



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2022-33

APPLICANT: YEUNG MOU

PROPERTY: 10 Bovair Trail, Aurora, ON L4G7C8
PLAN 65M2655 LOT 2

**RELATED
APPLICATIONS:** n/a

ZONING: C-ORM (*Oak Ridges Moraine Countryside Are Zone*)

PURPOSE: A Minor Variance Application has been submitted to facilitate an addition to existing house that is in the Oak Ridges Moraine

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 18.1.1 of the Zoning By-law requires a minimum rear yard setback of 22.0 metres.
- 2) Section 18.1.2(i) of the Zoning By-law states uncovered decks and minor additions including open-sided roof porches may be permitted on legally existing residential lots provided that do not exceed 50.0 square metres on the ground floor and are located outside the key natural features and hydrologically sensitive features.

PROPOSAL:

- a) The applicant is proposing a garage addition, which is 18.6 metres to the rear property line.
- b) The applicant is proposing to construct a garage addition, covered and uncovered deck.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	September 8th, 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on September 6th, 2022.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on September 8th, 2022.** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

Town of Aurora

100 John West Way, Box 1000
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca no later than 4:30pm on September 9th, 2022.

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at (905) 726-4711

Personal Information Collection Notice

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13*, as amended. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, as amended, (the "Act") public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 25th DAY OF August 2022



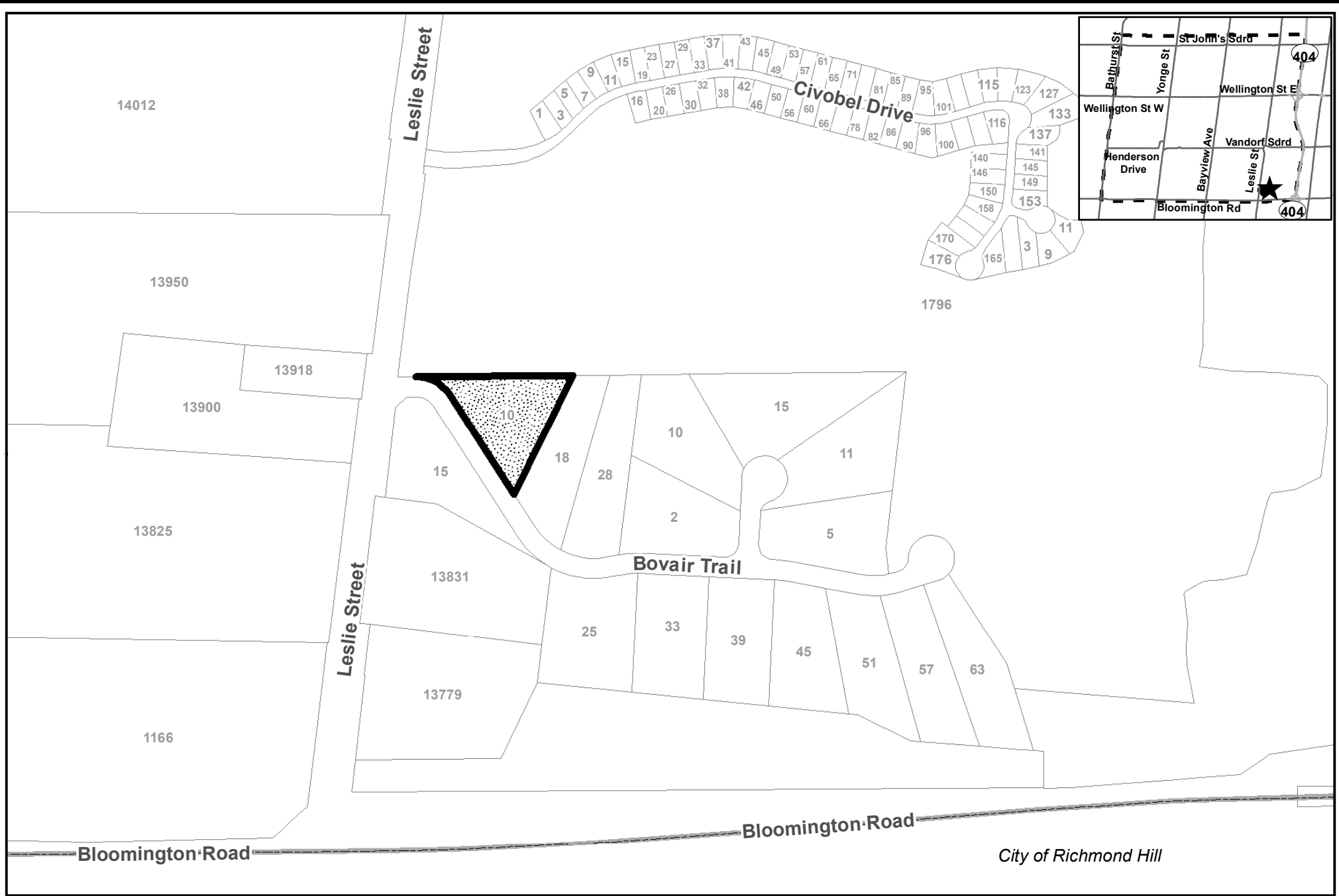
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

