



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2021-29

**APPLICANT:** Mody

**PROPERTY:** 222 Ridge Road  
PLAN 132 PT LOT 17 RP 65R35315 PART 2

**ZONING:** RU-ORM (*Oak Ridges Moraine Rural General Zone*)

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling.

**BY-LAW  
REQUIREMENT:**

- 1) Section 14.1 states no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, without amendment to, or relief from the Zoning By-law.
- 2) Section 14.4.1(i) states the net developable area of the site that is disturbed shall not exceed 25.0% of the total site area within a Category 1 Landform Conservation Area.
- 3) Section 14.1.b of the Zoning By-law requires a minimum interior side yard setback of 9.0 metres.
- 4) Section 14.1.b of the Zoning By-law requires a minimum interior side yard setback of 4.5 metres.

**PROPOSAL:**

- a) The applicant is proposing to construct a two-storey detached dwelling.
- b) The applicant is proposing an impervious area of 29.4%.
- c) The applicant is proposing a two-storey detached dwelling, which is 2.0 metres to the west interior side property line.
- d) The applicant is proposing a two-storey detached dwelling, which is 2.5 metres to the east interior side property line.

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.

<b>DATE:</b>	<b>April 14, 2022</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on April 12, 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on April 14, 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on April 15, 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 Brashanthe Manoharan at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) or at **905-727-3123 Ext. 4223**.

### **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 31<sup>st</sup> DAY OF MARCH 2022



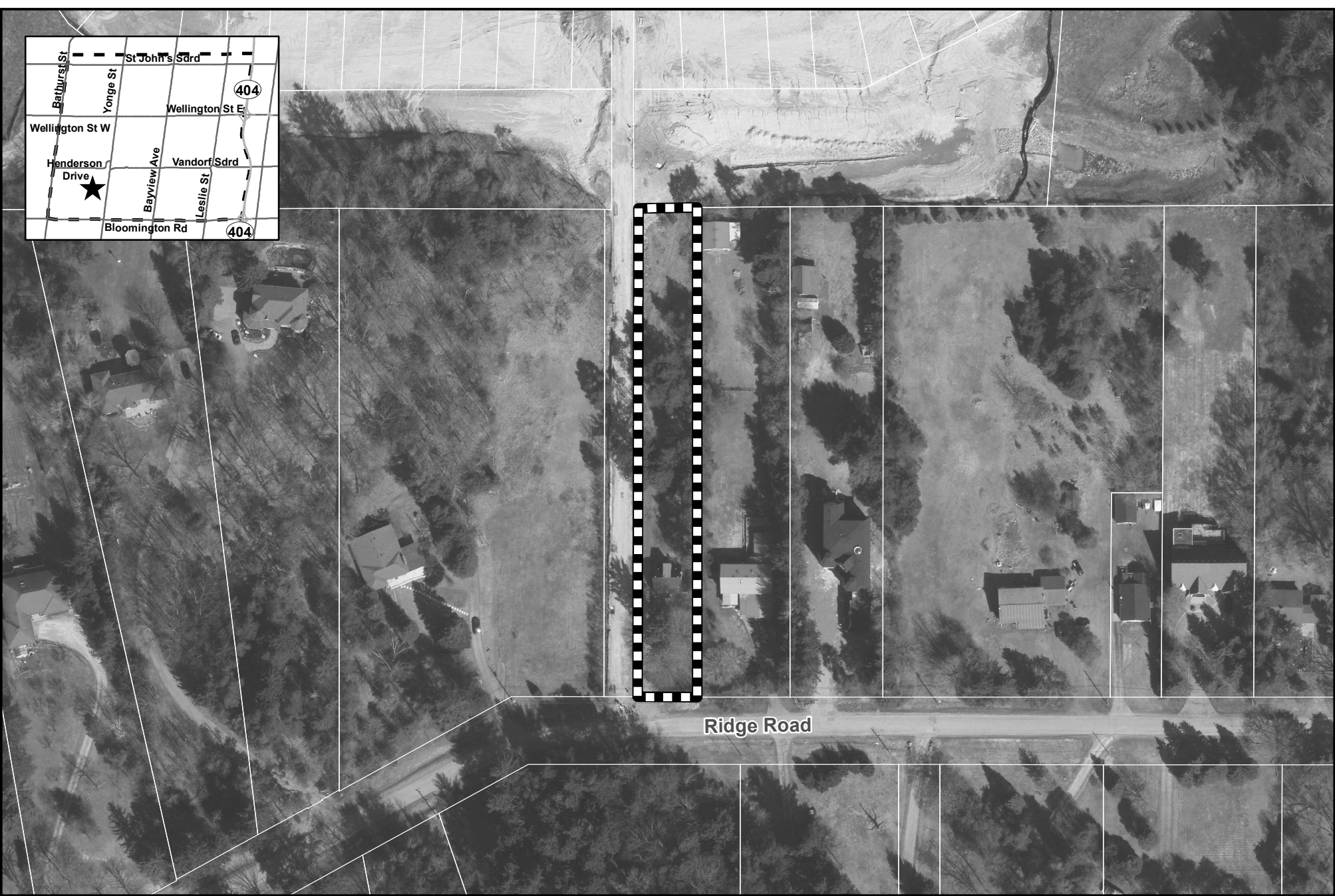
Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

