



**Council  
Public Planning  
Meeting Agenda**

**Wednesday, September 25, 2019  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



**Town of Aurora  
Council Public Planning  
Meeting Agenda**

Wednesday, September 25, 2019  
7 p.m., Council Chambers

**1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

**2. Declarations of Pecuniary Interest and General Nature Thereof**

**3. Planning Applications**

- 1. PDS19-082 – Application for Zoning By-law Amendment  
Morgan Planning  
2 Willow Farm Lane  
File Number: ZBA-2019-02**

**Recommended:**

1. That Report No. PDS19-082 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

**4. Confirming By-law**

**Recommended:**

That the following confirming by-law be enacted:

**XXXX-19** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 25, 2019.

**5. Adjournment**



**Town of Aurora  
Public Planning Report**

**No. PDS19-082**

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**Subject:** Application for a Zoning By-law Amendment  
Morgan Planning  
2 Willow Farm Lane  
File Number: ZBA-2019-02

**Prepared by:** Sean Lapenna, Planner

**Department:** Planning and Development Services

**Date:** September 25, 2019

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## **Recommendations**

- 1. That Report No. PDS19-082 be received; and,**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.**

## **Executive Summary**

- Staff are in receipt of a Zoning By-law amendment application for 2 Willow Farm Lane (the subject lands) (See Figure 1);
- The applicant has applied to rezone a portion of the property from ER - Estate Residential Exception Zone (73) to R2 - Detached Second Density Residential Exception Zone (74) (See Figure 4);
- The proposed zoning is presently in force for adjacent properties to the south and east of the subject property;
- The application has been submitted in order to facilitate a future land severance at the property in order to create one (1) additional Single-Detached Dwelling Lot (See Figure 5).

## **Background**

### **Application History**

The subject application was submitted on June 18, 2019. The Town declared the subject application complete on July 31, 2019. On July 23, 2019 the application was

circulated and reviewed by Town Staff and external agencies such as York Region and the Lake Simcoe Region Conservation Authority.

The applicant is currently preparing a resubmission in response to comments provided from the first circulation (see Department/Agency comments section on Page 6 of this report). Once the resubmission has been received, staff will initiate a second circulation and review.

### **Location / Land Use**

The subject lands are currently comprised of one parcel and is municipally recognized as 2 Willow Farm Lane. The property is located on the south-west corner of St. John's Sideroad West and Willow Farm Lane (See Figure 1). The subject property has a total lot area of 10,282.63 m<sup>2</sup> as well as a frontage of 100.05 m onto St. John's Sideroad and a frontage of 43.41 m onto Willow Farm Lane (See Figure 5).

The property is currently developed with a Single-Detached Dwelling, along with an outdoor pool. The site is currently accessed off Willow Farm Lane.

### **Surrounding Land Uses**

The surrounding uses adjacent to the subject lands generally consist of single detached homes and vacant lands. The following summarizes the surrounding uses:

North: St. John's Sideroad West and existing estate residential homes;

South: Existing residential subdivision and St. Andrew's College;

East: Open space, environmentally protected lands & GO Transit rail corridor;

West: Existing residential subdivision.

### **Policy Context**

#### **Provincial Policies**

All Planning Act development applications are subject to Provincial policy. The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the

Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guides decisions on how land will be planned, designated, zoned and designed.

#### York Region Official Plan (YROP)

The subject lands are designated as 'Urban Area' within the York Region Official Plan. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, liveable communities. Under York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through city building, intensification and compact, complete communities.

#### Town of Aurora Official Plan (OP)

Two separate Official Plan designations apply to the subject lands. The majority of the lot is designated 'Estate Residential' while a smaller portion of the lot (towards the northeast of the property) is designated 'Stable Neighbourhoods' (See Figure 2). This is the general area subject to the rezoning application.

Permitted uses in Estate Residential areas are limited to detached dwellings, accessory dwellings and home occupations. To ensure the highest standards of development for these extremely low density residential uses, Estate Residential density lots require a minimum lot area of 0.2 net residential hectare (or 0.5 acres) per unit. This would equate into a lot area of 2,000 m<sup>2</sup>.

