



Town of Aurora
Minor Variance Application Form

Planning and Development Services

**Development Planning Division
Committee of Adjustment Section**

Phone: 905-726-4700
Fax: 905-726-4736
Email: planning@aurora.ca

Town of Aurora
100 John West Way,
Box 1000, Aurora, ON L4G 6J1
www.aurora.ca

January 2026



Minor Variance Application Form

This Application Form is available in digital format on the Town's Website under Planning and Development Services or contact planning@aurora.ca via e-mail or by calling 905-726-4700 for a copy. A processing fee in the amount specified on the Fee Calculation Worksheet shall be made payable to **The Town of Aurora (Cheque)**. The fee must be delivered to Planning and Development Services at Town Hall located on the 3rd floor, quoting the address of the proposed development. Please note that this fee is **non-refundable** regardless of the outcome pertaining to this request. Planning Applications will not be accepted unless the full Application fee and required material is received.

The undersigned hereby applies to the Committee of Adjustment for the Town of Aurora under Section 53 of the *Planning Act*, for relief, as described in this Application Form, from the Town's Comprehensive Zoning By-law (*as Amended*).

Applicants who wish to apply to the Committee of Adjustment must first have the Preliminary Zoning Review completed by the Building Division staff. To obtain information regarding this process, please contact building@aurora.ca via e-mail or by calling 365-500-2081

1. Complete Application

Was there a Pre-consultation meeting held with Town Staff? ☐ Yes ☐ No

Which staff member(s) were in attendance?

Comments

2. Preliminary Zoning Review

Has the Preliminary Zoning Review Form completed and attached? ☐ Yes ☐ No

Is the Application consistent with information provided in the Preliminary Zoning Review Form?

☐ Yes ☐ No

If not, you must speak to the Building Division staff directly.



Minor Variance Application Form

3. Owner/Applicant/Agent Information

(Please list additional Property Owners on an attached schedule, if applicable)

Registered Owner(s) _____

Address _____

City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

Applicant(s) _____

(If different than above)

Address _____

City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

Agent(s):

(Solicitor/Consultant, if applicable) _____

Contact _____

Address _____

City _____ Province _____ Postal Code _____

Telephone _____ Fax _____ E-mail _____

Send correspondence to:

(Check off the appropriate box)

☐

Owner

☐

Applicant

☐

Agent

☐

All



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4. Location and description of property

Legal Description of the subject land:

Municipal Address _____
(If applicable)

Legal Description _____

Other _____

Size of Property

Area _____ (hectares) _____ (acres)

Frontage _____ (meters) _____ (feet)

Depth _____ (meters) _____ (feet)

5. Nature and extent of relief from the Zoning By-law applied for

6. Why is it not possible to comply with the provisions of the By-law

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7. Subject lands

Particulars of all existing building(s) and structure(s) on the subject land. Please specify:				
	Existing structure 1		Existing structure 2	
a) Type of building(s) or structure(s)				
b) Gross floor area or dimensions of the building(s) or structure(s)				
c) The front, rear and side yard setbacks	Front:	Rear:	Front:	Rear:
	Side:	(Ext.) Side:	Side:	(Ext.) Side:
d) Height of the building or structure				
e) Location of parking				

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Particulars of all proposed building(s) and structure(s) on the subject land. Please specify:				
	Proposed structure 1		Proposed structure 2	
a) Type of building(s) or structure(s)				
b) Gross floor area or dimensions of the building(s) or structure(s)				
c) The front, rear and side yard setbacks	Front:	Rear:	Front:	Rear:
	Side:	(Ext.) Side:	Side:	(Ext.) Side:
d) Height of the building or structure				
e) Location of parking				

Note: The Applicant must submit a Site Plan, together with any photographs or drawings (such as floor plans or elevation plans) which may assist the Committee, if applicable.

Year of acquisition of subject land _____

Year of construction of all buildings and structures on subject land _____

Existing use of the subject property _____

Proposed use of the subject property _____

Existing use of the abutting properties _____

Length of time the existing uses of the subject property have continued _____

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8. Existing easements / Restrictive covenants

Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☐ No

If yes, describe the easement or covenant and its effect _____

9. Access

Type of road access (check the appropriate box)

- ☐ Provincial Highway
- ☐ Regional Road, maintained all year
- ☐ Another public road or right-of-way

10. Water Supply

Water supply provided by (check the appropriate box)

- ☐ Publicly owned and operated piped water
- ☐ Privately owned and operated individual well
- ☐ Privately owned and operated communal well Lake
- ☐ or other body of water
- ☐ Other means

11. Sewage Disposal

Sewage disposal provided by (check the appropriate box)

- ☐ Publicly owned and operated sanitary sewage system Privately
- ☐ owned and operated individual sewage system Privately
- ☐ owned and operated communal septic system
- ☐ Other means

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12. Stormwater Management

Storm Drainage provided by (check the appropriate box)

- | | |
|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Sewers | <input type="checkbox"/> Swales |
| <input type="checkbox"/> Ditches | <input type="checkbox"/> Other means |

If the property is not municipally or publicly serviced, have you had the On-site Sewage System Form reviewed and completed by the Building Division staff: ☐ Yes ☐ No

If no, you are required to contact the Building Division Directly.

13. Survey of the property

The Application Form shall be accompanied by a survey drawn to a standard metric scale, showing the following:

- a) The boundaries and dimensions of any land abutting the subject lands;
- b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard and the side yard lot lines;
- c) The approximate location of all natural and artificial features on the subject lands and on the land that is adjacent to the subject land that, in the opinion of the Applicant may affect the Application, such as buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells, septic tanks, and tile fields;
- d) The current uses on land that is adjacent to the subject land;
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way;
- f) If access to the subject land is by water only, the location of the parking and boat docking facilities to be used; and
- g) The location and nature of any easement affecting the subject land.



