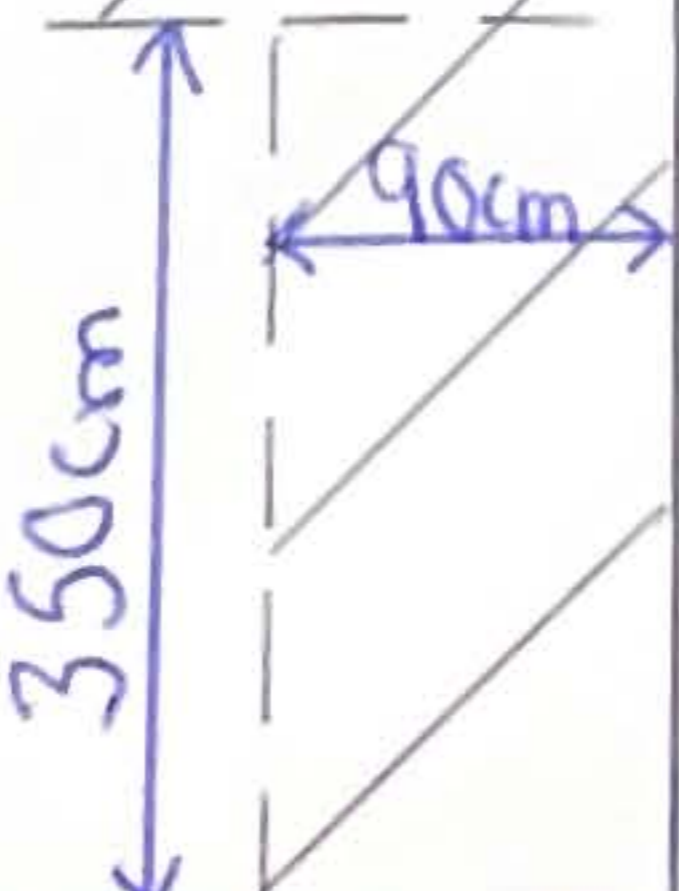
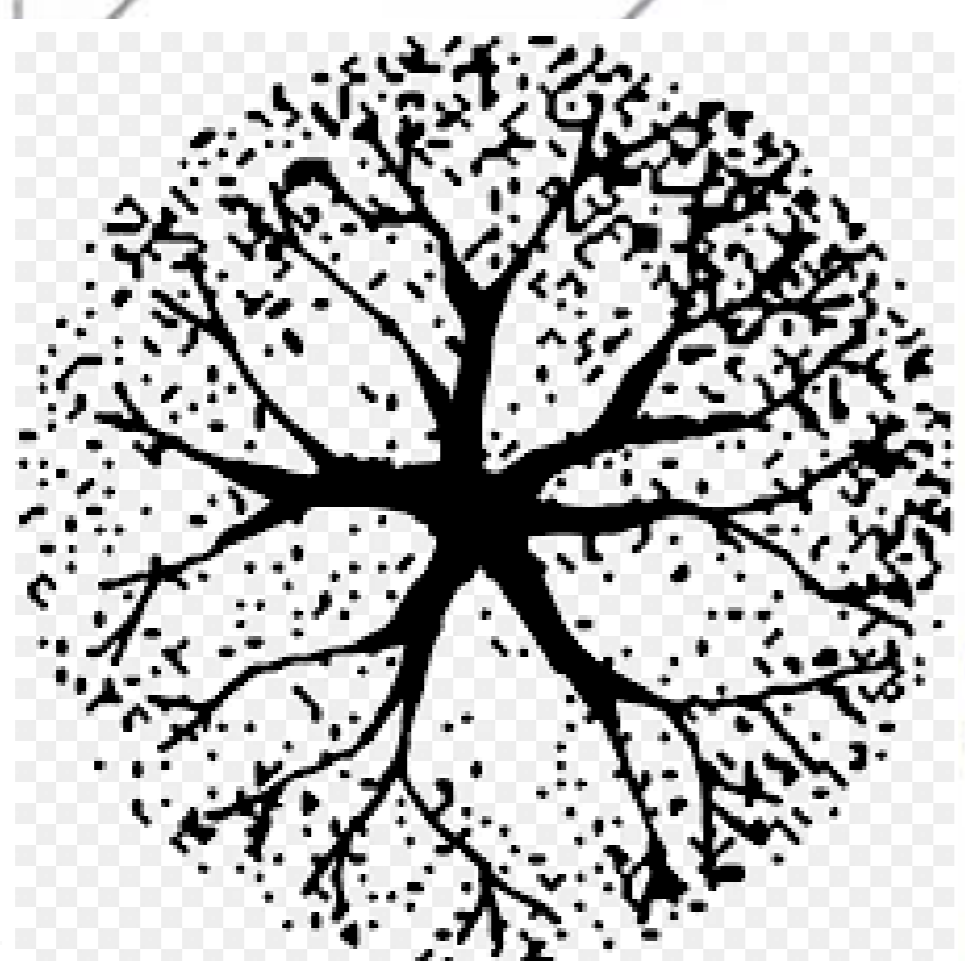
620cm

370cm

280cm

310cm

Tree Dia: 740cm



1140cm

Street & Watkins Glen Creec