The intent of the 'Stable Neighbourhoods' designation is to ensure that all new development will be protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. Section 8.1.2 of the Town's Official Plan lists 'Ground-Related Residential Uses' as permitted within Stable Neighbourhood areas.

The Official Plan requires new development and site alterations to be sympathetic to the form and character of abutting existing residential development and to be compatible with regard to building scale and urban design.

As previously stated in this report, the majority of the property is designated 'Estate Residential' while a smaller portion of the site is designated 'Stable Neighbourhoods'. The current Site Plan demonstrates that the newly proposed Single-Detached Dwelling

would be developed on the portion of the property designated as 'Stable Neighbourhoods' while a remnant portion of the newly created lot would still be designated 'Estate Residential'.

Staff note that through the anticipated future severance, the minimum lot area requirement as identified in the Estate Residential designation would not be met. Staff also notes that Section 15.1.1 b) of the Official Plan states the following:

Amendments to this Plan will not be required to permit minor adjustments to identified land use boundaries or to the conceptual locations of roads, trails and pathways provided that the general intent of this Plan is maintained.

With the new dwelling proposed to be developed on the 'Stable Neighbourhoods' designation, the general intent of the Official Plan will be maintained. As such, an Official Plan amendment is not required.

Town of Aurora Zoning By-law #6000-17

**An amendment to the Zoning By-law is required to permit the proposed development**

The subject lands are currently zoned ER - Estate Residential Exception Zone (73) under By-law 6000-17 (See Figure 3). This zoning primarily allows for Detached Dwellings, Second Suites and Home Occupations. The site specific zoning exception number in place requires a minimum lot area of 4,000 m<sup>2</sup> as well as a minimum lot frontage of 34 m. The size of the new lot area for the severed portion would no longer be considered Estate Residential thereby requiring a Zoning By-law amendment.

**Reports and Studies**

The applicant submitted the following documents as part of a complete application:

Table 1: Reports and Studies

<b>Report Name</b>	<b>Report Author</b>
Planning Justification Report	Morgan Planning
Draft Zoning By-law Amendment	Morgan Planning
Severance Sketch	E.R. Garden Limited
Building Elevations	Rick Brown & Associates Inc.

## **Proposed Application**

### Zoning By-law Amendment

As shown in Figure 4, the applicant proposes to rezone a portion of the subject lands from ER - Estate Residential Exception Zone (73) to R2 - Detached Second Density Residential Exception Zone (74).

The R2 - Detached Second Density Residential Exception Zone (74) is a site specific form of zoning which already exists under Town of Aurora Zoning By-law #6000-17, as amended. Further to this, the R2(74) zoning is in force for the adjacent neighbouring properties to the south and east of 2 Willow Farm Lane.

The proposed Zoning By-law Amendment would allow the owner to submit a future subsequent consent application in order to facilitate a future land severance at the property to create one (1) additional single-detached dwelling lot, in addition to keeping the existing Estate Residential dwelling on the lot to be retained (See Figure 5).

The newly created lot would accommodate a new Single-Detached Dwelling onto Willow Farm Lane (See Figure 5). The following table lists the applicant's proposed development standards for the newly proposed lot intended to accommodate a new Single-Detached Dwelling, compared to the R2(74) zoning standards:

<b>Development Standard</b>	<b>R2 (74) requirements By-law # 6000-17</b>	<b>Newly proposed Lot</b>
Minimum Lot Frontage	22.0 m	43.41 m
Minimum Lot Area	950.0 m <sup>2</sup>	1,727.48 m <sup>2</sup>
Minimum Exterior Side Yard	8.0 m	14.0 m
Minimum Interior Side Yard	1.2 m	4.0 m
Minimum Front Yard	8.0 m	14.6 m
Minimum Rear Yard	9.0 m	17.1 m

Staff notes that no variances have been requested and that the current proposal would conform to and exceed the minimum R2(74) standards.