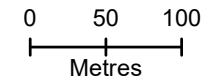
Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/agendas>



LOCATION MAP
10 BOVAIR TRAIL
FILE: MV-2022-33
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

- GENERAL NOTES**
1. ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
 2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.
 3. DO NOT SCALE BLUEPRINTS.

© COPYRIGHT - NAUTA HOME DESIGNS
IT IS ILLEGAL TO COPY THIS PLAN IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF NAUTA HOME DESIGNS.

REVISIONS

DATE	ITEM
AUG. 19 2022	EXIST. DRIVE. 6.8m

QUALIFICATION INFORMATION

Ontario
Ministry of Municipal Affairs and Housing

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Hank Nauta
NAME:
SIGNATURE:

BCIN:
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code.

Nauta Home Designs
NAME:
BCIN:

NAUTA HOME DESIGNS

1-866-474-4320

1789 MERRITTVILLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER:
AR1092

CONTRACT NUMBER:
2022-021

PROJECT :
ADDITION
1215 SQ. FT.

WIDTH: 111' 9"
DEPTH: 10' 0 1/2"

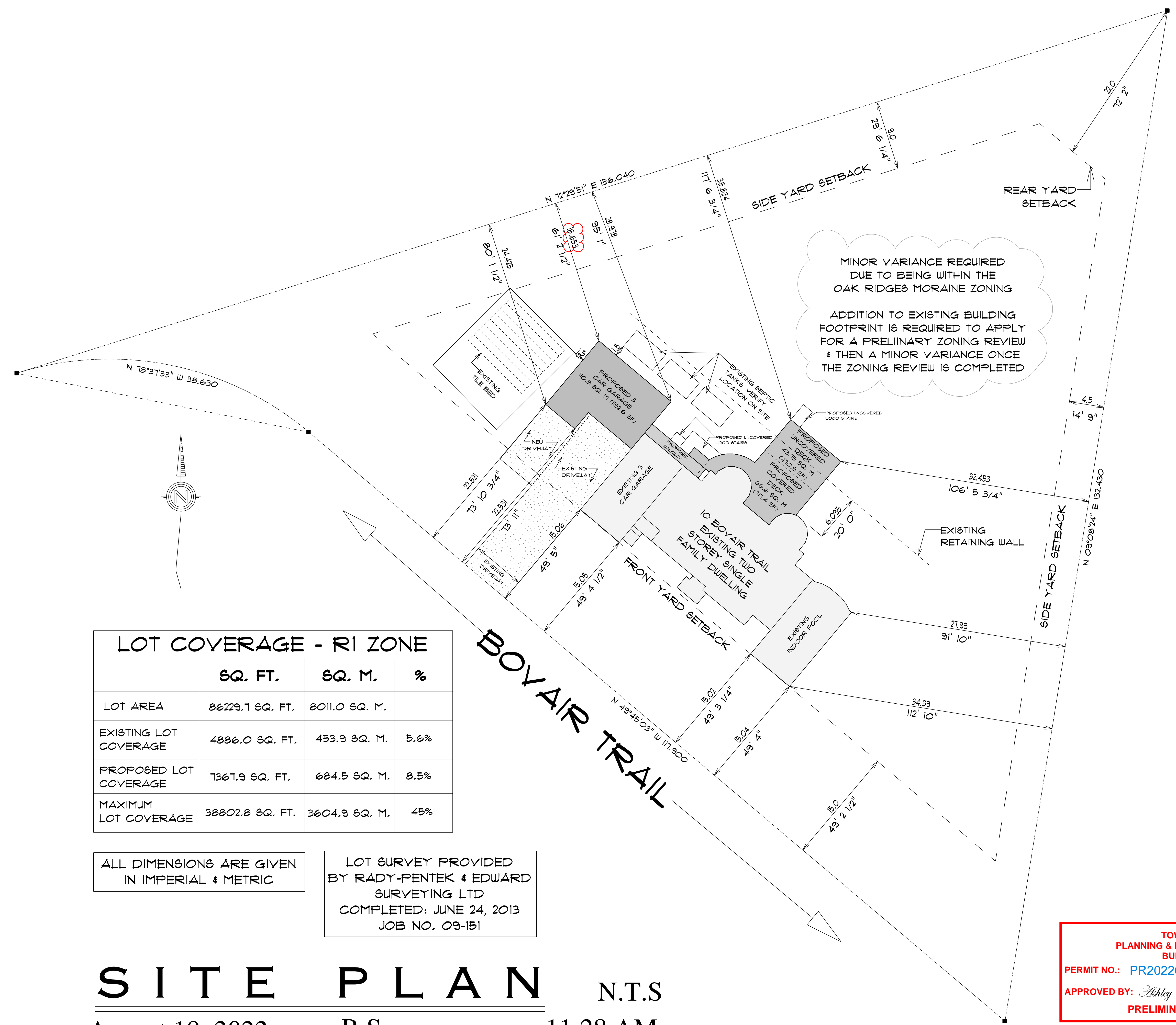
LOCATION:
10 BOVAIR TRAIL
AURORA, ONTARIO

TITLE:
SITE PLAN

ISSUED FOR: MV
DATE: JUNE 21, 22

DRAWN BY: R.S.
CHECKED BY:

DATE : AUGUST 2022
PAGE: 1 OF 5



MINOR VARIANCE REQUIRED
DUE TO BEING WITHIN THE
OAK RIDGES MORaine ZONING

ADDITION TO EXISTING BUILDING
FOOTPRINT IS REQUIRED TO APPLY
FOR A PRELIMINARY ZONING REVIEW
& THEN A MINOR VARIANCE ONCE
