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Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2025-29

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**Subject:**                   **Minor Variance Application**  
Heather & Orphanides Manassis  
23 Cady Court  
Lot 37, Registered Plan 65M-2786  
File: MV-2025-29

**Prepared by:**           **Felix Chau, Planner**

**Department:**       Planning and Development Services

**Date:**                   August 14, 2025

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## **Application**

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

- a) Section 7.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres. The applicant is proposing a minimum rear yard of 4.0 metres; and,
- b) Section 24.84.1.3 of the Zoning By-law permits a maximum lot coverage of 35.0%. The applicant is proposing a maximum lot coverage of 38.6%.

## **Background**

### **Subject Property and Area Context**

The subject property is located north of Kennedy Street West, west of Murray Drive. The subject lands have an area of approximately 502 square metres (5,405 square feet) and a lot frontage of approximately 17 metres (56 feet). The subject property currently features a two-storey detached dwelling with a ground floor area of approximately 162.4 square metres (1,748 square feet).

## **Proposal**

The applicant is proposing a one-storey addition totaling 25.4 square metres (273 square feet) to facilitate a family room. The total resulting ground floor area of the detached dwelling is 187.8 square metres (2,021 square feet). Majority of the existing detached dwelling is two-storey in height, with the exception of the eastern portion of the dwelling which is one-storey in height and features an attached garage. The proposed addition is at the rear of the one-storey portion of the dwelling.

## **Official Plan**

The subject property is designated 'Stable Neighbourhoods' by the Town of Aurora Official Plan. Single detached dwellings are permitted in the Stable Neighbourhoods designation.

## **Zoning**

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

## **Preliminary Zoning Review**

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

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

As stated on the application form, the applicant is seeking approval for a "proposed rear single storey addition of a family room".

## **Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2025-29 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 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.

The proposed variances to facilitate an addition at the rear of the existing dwelling will not change the existing massing or other design characteristics of the property from the street. Furthermore, the proposed addition being single-storey, whereas the existing dwelling is two-storeys, limits any potential privacy or shadowing impacts towards the surrounding residential properties.

It is the opinion of staff that the requested variances meet the general intent and purpose of the Official Plan.

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

The subject property is zoned “Detached Third Density Residential Exception Zone R3 (84)”. The site-specific zoning ensures all new developments are appropriately sized and buildings and structures are orientated properly.

The intent of the minimum rear yard setback provision is to ensure adequate separation between structures and to maintain sufficient space for private amenity area in the rear yard. As seen on Appendix B to this report, the proposed 25.4 square metre addition is limited towards the eastern portion of the detached dwelling. Sufficient rear yard private amenity space is maintained towards the south and west of the addition. Additionally, the proposed addition has no window openings along the side yard facing wall. Therefore, it is Staff’s opinion that the addition is modest in size and given that it is only one storey, it will not exacerbate any existing privacy or shadowing concerns towards the closest neighbouring dwelling.

The intent of the maximum lot coverage provision is to ensure that properties are not overdeveloped relative to their lot area. The site-specific “R3 (84)” zone permits a maximum lot coverage of 35% for two-storey dwellings. For dwellings with a combination of one and two storey heights, the Building Division considers them as two-storeys dwellings for the purpose of lot coverage calculation.

The existing dwelling covers 33.3% of the total lot area, the one-storey addition represents a 5.5% increase to the lot area, yielding a total lot coverage of 38.5%. Given that the proposed addition is one-storey in height and located in the rear yard, it poses no impact on the massing of the dwelling towards the streetscape. Additionally, sufficient functional space is maintained for grading, drainage, and private amenities on the property, therefore the dwelling will continue to be appropriately developed relative to its lot area.

It is the opinion of staff that the requested variances meet the general intent and purpose of the Zoning By-law.

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

The requested variances to permit a one-storey addition for a family room is desirable as it facilitates a modest increase in liveable space within the existing dwelling. The requested variances to facilitate an addition in the rear yard allows the property owners to maximize the lot area in a tasteful manner, as the addition is not visible from the street and is scaled appropriately relative to the surrounding residential area. The Town's Engineering Division has reviewed the subject application and has commented no concerns to any related drainage or grading matters. Additionally, no trees are proposed to be removed.

Staff consider the requested variances to be desirable for the appropriate development of the lands.

**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.

Since the subject property located in a cul-de-sac, the immediate surrounding lotting pattern is inconsistent. This non-uniformity benefits the proposed development as the addition will not worsen potential massing, shadowing, or privacy concerns towards neighbouring properties, as sightlines are already impeded by the sporadic lotting pattern.

Based on the one-storey nature of the proposed addition, which extends only the east portion of the rear wall (as shown in Appendix B), 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:

<b>Department or Agency</b>	<b>Comments</b>
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.
Alectra	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 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.