### **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>

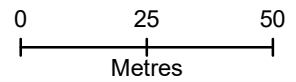


# LOCATION MAP

222 RIDGE ROAD  
FILE: MV-2021-29

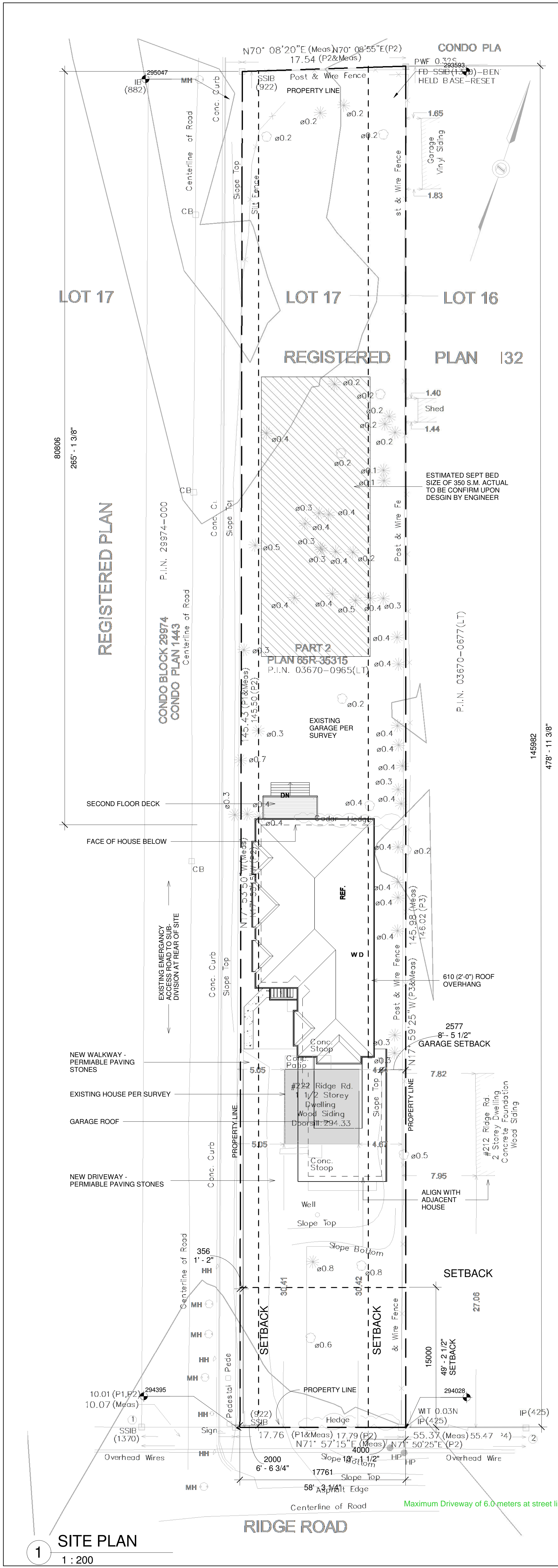


**SUBJECT LANDS**



TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20220368 DATE: Mar. 15, 2022  
 APPROVED BY: *Melissa Bozeman*  
 PRELIMINARY ZONING REVIEW

**JULIUS HORVATH**  
 ARCHITECTS  
 25 Bonny Meadows Dr.  
 Aurora, Ontario, ON, L4G 6M9  
 C: 905-360-9407  
 E: julius@horvatharchitect.com  
 www.horvatharchitect.com