## **Analysis**

### **Department / Agency Comments**

A preliminary review of the application has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before a final report is prepared for Council's consideration:

- Overall suitability and appropriateness of proposed development;
- Compatibility of proposed lotting pattern compared to immediate surrounding area;
- Conformity to Official Plan policies;
- Zoning Provisions;
- Conformity to the Lake Simcoe Protection Plan (LSPP);
- Considerations with respect to any existing environmental features;
- Site servicing and grading;
- Tree protection;
- Site access for both the retained and severed portion of the subject property;
- Cash in lieu of parkland;
- Potential impacts and mitigation strategies where necessary;
- Proposed density;
- Amenity space.

### **Public Comments**

As of September 6, 2019, two written submissions were received by the Town. The following is a summary of the submissions:

- Concern about how this development will affect property values;
- No concerns regarding the Zoning By-law amendment application.

These comments will be reviewed and addressed in the subsequent General Committee report in addition to the input received from the circulation of the application.

### **Advisory Committee Review**

Not applicable.

## **Legal Considerations**

Section 34(11) of the *Planning Act* states that if Council refuses the application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT). This application was received on June 18, 2019 and therefore, the applicant is eligible to appeal to the LPAT as of November 14, 2019.

## **Financial Implications**

Financial implications including cash-in-lieu of parkland will be addressed when a review of the proposal is completed.

## **Communications Considerations**

On September 5, 2019, a Notice of Complete Application and Public Planning Meeting was published in the Aurora Banner and Auroran newspapers and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. On August 27, 2019 two Notice of Public Planning Meeting signs were also posted on the subject lands fronting Willow Farm Lane and St. John's Sideroad West. Public notification has been provided in accordance with the *Planning Act*.

## **Link to Strategic Plan**

Planning staff will review the proposed application in accordance with the Strategic Plan and it's goals of supporting an exceptional quality of life for all.

## **Conclusions**

This report provides an overview of the submitted Zoning By-law Amendment application to rezone a portion of the subject property in order to facilitate a future land severance.

The application will be reviewed in accordance with Provincial policy, Regional and Aurora Official Plans, Zoning and development standards. The above matters will be considered in the technical review of the application, together with comments received from the public and Council as expressed at the Public Planning Meeting. A report with

recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

### **Attachments**

- Figure 1: Location Map
- Figure 2: Existing Official Plan
- Figure 3: Existing Zoning
- Figure 4: Proposed Zoning
- Figure 5: Proposed Severance & Site Plan

### **Previous Reports**

None.

### **Pre-submission Review**

Reviewed by Agenda Management Team on September 10, 2019.

#### **Departmental Approval**



**David Waters, MCIP, RPP, PLE  
Director  
Planning & Development Services**

#### **Approved for Agenda**



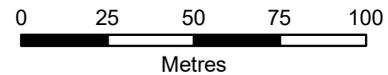
**Doug Nadorozny  
Chief Administrative Officer**