THE ZONING REVIEW IS COMPLETED

LOT COVERAGE - R1 ZONE

	SQ. FT.	SQ. M.	%
LOT AREA	86229.7 SQ. FT.	8011.0 SQ. M.	
EXISTING LOT COVERAGE	4886.0 SQ. FT.	453.9 SQ. M.	5.6%
PROPOSED LOT COVERAGE	7367.9 SQ. FT.	684.5 SQ. M.	8.5%
MAXIMUM LOT COVERAGE	38802.8 SQ. FT.	3604.9 SQ. M.	45%

ALL DIMENSIONS ARE GIVEN
IN IMPERIAL & METRIC

LOT SURVEY PROVIDED
BY RADY-PENTEK & EDWARD
SURVEYING LTD
COMPLETED: JUNE 24, 2013
JOB NO. 09-151

S I T E P L A N N.T.S
August 19, 2022 R.S. 11:28 AM

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220873 DATE: Aug. 22, 2022
APPROVED BY: Ashley Vanderwal AMENDED
PRELIMINARY ZONING REVIEW

WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320
SEARCH OVER 1000 HOUSE PLANS ONLINE,
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, ETC., REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20220873 **DATE:** Aug. 2, 2022

APPROVED BY: *Melissa Bozanin*

PRELIMINARY ZONING REVIEW

FILL / PARTIAL WALKOUT BASEMENT NOTES
STEP ALL CONCRETE FOOTINGS DOWN TO 4" MINIMUM BELOW FINISHED GRADE. ALL EXISTING AND FINISHED GRADES ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR. ANY LATRALLY UNSUPPORTED FOUNDATION WALLS ARE TO BE REINFORCED WITH REBAR. REBAR REQUIREMENTS TO BE DESIGNED BY A STRUCTURAL ENGINEER.

EXTERIOR PATIO AND TERRACE DOORS
ALL PATIO OR TERRACE DOORS WITH THRESHOLDS EXCEEDING 25 MM TO FINISHED GRADE TO HAVE A GRADED CONCRETING TO 80:1.