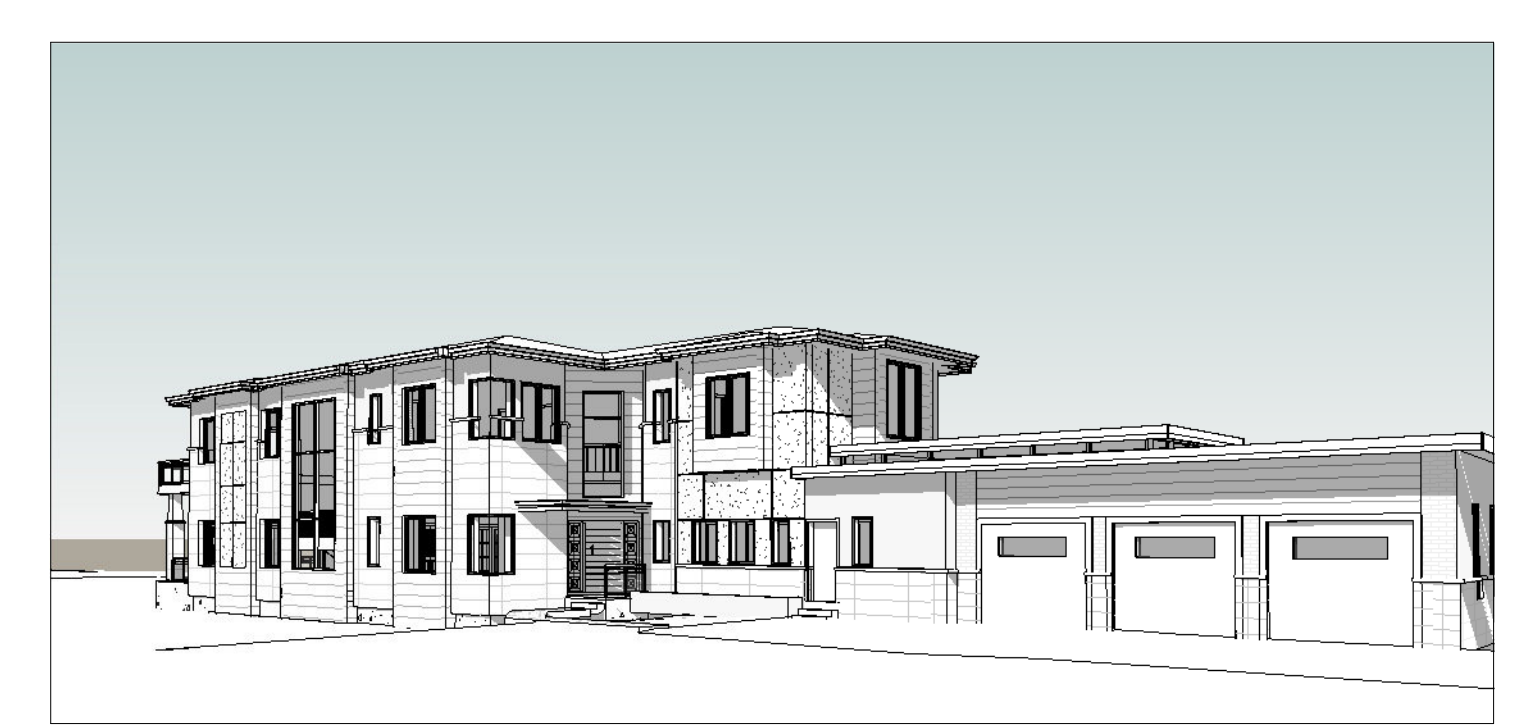


**SITE STATISTICS**

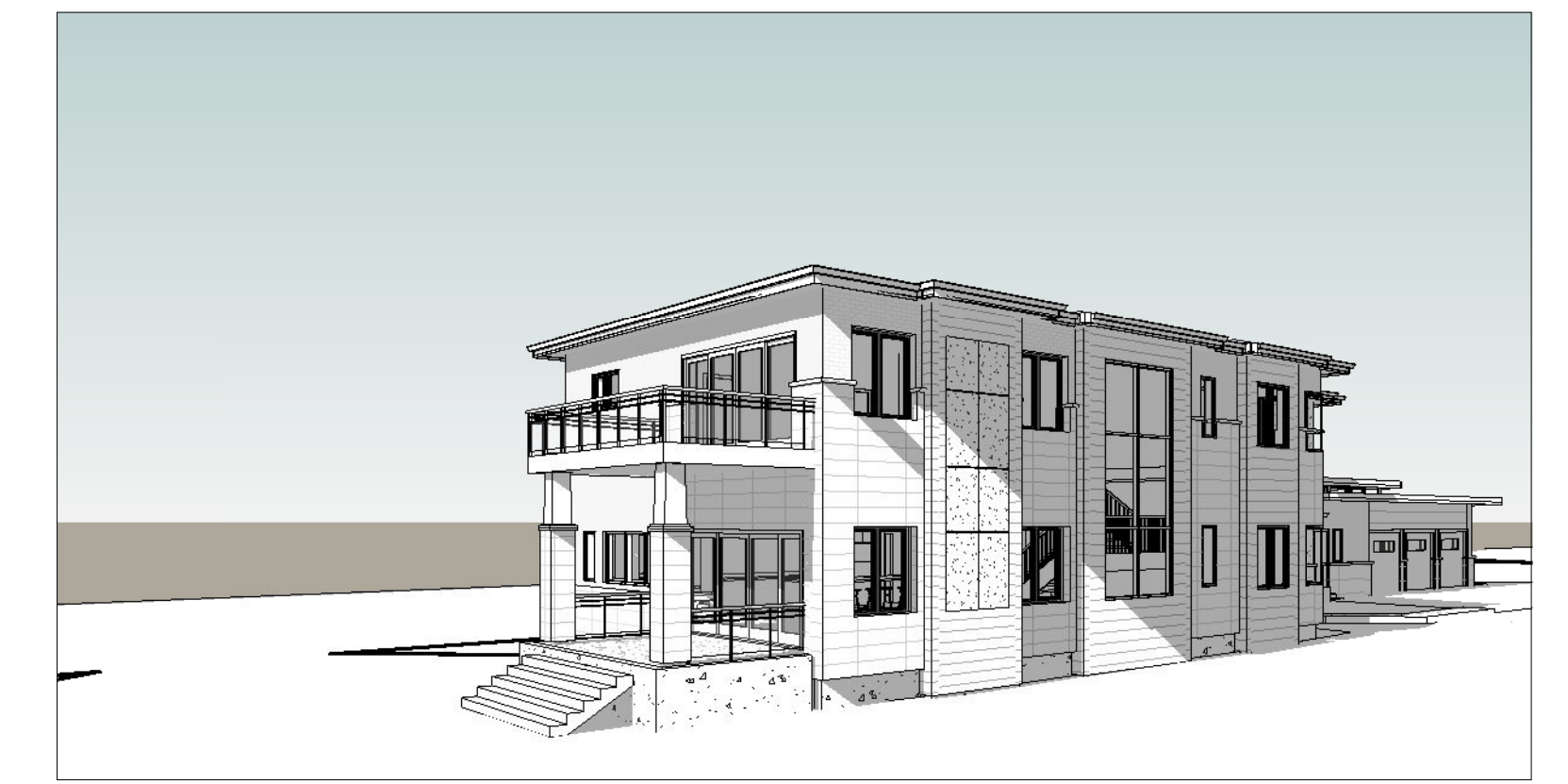
ZONING BASED ON R/OI ORM

PROVISION ITEM	ALLOWED AREA S.M. %	PROPOSED AREA S.M. %	COMMENTS
1 LOT AREA	MIN 100,000.00	2,569	
2 LOT FRONTAGE	MIN 180	18	
3 SETBACKS	MIN 15	15	
4 FRONT YARD	MIN 22	22	
5 REAR YARD	MIN 9	9	
6 INTERIOR SIDE YARD	MIN 15	2	
7 EXTERIOR SIDE YARD	MAX 10	11	
8 BUILDING HEIGHT	MIN NA	NA	
9 LANDSCAPE OPEN SPACE	MIN NA	NA	
11 LOT COVERAGE (BUILDING FOOTPRINT EXCEPTABLE)	MAX 514	237	9.2%
13 LOT COVERAGE (GARAGE FOOTPRINT)	MAX NA	87	3.4%
15 LOT COVERAGE (DRIVEWAY)	MAX NA	312	12% PERVIOUS PAVERS
18 LOT COVERAGE (WALKWAY AND PATIOS)	MAX NA	9	0.4%
19		333	
20 TOTAL IMPERVIOUS AREAS (ITEM 12, 14)	MAX 15%	324	13%
22 SEPTIC BED COVERAGE		350.00	14% TO BE DETERMINED
23		73.00	3%
24 REGRADED COVERAGE		756	
TOTAL DISTURBED (ITEM 20, 22, 24)	25%	747	29% 29.4%