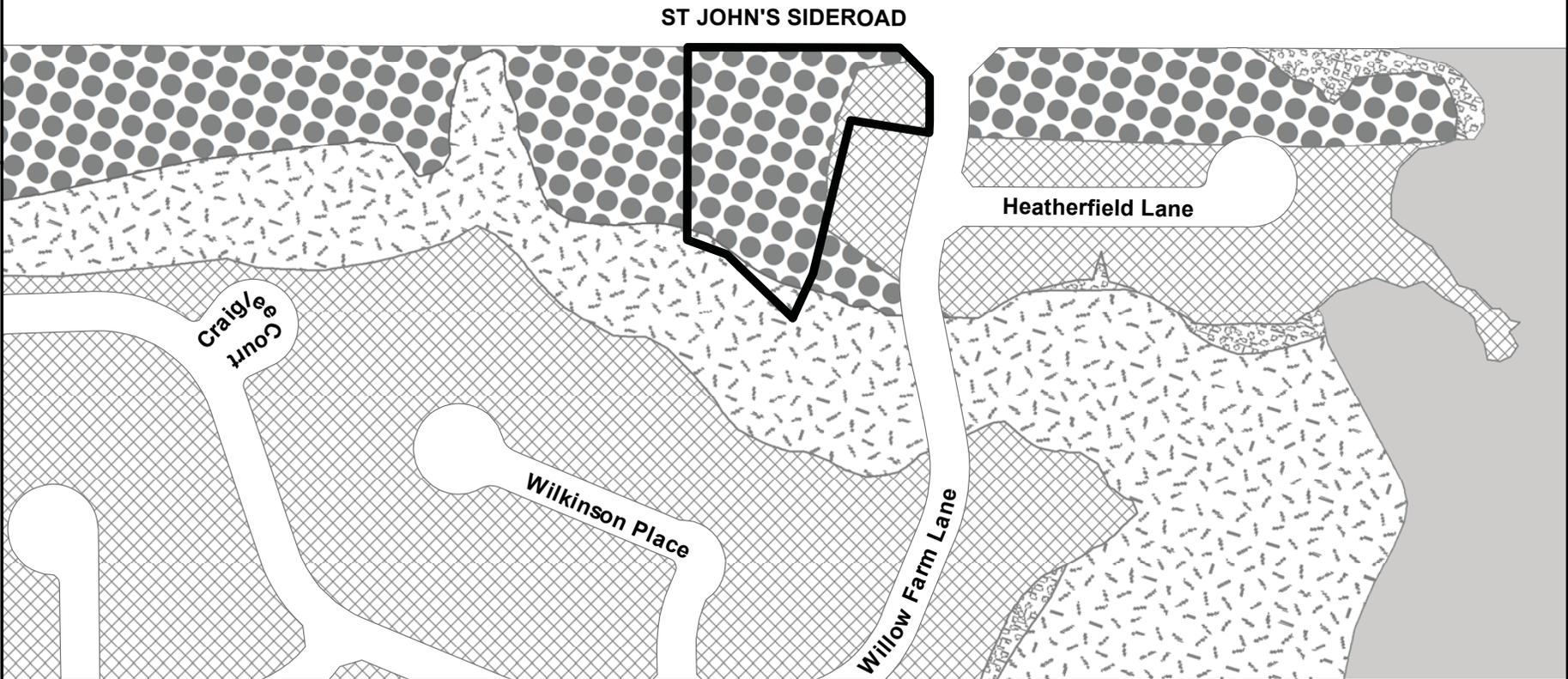
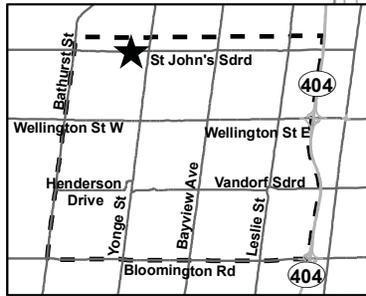
**LOCATION MAP**

APPLICANT: Allan  
FILES: ZBA-2019-02  
FIGURE 1

 **SUBJECT LANDS**



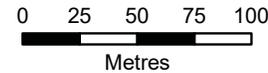
Map created by the Town of Aurora Planning and Building Services Department, September 4, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.



**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: Allan  
 FILES: ZBA-2019-02  
 FIGURE 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, September 4, 2019. Base data provided by York Region & the Town of Aurora.

