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Town of Aurora
Committee of Adjustment Report
No. MV-2024-32

Subject: **Minor Variance Application**
Ren
14430 Yonge Street
Concession 1 Part of Lot 75 RS65R1544, Parts 3, 8 & 9
File: MV-2024-32

Prepared by: **Kenny Ng, Planner**

Department: Planning and Development Services

Date: January 9, 2025

Application

Planning Staff are requesting a deferral of the above noted minor variance application for 14430 Yonge Street (MV-2024-32).

Additional time is needed for further review of the proposal and to obtain a peer reviewer to review the submitted Natural Heritage Evaluation in support of the application. The entirety of the subject lands are designated "Environmental Protection" and contain Woodland and Woodlands - Minimum Vegetation Protection Zone (30m) in the Town Official Plan Schedules. The proposed greenhouse structure is to be located within the wooded area in the rear and would likely result in mass amount of tree removal. In response to the potential disruption to the natural heritage features on site, the applicant has provided a Natural Heritage Evaluation (NHE). The NHE suggests that there are potential species at risk and significant wildlife habitat which can be impacted by the development. The NHE concludes that impacts can be mitigated through some recommended actions such as further investigation of on-site features and some other mitigation measures.

Staff would require the submitted NHE to be peer reviewed and site visits must be completed to evaluate the on-site natural heritage feature and to determine the existence of any species at risk or significant habitat. Furthermore, an Official Plan Amendment would likely be required to permit such a structure to be constructed as the proposed might result in an adverse effect on the key natural heritage feature.

As a result, Staff are requesting the subject application be deferred for consideration until a qualified peer reviewer has reviewed the submitted NHE. The Applicant has been made aware of Staff's recommended deferral.