GFA MAIN FLOOR: 237 TO EXTERIOR WALL FACE, GARAGE NOT INCLUDED  
 GFA SECOND FLOOR: 222 TO EXTERIOR WALL FACE  
 TOTAL GFA: 459



3 3D View FRONT



4 3D View REAR



2 3D FRONT AIREAL



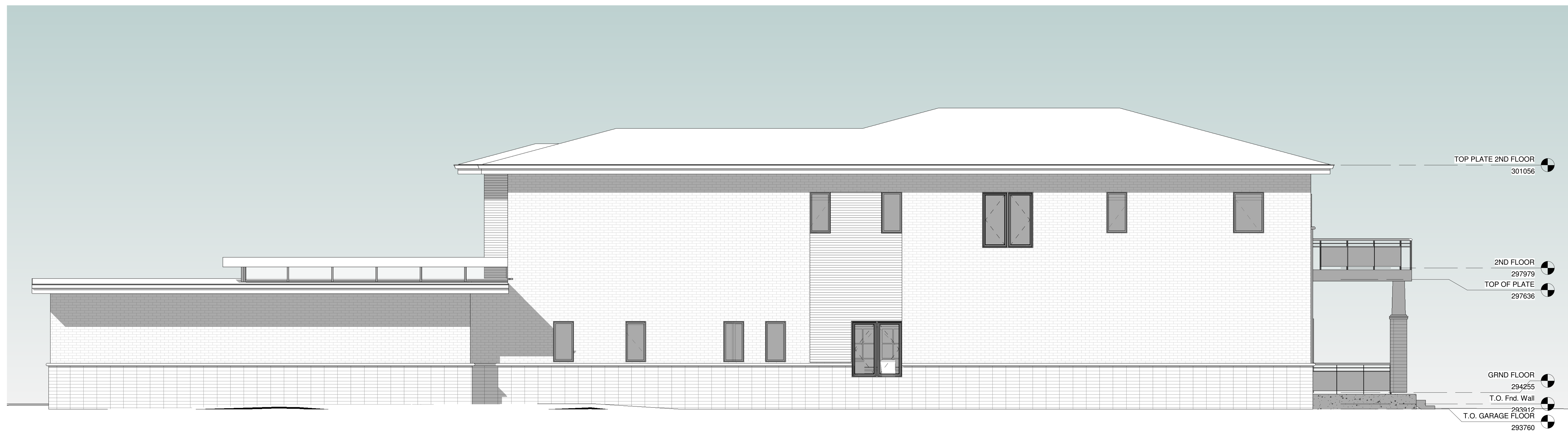
ARCHITECT'S STAMP RELATES ONLY TO THE ARCHITECTURAL ITEMS SHOWN ON THIS DRAWING.  
 DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED AND DISTRIBUTED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE LATEST ISSUE SHOWN BELOW CONTACT THE ARCHITECT IF VERIFICATION IS REQUIRED TO ENSURE AUTHENTICATION OF ARCHITECT'S SEAL AND OWNERSHIP OF THIS DRAWING AND ITS CONTENTS

No.	Description	Date
1	P2R	AUG 30, 2021
2	P2R	SEP 28, 2021
3	CoA	OCT 8, 2021
4	NEW P2R	DEC 6, 2021
5	NEW P2R	MAR 10, 2022

Tejas & Sunita Mody  
 Custom Home  
 222 Ridge Road Aurora  
**SITE PLAN**  
 Project number: 202125  
 Date: AUG 9, 2021  
 Drawn by: J H A INC  
 Checked by: JH  
**A100**  
 Scale: 1 : 200

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20220368 DATE: Mar. 15, 2022  
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 PRELIMINARY ZONING REVIEW

