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

Subject: **Consent Application**
Tangreda
20 Oak Court
PLAN M1457 LOT 27
File: C-2023-06

Prepared by: **Katherine Gatzos, Planner**

Department: Planning and Development Services

Date: August 14, 2025

Application

The proposed consent application is to sever the subject lands as follows (see Appendix 'B' and 'C'):

a) **Proposed Retained Lands**

Part 1 of the Draft Plan of Severance (southern half). Part 1 features a lot area of 597 m² (6426.05 ft²) and a lot frontage of 17.61 m (57.78 ft).

b) **Proposed Severed Lands**

Part 2 of the Draft Plan of Severance (northern half). Part 2 features a lot area of 650 m² (6996.54 ft²) and a lot frontage of 27.24 m (89.37 ft).

Background

Subject Property and Area Context

The subject property, municipally known as 20 Oak Court, is located on the north side of the Oak Court cul-de-sac, east of Spruce Street. The existing property contains a two-storey dwelling. The rear lot line of the subject property has frontage onto Spruce Street and is therefore considered a through lot.

Proposal

The severance plan is shown in Appendix 'B,' with Part 1 being the Retained Lands at the south and Part 2 being the Severed Lands at the north. The application proposes to sever a 650 m² parcel of land on the northern portion to create a new lot. The subject property is identified as a through lot, with frontage on Oak Court and Spruce Street. The retained lot will maintain existing access onto Oak Court, while the severed lot is proposed to have access onto Spruce Street. There is no proposed development currently associated with this application.

The details of the proposed consent are as follows:

	Part	Lot Area	Lot Frontage
Retained Parcel	1	597 m ² sqm 6426.05 ft ² sqft	17.61 m 57.78 ft
Severed Parcel	2	650 m ² sqm 6996.54 ft ² sqft	27.24 m 89.37 ft
Existing Lot (20 Oak Court)	1 & 2	1247 m ² 13422.59 ft ²	17.61 m 57.78 ft

Bill 23 – the More Homes Built Faster Act

Bill 23 amended the Planning Act to support the province's goal of adding 1.5 million new homes in Ontario by 2031. The intent of the legislation is to assist the province in meeting planned minimum housing and density targets. Infill developments are specifically seen as assisting with creating housing opportunities through the gentle intensification of traditionally lower density residential areas. The province has also implemented as-of-right permissions for other forms of housing including additional residential units, with lots now able to contain upwards of 3 units.

Official Plan

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

Zoning

The subject lands are zoned Detached Third Density Residential (R3) in the Town of Aurora Zoning By-law 6000-17, as amended. The R3 zone permits single detached residential dwellings, and requires a minimum lot area of 460 m², and minimum lot frontage of 15 m. The proposed retained and severed lands comply to the minimum lot standards of the R3 zone.

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 for the severed or retained parcels.

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 for which it is to be subdivided
- Adequacy of utilities, highways and municipal services
- The dimensions and shape of the proposed lots

Matters of Provincial Interest

Staff are satisfied that the proposed consent application is consistent with the Provincial Policy Statement and conforms with applicable provincial plans, as the consent is to facilitate the creation of a new single detached residential lot as part of creating new, gentle intensification housing opportunities in line with provincial objectives. The consent application implements the amendments made through Bill 23 and provides additional housing stock through the infill development of an oversized lot. Staff believe that the consent application demonstrates good planning and strives to provide alternative solutions to assist in the creation of new, attainable housing opportunities.

Conformity with the Official Plan and Adjacent Plans of Subdivision

The proposed consent application intends to add new attainable housing that assists the Town with implementing provincial and regional growth targets while also diversifying the local housing stock. The proposal will add gentle intensification and supports complete community development by providing housing opportunities in close proximity to commercial and social service amenities, parks, and public transportation. The proposed consent does not conflict with the existing lot fabric of the adjacent area, and maintains appropriate access for both parcels.

Staff are of the proposed consent application will align with the Town's Official Plan by creating a new single detached residential lot, in keeping with the existing built form and character of the surrounding neighbourhood. The gentle intensification of the subject property is compatible and located in an appropriate location in Town, that is well serviced by amenities and access to public transportation.

Suitability of the land and adequacy of utilities, services, highways, and access

There is a 0.3m reserve along the rear property line that was implemented through the original subdivision development. The primary intent of the 0.3 metre reserve is to control access from a public road to private property. In some instances, the reserve can dictate driveway locations, or to prevent access to future development lands (or future phases of development lands) until certain requirements are met.

In order to facilitate access to the proposed severed lot from Spruce Street, the applicant is required to lift a portion of the 0.3m reserve (Part 3 on Appendix B – Proposed Severance Plan) to facilitate access for a over Town lands. The lifting of a 0.3 metre reserve must be completed by a By-law enacted by Council. In June 2025, Council passed By-law 6715-25, being a By-law to establish a Public Highway over the subject property. Through the passing of this By-law, Council has permitted access from the subject property onto Spruce Street, therefore ensuring that municipal driveway access is provided to the proposed severed lot.

The proposed new residential lot and overall development is located in proximity to a variety of local amenities and public transportation opportunities. The Aurora Downtown Promenade is just to the west / southwest of the property, centred around the Yonge Street corridor. Additionally, the Aurora GO station is located southeast of the subject property, allowing future residents to be within general walking distance of a major transit station area.

Staff believe that the proposed consent application provides adequate local services and access to transit for the residential intensification. The Town's Engineering Staff have also confirmed that municipal services are available to accommodate the new residential lot and proposed redevelopment.

Dimension and shape of proposed lot

Staff are of the opinion that the proposed consent application is generally compatible with the surrounding area regarding the dimension and shape of both the proposed severed and retained lots and is not anticipated to result in negative impacts on adjacent properties and character of the area.

While no development plans are associated with the consent application, the applicant has provided a site plan for the severed lot that conforms to the lot standards of the Detached Third Density Residential (R3) zone, establishing that a future sizable dwelling can be built that conforms to the applicable zoning standards.

Appropriate access is ensured for both parcels, and the orientation of the proposed single detached residential lot along Spruce Street allows for the development of an appropriately dwelling unit.

As mentioned previously, the applicant intends to construct a single detached residential dwelling on the proposed lot. This form of housing is found within the neighbourhood and will maximize an underutilized lot for the benefit of adding gentle intensification in an appropriate manner as envisioned by provincial legislation. 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 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.

Department or Agency	Comments
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 written submissions be received after writing 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 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 approving the Consent application File. C-2023-06, subject to the conditions attached (Appendix 'A').

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' - Survey

Appendix 'C' – Proposed Severance Plan

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-2023-06 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-2023-06 and delivered to the attention of Legal Services, 100 John West Way, Box 1000, Aurora, ON L4G 6J1.
6. That the Owner enter into a Letter of Undertaking to acknowledge the understanding that the Owner will be required to pay cash-in-lieu of Parkland, development charges, municipal service connection fees and any other fees as required and applicable per the Town's Fees and Charges By-law to the satisfaction of the Director of Planning and Development Services.

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.
8. Applicant will require a Road Occupancy Permit (ROP) from the Town of Aurora Operations Department for work on Spruce Street and Oak Court. Removal of the sidewalk will not be permitted during the winter months – November 1st to April 1st to ensure winter maintenance operations are not impacted. The proposed driveway entrance will require the removal of the existing sidewalk and regrading to accommodate the entrance. Please follow Town standard R-202.