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Town of Aurora
Information Report
No. PDS23-009

Subject: Minor Variance Activity in Stable Neighbourhoods

Prepared by: Adam Robb, MPL, MCIP, RPP, CAHP, Senior Planner

Department: Planning and Development Services

Date: February 7, 2023

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The purpose of this report is to provide Council with a summary of the minor variance applications within the “Stable Neighbourhood” areas of Town that have been submitted and processed by the Planning Division and considered by the Committee of Adjustment since the previous update report on July 5, 2022.

Background

In February of 2018, the Planning Division undertook a study of the Town’s Stable Neighbourhood areas consisting of Regency Acres, Temperance Street, Town Park, and Aurora Heights. The study resulted in new zoning by-law standards and Urban Design Guidelines to ensure the protection of these neighbourhoods from incompatible forms of development. The Planning Division reports to Council on a bi-annual basis to advise of minor variance applications within these Stable Neighbourhood areas.

Analysis

Since the previous update report on July 5, 2022, the Planning Division has processed four (4) minor variance applications within the Town’s Stable Neighbourhoods

The Committee of Adjustment considered two applications in the Regency Acres area, one in Aurora Heights, and one in the Town Park neighbourhood. Figure 1 attached to this report provides the location details for these applications and a brief summary of

the applications and respective decisions by the Committee of Adjustment is provided below, with further detailed information also listed under Figure 2 of this report.

File Number	Address	Committee of Adjustment Decision
MV-2022-22	81 Child Drive	Deferred; application then withdrawn by the applicant
MV-2022-32	101 Wells Street	Approved with conditions
MV-2022-43	49 Jasper Drive	Approved with conditions
MV-2022-46	52 Child Drive	Approved with conditions

As a result of provincial Bill 23, developments of up to 10 residential units are now exempt from site plan control, including those within the Stable Neighbourhood areas

As mentioned previously through report PDS22-138 from November 22, 2022, the passing of Bill 23 now exempts developments of up to 10 residential units from site plan control, and architectural details and landscape design aesthetics have also been removed from the scope of site plan control review. As a result, the Town is no longer able to enforce Stable Neighbourhood site plan control as was done in the past. Bill 23 has also removed third-party appeals on minor variance and consent applications, resulting in the only appeal rights now primarily being through the applicant in the event of an application being refused.

In the wake of Bill 23, staff will continue to provide recommendations and advice to property owners through the minor variance, building permit and heritage review processes where appropriate to ensure sympathetic development and protection of the neighbourhood areas.

Advisory Committee Review

Not applicable.

Legal Considerations

There are no legal considerations.

Financial Implications

There are no financial implications resulting from this report.

Communications Considerations

The Town will inform the public of the information in this report by posting it to the Town's website.

Climate Change Considerations

There are no impacts to greenhouse gas emissions or climate change adaptation resulting from this report.

Link to Strategic Plan

Not applicable.

Conclusions

Since the previous update provided on July 5, 2022, the Planning Division received four (4) minor variance applications in the designated Stable Neighbourhood areas of Town. Two applications are located in the Regency Acres area, one in the Aurora Heights community, and one in the Town Park neighbourhood. Three of the minor variance applications were approved with conditions by the Committee of Adjustment and one was deferred by the Committee of Adjustment and then later withdrawn by the applicant.

Planning and Development Services will continue to provide this update report on a bi-annual basis to inform Council of the number and type of minor variance applications submitted and processed within the Town's Stable Neighbourhood areas.

Attachments

Figure 1 – Minor Variances in Stable Neighbourhoods Location Map

Figure 2 – Minor Variances in Stable Neighbourhoods Table (February 7, 2023)

Previous Reports

Information Report PDS22-097 dated July 5, 2022.