**Zoning Legend**

**RESIDENTIAL ZONES**

- ER Estate Residential
- R2 Detached Second Density Residential

**OPEN SPACES ZONES**

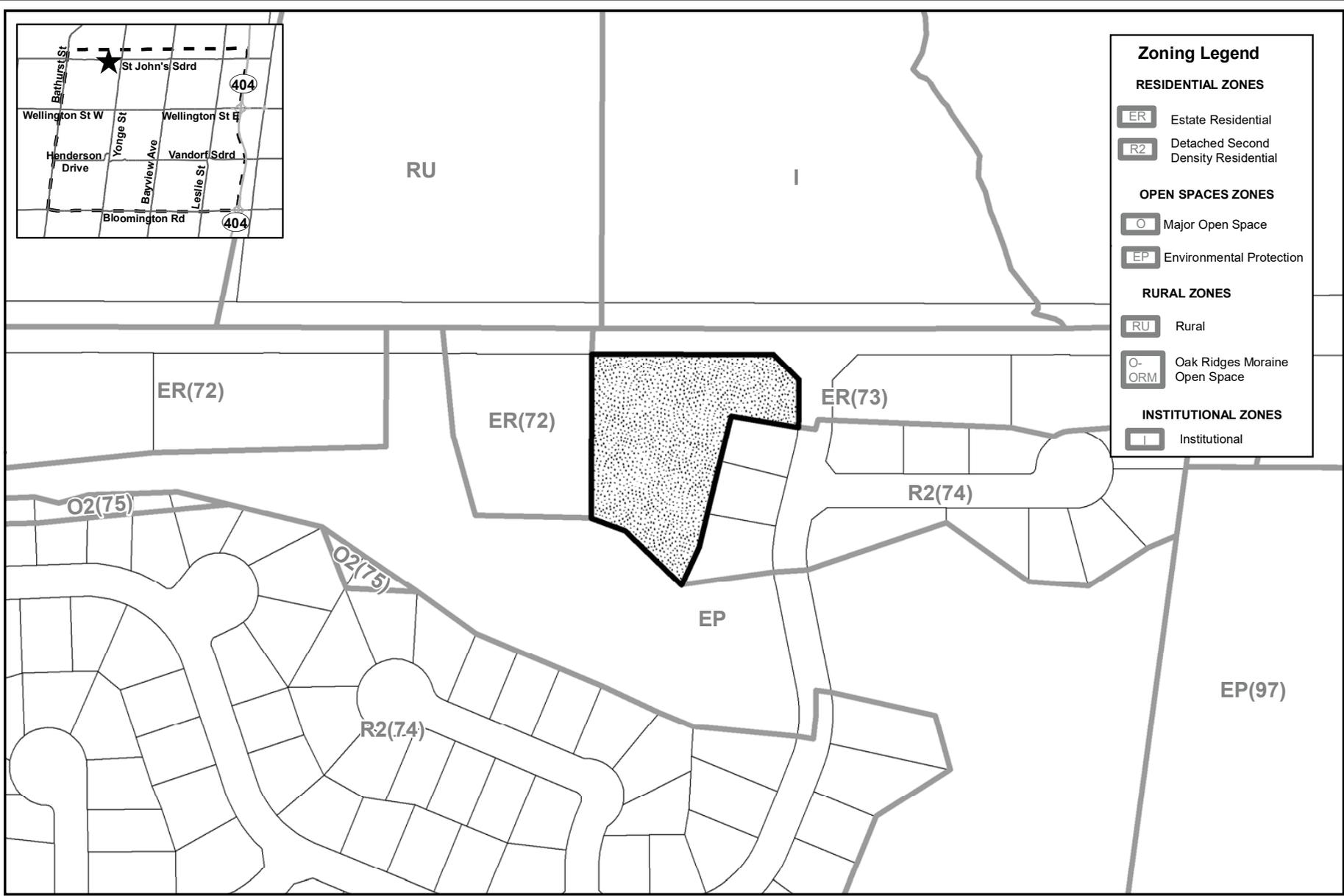
- O Major Open Space
- EP Environmental Protection

