



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

Pursuant to Section 45(5) and Section 53 (Consent) of *The Planning Act*

FILE NUMBER: MV-2022-06, MV-2022-07, C-2022-01

APPLICANT: 2776780 Ontario Inc.

PROPERTY: 99 Mosley Street
PLAN 68 N PT LOT 22

ZONING: R7-SN(497) (*Detached Special Mixed Density Residential Exception Zone*)

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

**(PART 1)
BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum lot area of 650.0 square metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum lot frontage of 20.0 metres.

PROPOSAL:

- a) The applicant is proposing two-storey semi-detached dwellings with a lot area of 583.4 square metres.
- b) The applicant is proposing two-storey semi-detached dwellings with a lot frontage of 15.9 metres.

**(PART 2)
BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum lot area of 650.0 square metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum lot frontage of 20.0 metres.

- 3) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.

PROPOSAL:

- a) The applicant is proposing two-storey semi-detached dwellings with a lot area of 583.4 square metres.
- b) The applicant is proposing two-storey semi-detached dwellings with a lot frontage of 15.9 metres.
- c) The applicant is proposing a two-storey semi-detached dwelling, which is 1.5 metres to the 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.

DATE:	April 14, 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, Brashanthe Manoharan, at 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 **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 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 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 31st DAY OF MARCH 2022



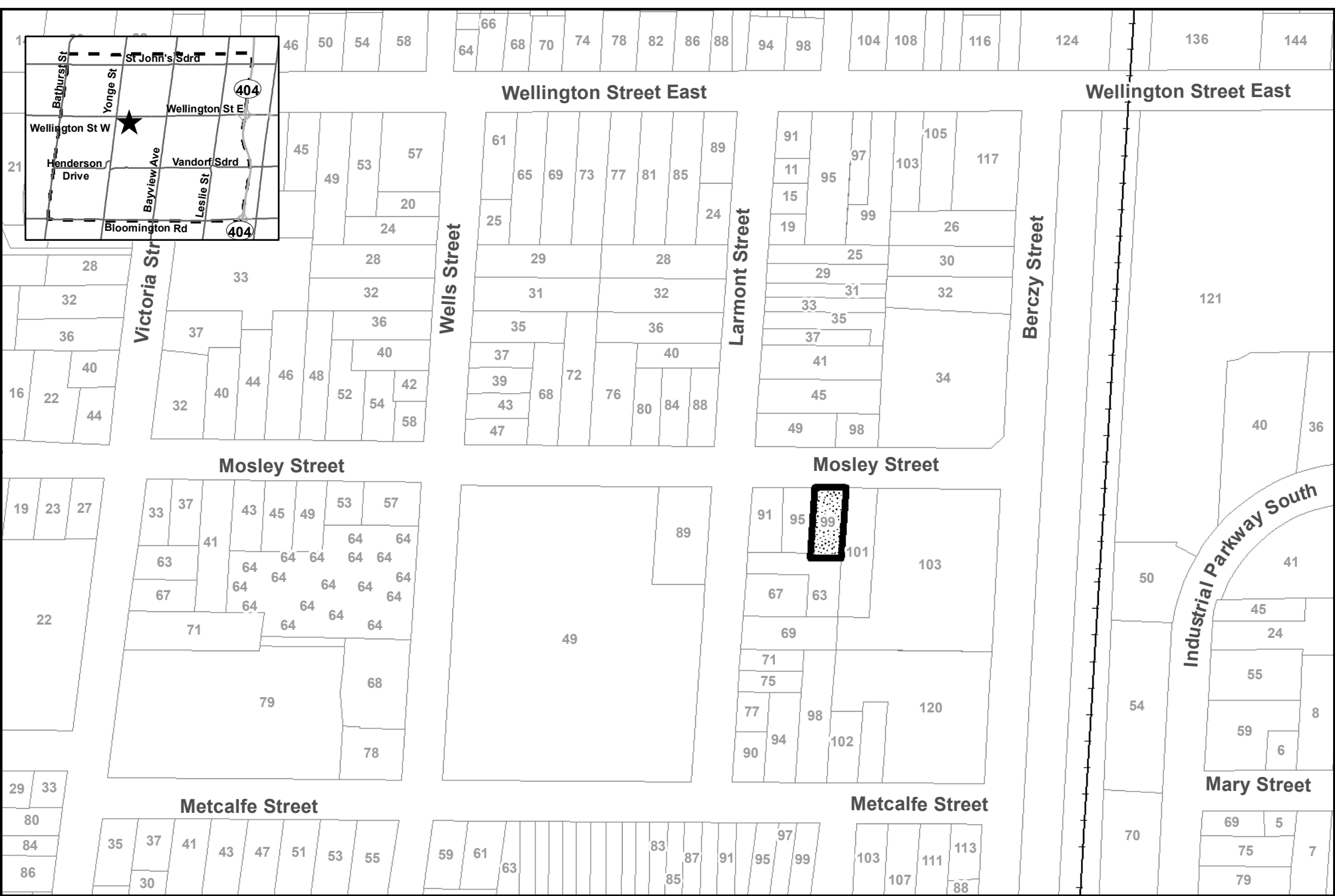
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