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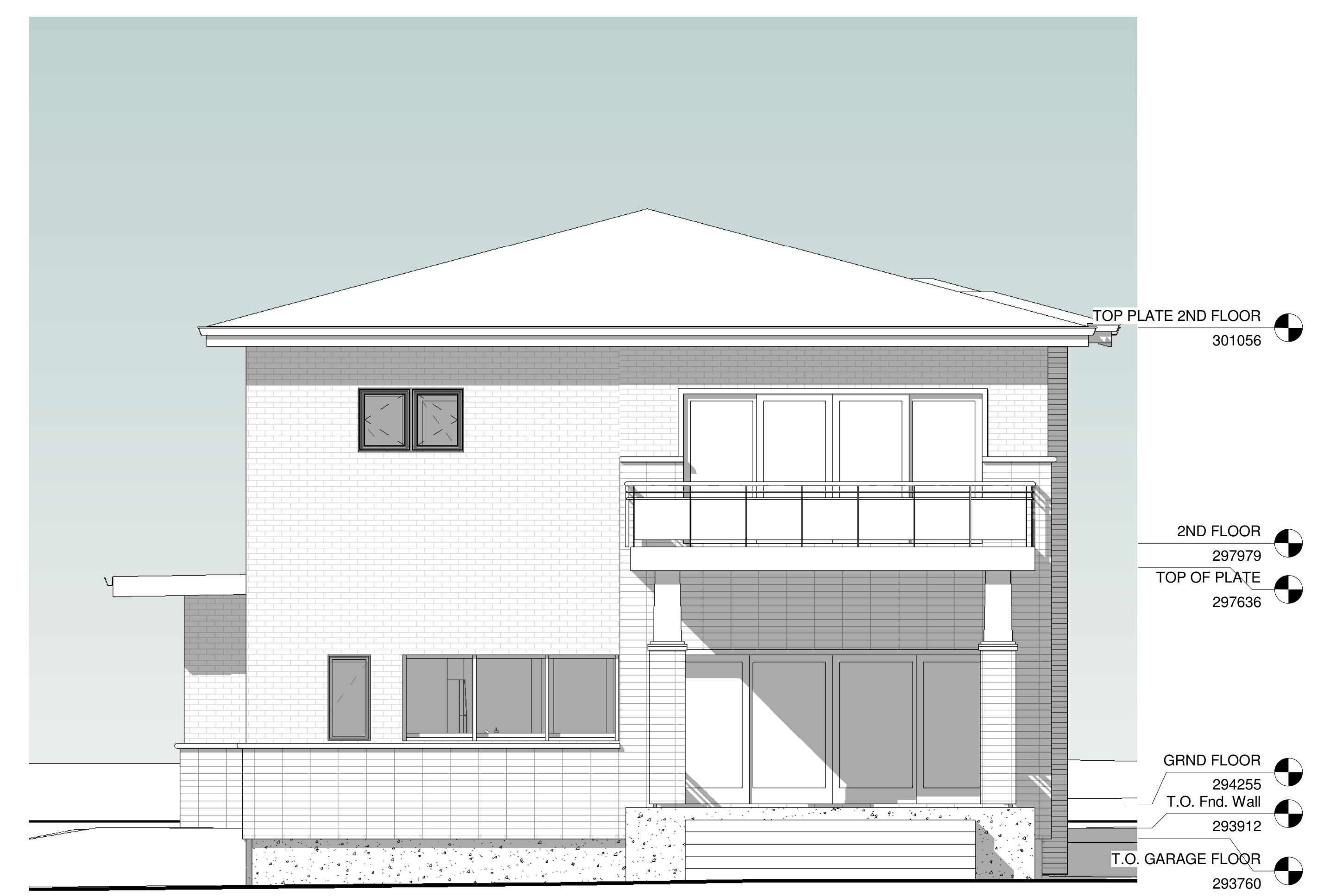
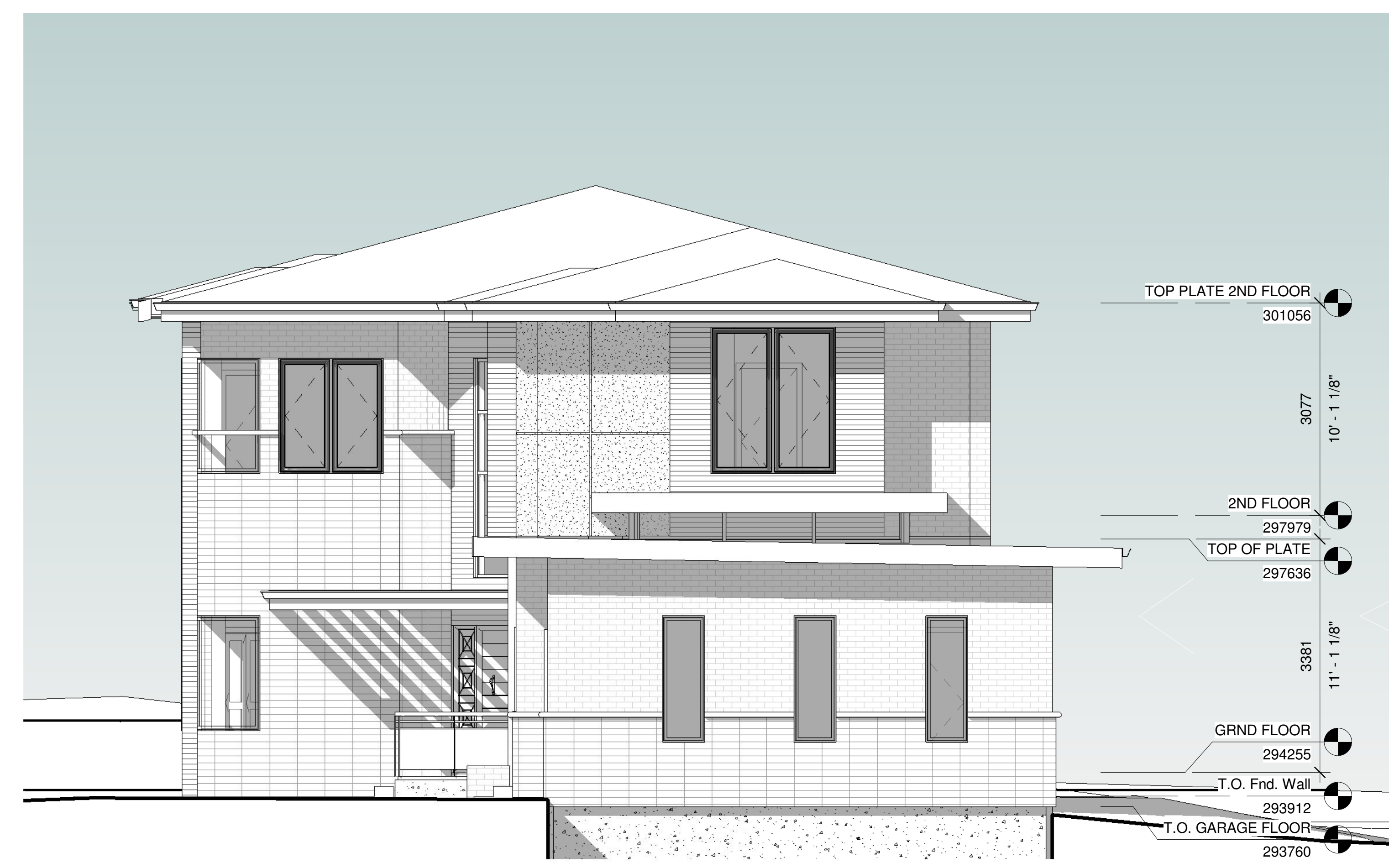
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Tejas & Sunita Mody  
 Custom Home  
 222 Ridge Road Aurora  
**ELEVATIONS**  
 Project number 202125  
 Date AUG 9, 2021  
 Drawn by JULIUS HORVATH  
 Checked by JH  
**A300**  
 Scale 1 : 50

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20220368 DATE: Mar. 15, 2022  
 APPROVED BY: *Melissa Bezzant*  
 PRELIMINARY ZONING REVIEW

**JULIUS HORVATH**  
 ARCHITECTS  
 25 Bonny Meadows Dr.  
 Aurora, Ontario, ON, L4G 6M9  
 C: 905-380-3407  
 E: julius@horvatharchitect.com  
 www.horvatharchitect.com



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Tejas & Sunita Mody  
 Custom Home  
 222 Ridge Road Aurora

**ELEVATIONS**

Project number: 202125  
 Date: AUG 9, 2021  
 Drawn by: JULIUS HORVATH  
 Checked by: JH

**A310**

Scale: 1 : 50



# 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 Brashanthe Manoharan, Secretary-Treasurer, at [bmanoharan@aurora.ca](mailto:bmanoharan@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: 905-727-3123 ext. 4771