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Town of Aurora  
**Committee of the Whole Report**  
No. CS25-022

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**Subject:** Fence By-law Variance Request – 18 Sirona’s Lane

**Prepared by:** Alexander Wray, Manager of Bylaw Services

**Department:** Corporate Services

**Date:** November 11, 2025

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## Recommendation

1. That Report No. CS25-022 be received; and
2. That a variance to Fence By-law No. 6429-22 to permit the construction of a non-compliant fence in the front yard of 18 Sirona’s Lane be denied.

## Executive Summary

The purpose of this report is to consider a request from the property owner of 18 Sirona’s Lane to construct a front fence in the form of a porcelain cladded mason wall and laminated safety glass with a finished height between 1.67 to 2.59 meters. The permitted height in the Town’s Fence and Pool Enclosure By-law No. 6429-22 (the “By-law”) is 1.2 meters. The proposed fence is intended to serve as an added security feature due to an increase in burglaries and security incidents in the community. If approved, the fence will exceed the permitted height of a front yard fence by 0.47 to 1.39 meters.

- If a variance to the Town’s existing By-law is granted, it is likely to set a community precedent.
- Historical data indicates that the town has received four formal requests for a fence variance or exemption in the past.
- The applicant has received support from the Condominium Corporation for the Fence variance.

## Background

The subject property is single detached home situated within the York Region Vacant Land Condominium Corporation 1010 (YRVLCC) in the Wellington Street East and Leslie Street neighbourhood of Ward 4. The dwelling is situated in a gated community with carded and security access and is located at the end of a court on a street with approximately 6 detached dwellings. At the rear of the dwelling, there is a private golf course and storm water pond.

The Fence and Pool Enclosure By-law No. 6429-22, being a By-law to regulate and prescribe the standards for fences and pool enclosures (the "By-law"), permits the height of 1.2 meters for a fence in a front yard of a residential neighbourhood. The By-law further stipulates that front yard fences shall be constructed using Open-Fence Construction. The proposed fence will measure a maximum height of 1.67 meters with the supporting stone pillars containing a proposed height of 2.59 meters and will not contain Open-Fence Construction.

The property owner has proactively contracted Bylaw Services Division to seek approval for the proposed fence. As part of their application, the property owner has submitted four letters of support from adjacent property owners and the condominium board. Bylaw Services has provided notice to all abutting property owners advising them of the variance request and how they can delegate to Council.

## Analysis

**If a variance to the Town's existing By-law is granted, it is likely to set a community precedent.**

Fencing is a common solution to address privacy, security, and aesthetics. A variance to the By-law would set a precedent within the community and may permit other properties to go through the same process. By permitting the variance both current and future decisions may be viewed as subjective and would strongly diminish the integrity of the Town's By-law.

**Historical data indicates that the town has received four formal requests for a fence variance or exemption in the past.**

Available historical data indicates that the Town has received five formal fence variance requests. The history of these requests and subsequent Council decisions are illustrated in the below chart. It should be noted that the approved variance for 15516 Leslie Street has since been removed as the lands have been redeveloped.

	Year of Request	Report Number	Property Address	Reason for Variance Request	Council Decision
1.	2004	BA04-16	15516 Leslie Street	Dust and Noise mitigation	Approved
2.	2019	CS19-011	203 St. John's Sideroad West	Privacy	Denied
3.	2021	CS21-059	32 Knowles Crescent	Privacy	Denied
4	2024	CS24-021	241 Holladay Drive	Privacy	Approved
5.	2025	CS25-008	39 Hackwood Crescent	Privacy	Approved

**The applicant has received support from the Condominium Corporation for the Fence variance.**

The location of the proposed fence variance is within a gated community that forms part of a condominium corporation. For the safety and security of the condominium residents, the neighbourhood has controlled access points with swing arms/gates and staffed gate houses. As part of the applicants application for a fence variance to enhance their property security, they have submitted letters of support from the property management company and some adjacent properties.

## **Advisory Committee Review**

Not applicable.

## **Legal Considerations**

In accordance with Section 9 of the By-law, where a proposed fence does not comply with the By-law, the owner may request a variance from any of the applicable provisions of the By-law, including height. Council is the approval authority for all variance requests. Any decision of Council is deemed to be final without any further right of appeal.

If Council approves the variance request, any variance granted is effective and valid until such time as the fence to which the variance applies is substantially replaced or removed entirely, unless otherwise specified by Council as part of its decision.

## **Financial Implications**

There are no financial implications to the Town as a result of this report.

## **Communications Considerations**

There are no communications considerations as a result of this report.

## **Climate Change Considerations**

The items for consideration in this report do not impact climate change.

## **Link to Strategic Plan**

N/A

## **Alternative(s) to the Recommendation**

1. Council approve the applicant's request for a Fence variance at 18 Sirona's Lane, until such time that the fence requires replacement.

## **Conclusions**

For reasons outlined in this report, staff are recommending the provisions of the By-law be upheld and the variance request refused.

## **Attachments**

Attachment 1 – Aerial Photographs of Neighbourhood

Attachment 2 – Fence Variance Design Drawings

## **Previous Reports**

N/A

## **Pre-submission Review**

Agenda Management Team review on October 23, 2025

## **Approvals**

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer