



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2022-11
- APPLICANT:** Hong Li
- PROPERTY:** 130 Wells Street
PLAN 346 LOT 35
- ZONING:** R3(497) (*Detached Third Density Residential Exception Zone*)
- PURPOSE:** A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling, as well as a window bay.
- BY-LAW REQUIREMENT:**
- 1) Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 6.0 metres.
 - 2) Section 4.20 of the Zoning By-law permits window bays to encroach a maximum of 1.0 metre into the exterior side yard.
- PROPOSAL:**
- a) The applicant is proposing a two-storey detached dwelling, which is 3.5 metres to the exterior side property line.
 - b) The applicant is proposing a window bay, which encroaches 3.0 metres into the exterior side yard.

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

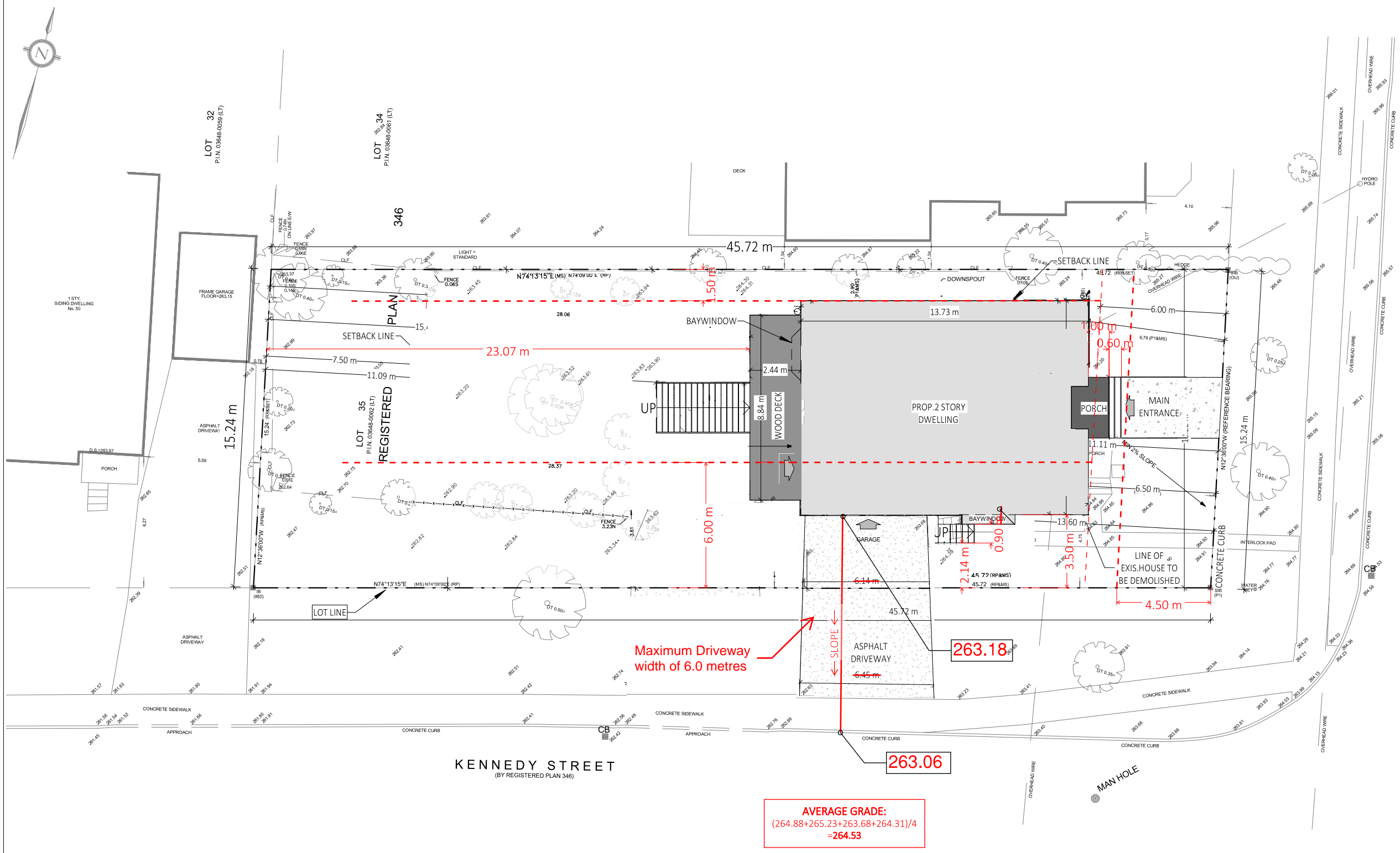
Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

