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

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**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

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## **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.