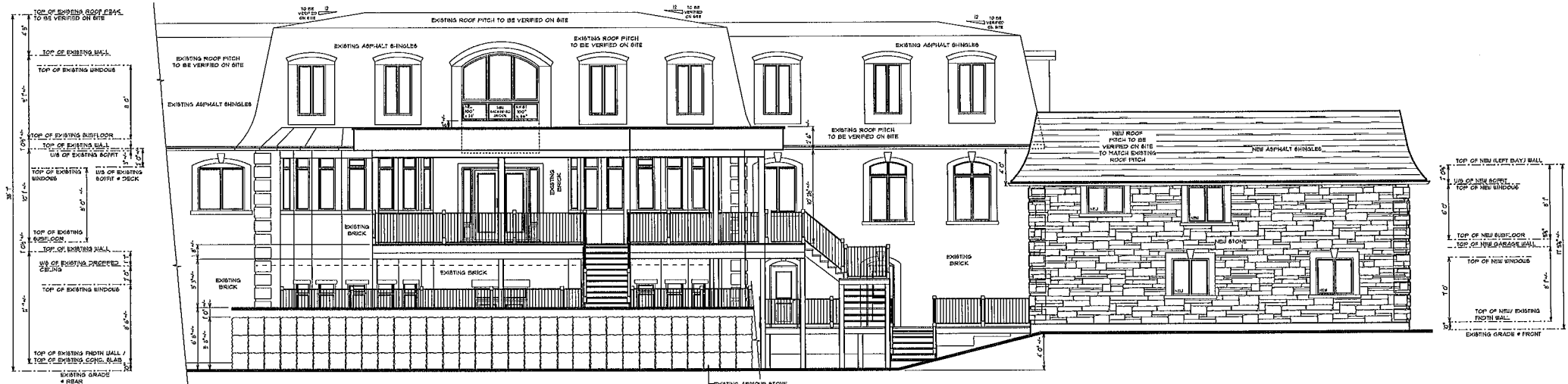
DECKS AND PATIOS ABOVE GRADE
FENCINGS GUARD CONFORMING TO 80:1 ON ALL PATIOS AND DECKS THAT HAVE A FINISHED HEIGHT OF 25 8/8" ABOVE FINISHED GRADE.

WINDOW SIZES AND R.O. FRAMING
PROVISIONS CONCERNING TO 80:1 ON ALL PATIOS AND DECKS THAT HAVE A FINISHED HEIGHT OF 25 8/8" ABOVE FINISHED GRADE.

WINDOW WELLS (WHERE REQUIRED)
ALL WINDOW WELLS ARE TO BE CONSTRUCTED OF 2" GALVANIZED CORROSION RESISTANT AND BORED TO FACE OF CONCRETE WALL. WINDOW WELLS ARE TO HAVE A 4" DIA. WELLS WITH FLEXIBLE GASKETS AND WITH WEATHER FILLED WITH 3/4" TH. CLEAR STONE. FINISHING VERTICALLY FROM BOTTOM OF WINDOW WELLS CORRECTING TO HORIZONTAL REFER AT BASEMENT FOOTING LEVEL. THAT IS MINIMUM THE PERIMETER OF THE FOUNDATION WALL AS PER S14.3.3 OF THE OBC. REQUIRED EXPOSED WINDOW WELLS SHALL HAVE A MINIMUM CLEARANCE OF 27" AS PER SECTION OF THE OBC.

REFER TO GENERAL NOTES PAGE FOR STANDARD ELEVATION CONSTRUCTION NOTES, OBC REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES. REFER TO STANDARD DETAIL, PAGE FOR CONSTRUCTION DETAILS.

GENERAL NOTES
<ol style="list-style-type: none"> ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS. DO NOT SCALE BLUEPRINTS.
DESIGN CHANGES
ANY DEVIATION TO THE DESIGN OF THIS BUILDING OR USE OF ALTERNATIVE BUILDING MATERIALS SHALL BE NOTIFIED TO THE CHANGING OF THESE PLANS AND SHALL NOT BE CARRIED OUT UNTIL 80% CAN BE CHECKED FOR ENGINEERING AND APPROVED.
<small>© COPYRIGHT - NAUTA HOME DESIGNS 811 L. ST. W. TOYOTA CITY 48114, MICHIGAN 48114 PROFESSIONAL REGISTERED ARCHITECT PROFESSIONAL OF ONTARIO HOME DESIGN</small>
REVISIONS
QUALIFICATION INFORMATION
 <small>Province of Ontario Ministry of Municipal Affairs and Housing</small>
<small>The undersigned has reviewed and takes responsibility for the design and has the qualifications and credentials to be a designer.</small>
Hank Nauta
NAME
SIGNATURE
BORN
REGISTRATION INFORMATION
Nauta Home Designs
NAME
BORN
NAUTA HOME DESIGNS
1-866-474-4320
1789 MERRITTVILLE HWY WELLAND, ON L3B 5N5
PLAN NUMBER:
AR1092
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PROJECT :
ADDITION
1215 SQ. FT.
WIDTH: 111' 9"
DEPTH: 70' 0 1/2"
LOCATION:
10 BOVAIR TRAIL
AURORA, ONTARIO
TITLE:
REAR ELEV.
RIGHT ELEV.
DATE :
JUNE 2022
PAGE:
3 OF 5



REAR ELEVATION 3/16" = 1' @
June 27, 2022 R.S. 10:09 AM

WWW.NAUTAHOMEDESIGNS.COM 1-866-474-4320
SEARCH OVER 1000 HOUSE PLANS ONLINE,
CUSTOM DESIGNS, ADDITIONS, & RENOVATIONS.



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771