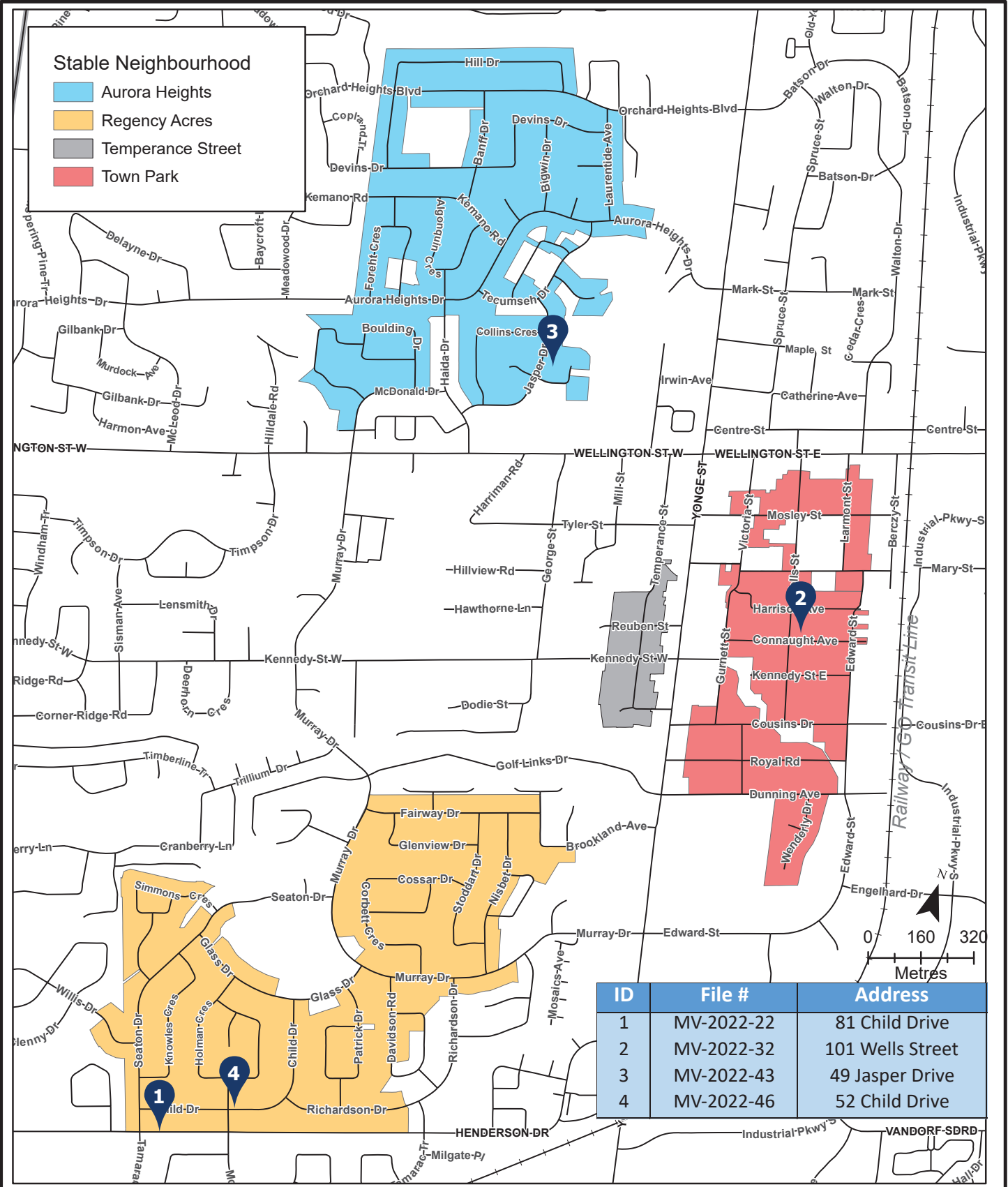
Pre-submission Review

Agenda Management Team review on January 19, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Report Name: Minor Variances in Stable Neighbourhoods
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Figure 1

1 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2023-01-05. Base data provided by York Region & the Town of Aurora.

Figure 2: Minor Variance Activity in Stable Neighbourhoods Table

File # and Address	Location	Meeting Date	Proposal	Requested Variance(s)	Status
81 Child Drive MV-2022-22	Regency Acres	Committee of Adjustment July 14, 2022	Two storey detached dwelling	To permit an interior side yard setback of 1.8 m	Deferred; and then withdrawn by applicant
101 Wells Street MV-2022-32	Town Park	Committee of Adjustment November 10, 2022	Second floor addition and front porch re-construction for an existing legal non-conforming property	To permit: - Steps 3.0 m from the front lot line - An open porch 3.7 m from the front lot line - A front yard setback of 5.0 m - An exterior side yard setback of 1.2 m	Approved with conditions
49 Jasper Drive MV-2022-43	Aurora Heights	Committee of Adjustment December 8, 2022	Two storey detached dwelling	To permit interior side yard setbacks of 2.3 m	Approved with conditions
52 Child Drive MV-2022-46	Regency Acres	Committee of Adjustment December 8, 2022	Two storey detached dwelling with variances required for the single storey garage component	To permit: - An exterior side yard setback of 4.1 m - An interior side yard setback of 1.5 m	Approved with conditions