Minor Variance Application Form

Affidavit

I/We	of the Municipality of
In the Region of	
solemnly declare that all the statements contained in this Application Form are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .	
SWORN before me at the City/Town of (Municipality)	
in the (Region, if Applicable) of	
This	day of , 20
Owner/Agent or Applicant	
Commissioner for Taking Affidavits, etc.	



Minor Variance Application Form

Authorization of Owner(s)

I Hereby consent and authorize representatives of the Town of Aurora and those persons identified under the *Planning Act*, R.S.O. 1990 c. P.13, including the Members of the Committee of Adjustment, to enter upon the land subject to this application for the purpose of conducting any site inspections and take pictures which is necessary for the evaluation of this application.

Signature(s) of Owner(s)

I Hereby authorize (Name of Agent or person authorized to sign this Application Form)

to act as our Agent to sign this Application Form, to appear on my/our behalf at any hearing(s) in respect of the Application and to provide any information or material required by the Town in connection with this Application Form and I/We hereby authorize the Town to collect such information from my/our Agent.

Address

Legal Description

Signature(s) of Owner(s)

Name of Corporation

Name

Title

Dated this day of , 20

Signing Officer Signature and Corporation seals, if applicable

Per Name of Corporation

Name

Title

I/We have the authority to bind the corporation

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Declaration of Site Plan

I,
with respect to the Site Plan submitted with this Minor Variance Application hereby declare that (please select one of the following):
<input type="checkbox"/> Where the Site Plan is a photocopy of a survey, I am the Owner of the copyright in the survey and hereby authorize the Town of Aurora to circulate this site plan;
<input type="checkbox"/> The Site Plan of the property submitted by myself contains siting information provided by me and does not violate copyright in any survey related to the property which is the subject of this Application Form.
Dated this day of 20
Signature of Owner/Applicant or Agent

Site Posting

I,
understand and agree to post the sign in accordance with the <i>Planning Act</i> requirements. Failure to do so will result in a deferral of my Application and it subject to applicable fees.
Dated this day of 20
Signature of Owner/Applicant or Agent



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Public Record Notice and Release

Public Record Notice: Pursuant to section 1.0.1 of the *Planning Act*, R.S.O. 1990, c. P.13, all information and material required in support of your Application Form will be made available to the public.

I understand and agree that my personal information, as well as any other information and material including, but not limited to, drawings, studies, plans, affidavits, etc., provided on this Application Form and/or required as part of this Application Form, will be used to create a record that is available to the general public and I do hereby authorize and consent to the release, disclosure, copying and distribution of any such information and/or material to any person or public body.

I also understand and agree that The Corporation of the Town of Aurora (*the "Town"*) is not responsible for protecting and/or enforcing copyrights or any other intellectual property rights that might attach to any information or material provided or submitted as part of this Application Form.

By signing below, I agree to the foregoing and I also agree to release, waive and forever discharge the Town from all actions, claims, demands, losses, costs, damages, suits, proceedings or liabilities whatsoever related to: (a) the collection, handling and release of any information provided on this form and/or required as part of this Application Form; and (b) any copyright or intellectual property rights that might attach to any information or material submitted as part of this Application Form and made available to the public by the Town pursuant to section 1.0.1 of the *Planning Act*.

Signature of Owner/Applicant or Agent

Date



Committee of Adjustment Applications

This Form must be completed by the Applicant for the calculation of fees.

Breakdown of Fees		
Calculations	Fee	Total
Consent		
a) Base Fee (for all Consent types) Plus: Fee per additional lot created (beyond the initial severed parcel)	\$ 6,069.00 \$ 3,049.00	\$ _____ \$ _____
b) Change of conditions (Section 53(23) of the Planning Act—only before final consent is given)	\$ 1,118.00	\$ _____
c) Re-circulation Fee (Note 7)	\$ 3,179.00	\$ _____
Total Consent Application Fee		\$ _____
Minor Variance or Permission		
a) Oak Ridges Moraine Residential	\$ 2,801.00	\$ _____
b) Ground related Residential zoned lands	\$ 3,353.00	\$ _____
c) More than one Variance related to a Draft Approved Plan of Subdivision (plus per lot or unit calculation per the below)	\$ 3,353.00	\$ _____
d) Additional Fee Per Lot / Unit	\$ 1,756.00	
e) All other uses, including ICI	\$ 4,108.00	\$ _____
f) Minor Variance for Outdoor Swim Schools	\$ 292.00	\$ _____
g) Minor Variance (non-owner occupied)	\$ 5,350.00	\$ _____
h) Re-circulation / Revisions Fee (Note 7)	\$ 1,686.00	\$ _____
Note 7: Recirculation Fees: Required due to an Owner’s or Applicant’s revisions or deferrals.		
Total Minor Variance Application Fee		\$ _____
Total Fee Amounts		\$ _____
Payment of Fees		
All fees set out herein shall be payable by cheque to the Town of Aurora upon the submission of this application. For the Application to be complete, the required Application Fee must be paid in full and delivered to the Town before any processing of the Application commences.		
Staff use only		
File Name: _____ File Number: _____		
Property Address / Legal Description: _____		
Committee of Adjustment General Ledger Number		
1-10-1093-52107-000000-000-000-0000 (COAAP)		
Verification of Fees: Indicate Correct Total		\$ _____
Staff Name: _____		Date: _____