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

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220392 DATE: Mar. 16, 2022
 APPROVED BY: Ashley Vandermat
 PRELIMINARY ZONING REVIEW

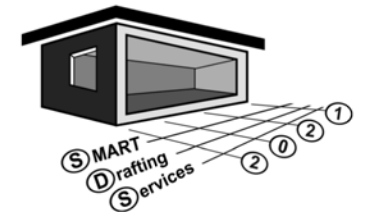
GENERAL NOTE:
 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART DRAFTING SERVICES.
 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
 3- DO NOT SCALE THESE DRAWINGS.
 4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



No.	DATE	ISSUED FOR	APVD
1	01/11/2022	FOR PERMIT	H.H

REVISIONS

DESIGNER:



7250 KEELE ST. UNIT 295, VAUGHAN, ON L4K 1Z8
 (+647) 877-6971, info@smartds.ca

CLIENT:

ANDREW LI

PROJECT NAME:

NEW BUILDING

PROJECT ADDRESS:

130 Wells St, Aurora, ON L4G 1T5

SHEET NAME:

SITE PLAN

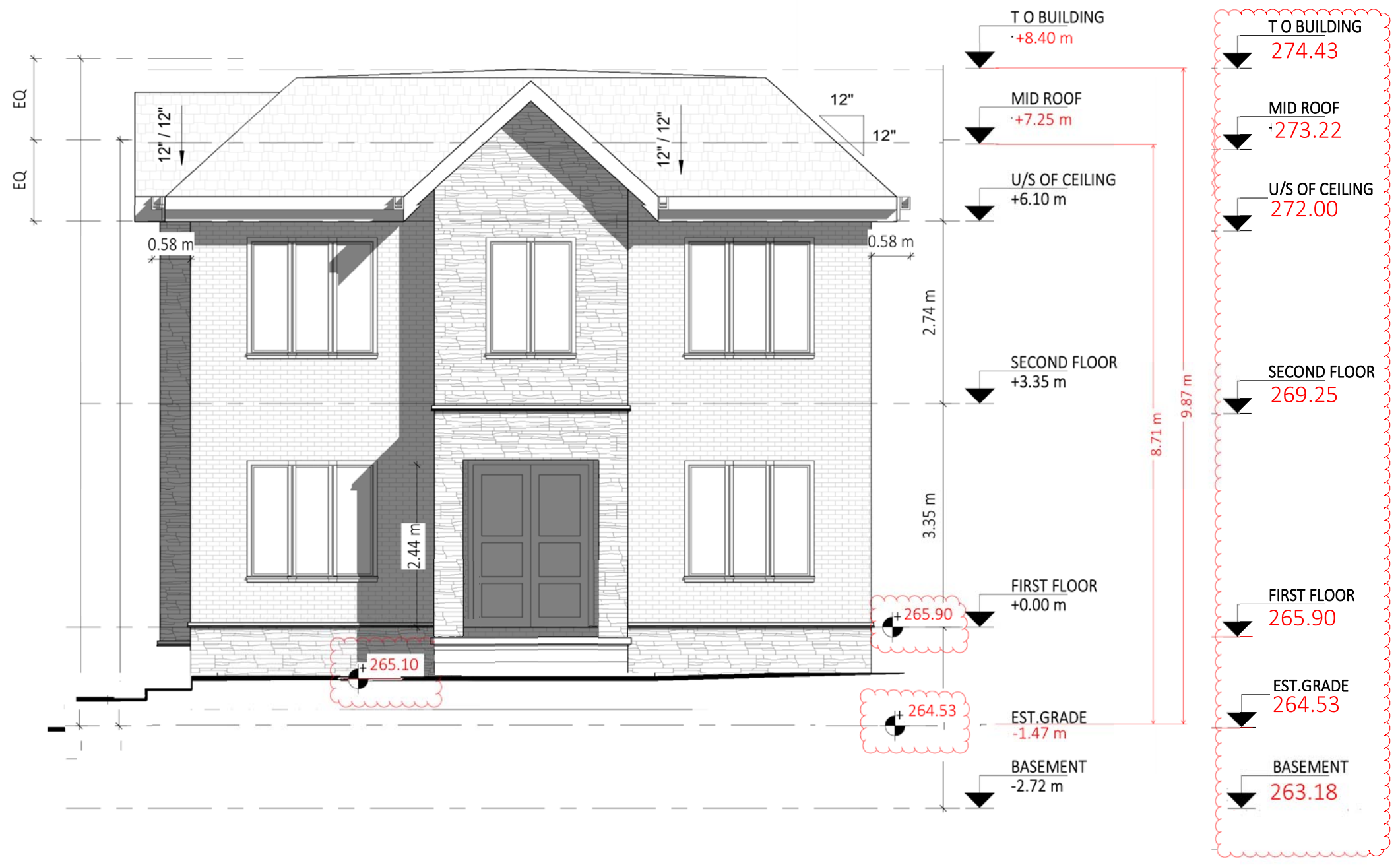
DATE: 12/21/2021

PROJECT No.:
21-041-06

SCALE: 1 : 200

SHEET No.:
A0-03

TOWN OF AURORA
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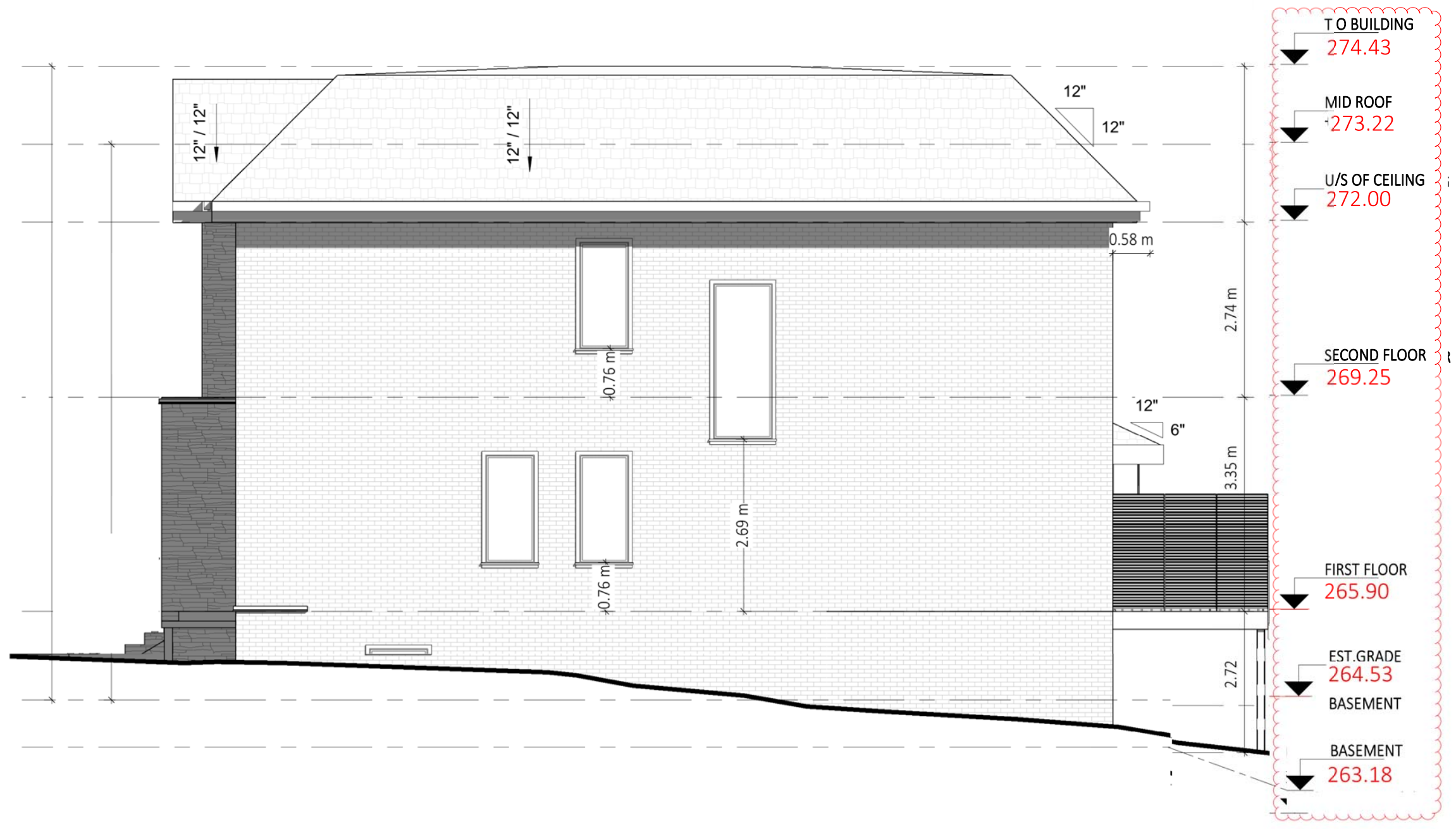
PROJECT ADDRESS:
 130 Wells St, Aurora, ON L4G 1T5

SHEET NAME:

EAST ELEVATION

DATE: 12/21/2021	PROJECT No.: 21-041-06
SCALE: 1:75	SHEET No.: A2-01

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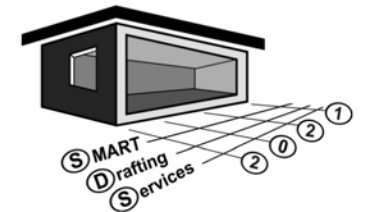


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 (+647) 877-6971 , info@smartds.ca

CLIENT:

ANDREW LI

PROJECT NAME:

NEW BUILDING

PROJECT ADDRESS:

130 Wells St, Aurora, ON L4G 1T5

SHEET NAME:

NORTH ELEVATION

DATE: 12/21/2021

PROJECT No.:
21-041-06

SCALE: 1:75

SHEET No.:
A2-02

TOWN OF AURORA
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CLIENT:

ANDREW LI

PROJECT NAME:

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PROJECT ADDRESS:
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SHEET NAME:

SOTUH ELEVATION

DATE: 12/21/2021	PROJECT No.: 21-041-06
SCALE: 1:75	SHEET No.: A2-03

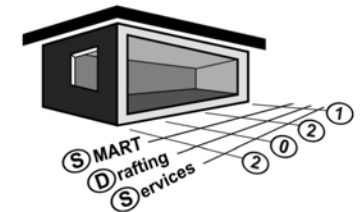
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CLIENT:

ANDREW LI

PROJECT NAME:

NEW BUILDING

PROJECT ADDRESS:
 130 Wells St, Aurora, ON L4G 1T5

SHEET NAME:

WEST ELEVATION

DATE: 12/21/2021 PROJECT No.: 21-041-06

SCALE: 1 : 75 SHEET No: A2-04





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