**RURAL ZONES**

- RU Rural
- O-ORM Oak Ridges Moraine Open Space

**INSTITUTIONAL ZONES**

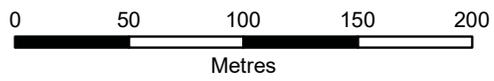
- I Institutional



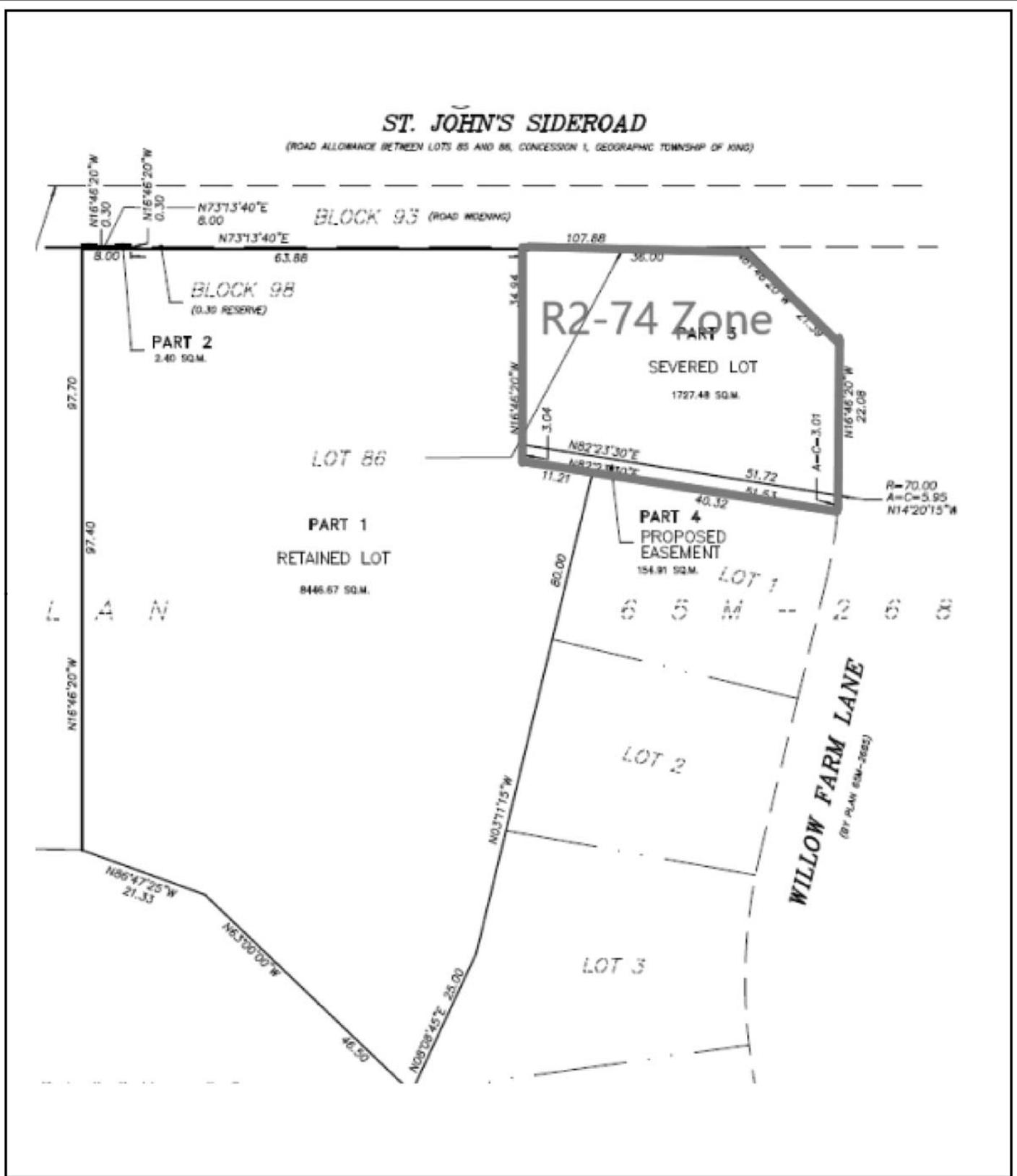
**EXISTING ZONING**

APPLICANT: Allan  
 FILES: ZBA-2019-02  
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, September 4, 2019. Base data provided by York Region & the Town of Aurora.

