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Town of Aurora
Committee of Adjustment Report
No. MV-2026-10

Subject: **Minor Variance Application**
Jonathan Ruscica
9 Houdini Way
PLAN M-42 LOT 8
File: MV-2026-10

Prepared by: **Antonio Greco, Senior Planner**

Department: Planning and Development Services

Date: March 12, 2026

Application

Planning Staff are requesting a deferral of the above noted minor variance application for 9 Houdini Way (MV-2026-10).

Additional time is required for the applicant to submit a scoped Natural Heritage Evaluation (NHE) for staff to review the subject application. The applicant proposes to construct a detached garage and two (2) cabanas.

Schedule 'F1' of the Town Official Plan identifies the presence of a Key Natural Heritage Feature (Woodland) and its associated Minimum Vegetation Protection Zone (MVPZ) on the subject property. As per the Town Official Plan and Oak Ridges Moraine Conservation Plan (ORMCP), a scoped NHE is required to demonstrate that the proposed development will not result in any adverse effects to the ecological integrity of the natural heritage feature. As such, the applicant is required to submit a scoped NHE for the proposed development.

Staff recognize the importance of making informed decisions and believe the requested deferral will enable the applicant the necessary time to prepare the NHE and to ensure the proposed development is in compliant with applicable policy requirements.

As a result, Staff are requesting the subject application be deferred for consideration, pending staff's review and approval of the Natural Heritage Evaluation. The applicant has been made aware of the deferral recommendation.