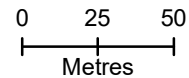
Agenda packages will be available prior to the Hearing at:

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



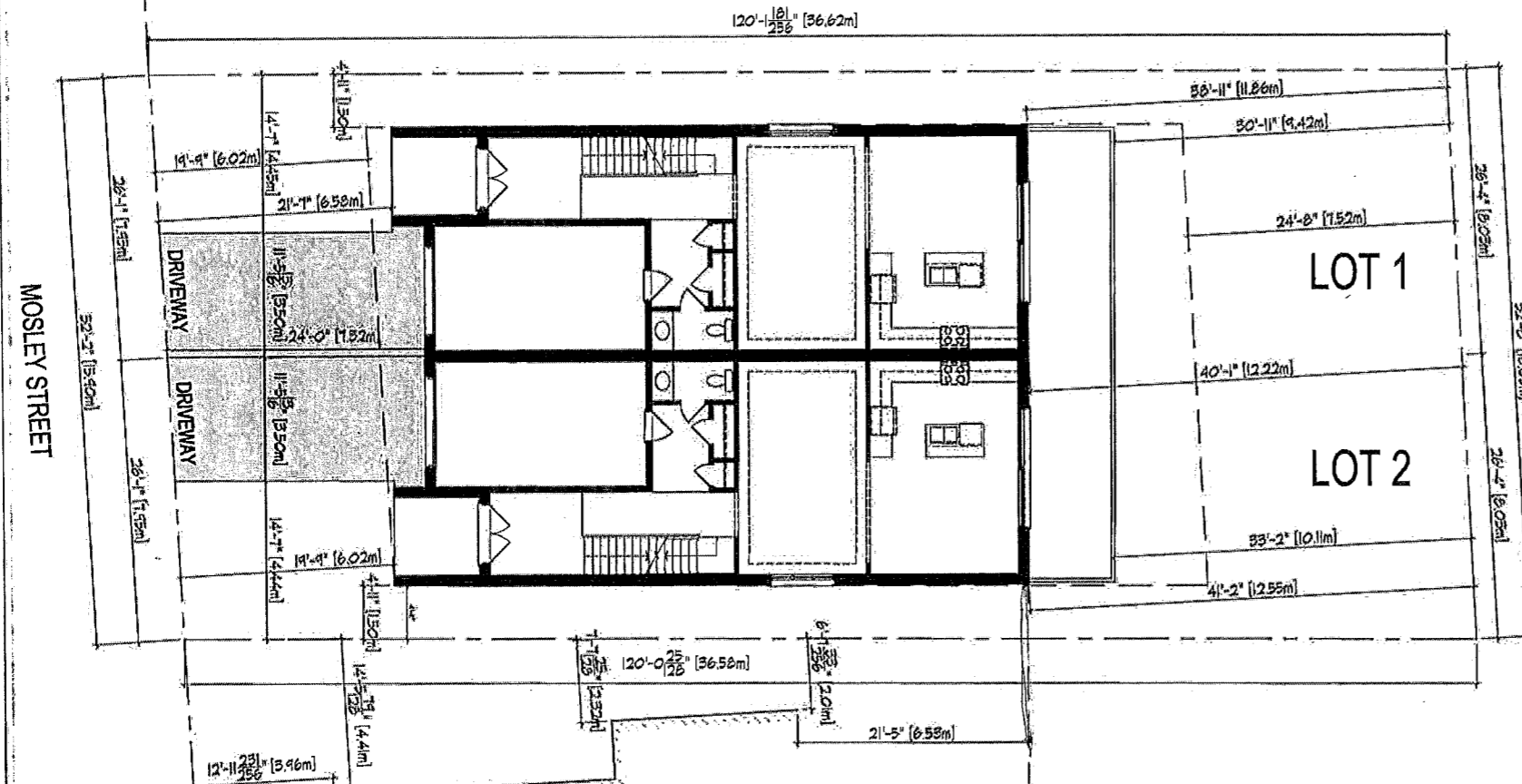
LOCATION MAP
99 MOSLEY STREET
 FILE: MV-2022-06, MV-2022-07 & C-2022-01
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



VACANT LAND

35



EXISTING 2 STOREY
BRICK DWELLING

Preliminary Zoning Review
 MB
 1882-8-7977
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

PROPOSED SITE

RAMSAY DESIGN INC.
 ARCHITECTS
 99 MOSLEY STREET, AURORA
 DR 3/16-1-0*

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS REPORT WAS OBTAINED FROM A VISUAL SURVEY OF THE PROPERTY AND FROM THE RECORDS OF THE CITY OF AURORA. THE UNDERSIGNED HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN THIS REPORT. THE UNDERSIGNED ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS REPORT. THE UNDERSIGNED IS NOT PROVIDING ANY PROFESSIONAL SERVICES IN CONNECTION WITH THIS REPORT.

DATE: 2022.02.22
 DRAWN BY: Douglas Ramsay
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO: 1 OF 4

2022.02.22
1 of 4



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.

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