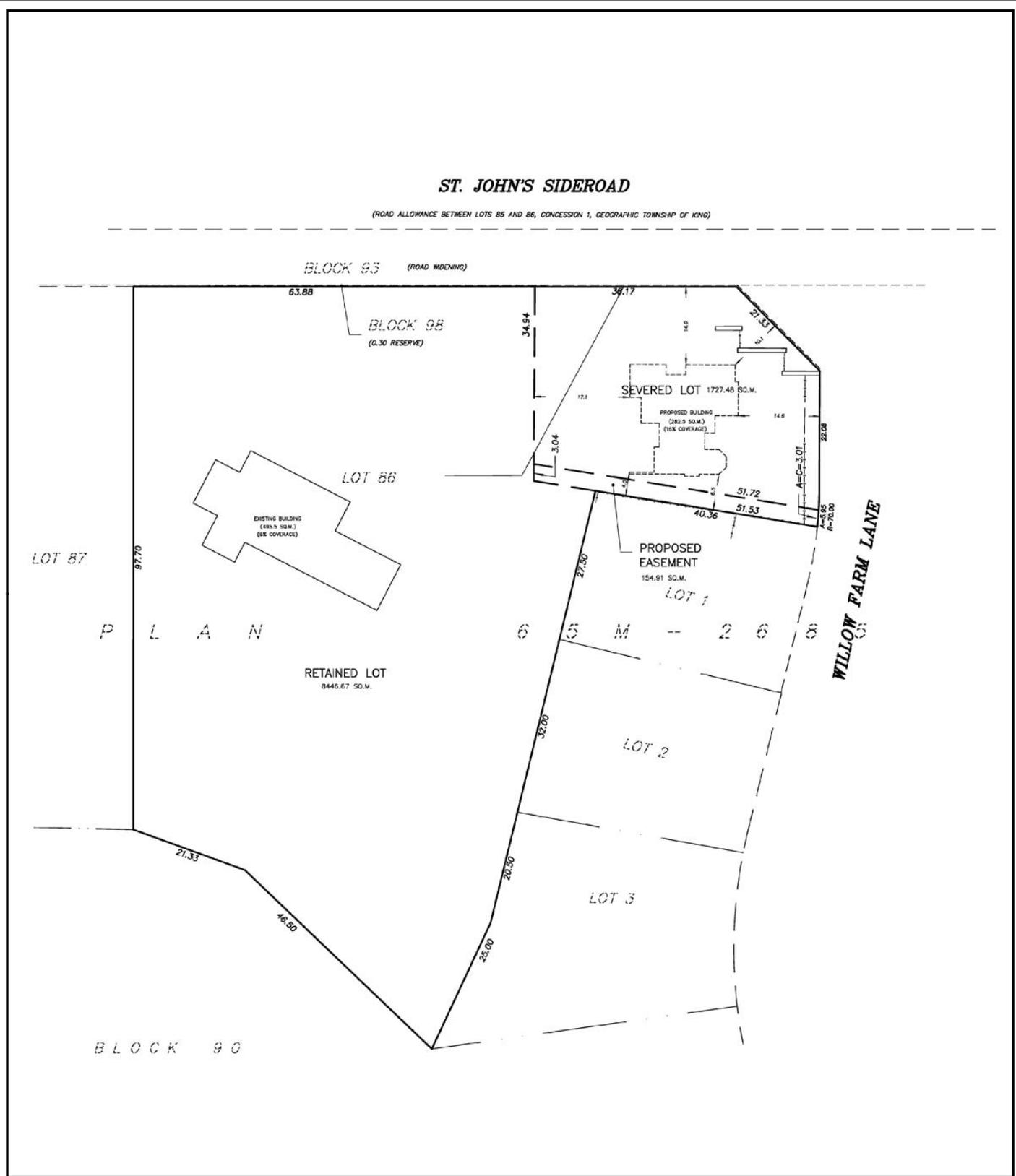


**PROPOSED ZONING**

APPLICANT: Allan  
FILES: ZBA-2019-02

FIGURE 4





**PROPOSED SEVERANCE & SITE PLAN**

APPLICANT: Allan  
FILES: ZBA-2019-02

FIGURE 5



**The Corporation of The Town of Aurora**

**By-law Number XXXX-19**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Public Planning Meeting  
on September 25, 2019.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council Public Planning meeting held on September 25, 2019, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 25<sup>th</sup> day of September, 2019.**

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**Tom Mrakas, Mayor**

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**Samantha Yew, Deputy Town Clerk**