



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-14

APPLICANT: Thompson

PROPERTY: 17 Harmon Avenue
PLAN 65M2247 LOT 31

ZONING: R3(28) (*Detached Third Density Residential Exception Zone*)

PURPOSE: A Minor Variance Application has been submitted to facilitate an Outdoor Swim School in an existing pool.

**BY-LAW
REQUIREMENT:**

- 1) Section 3 of the Zoning By-law does not permit outdoor swimming lessons as a Home Occupation.
- 2) Section 4.6.1 of the Zoning By-law states a home occupation shall be conducted entirely within the dwelling or permitted accessory buildings.

PROPOSAL:

- a) The applicant is proposing outdoor swim lessons.
- b) The applicant is proposing outdoor swim lessons.

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



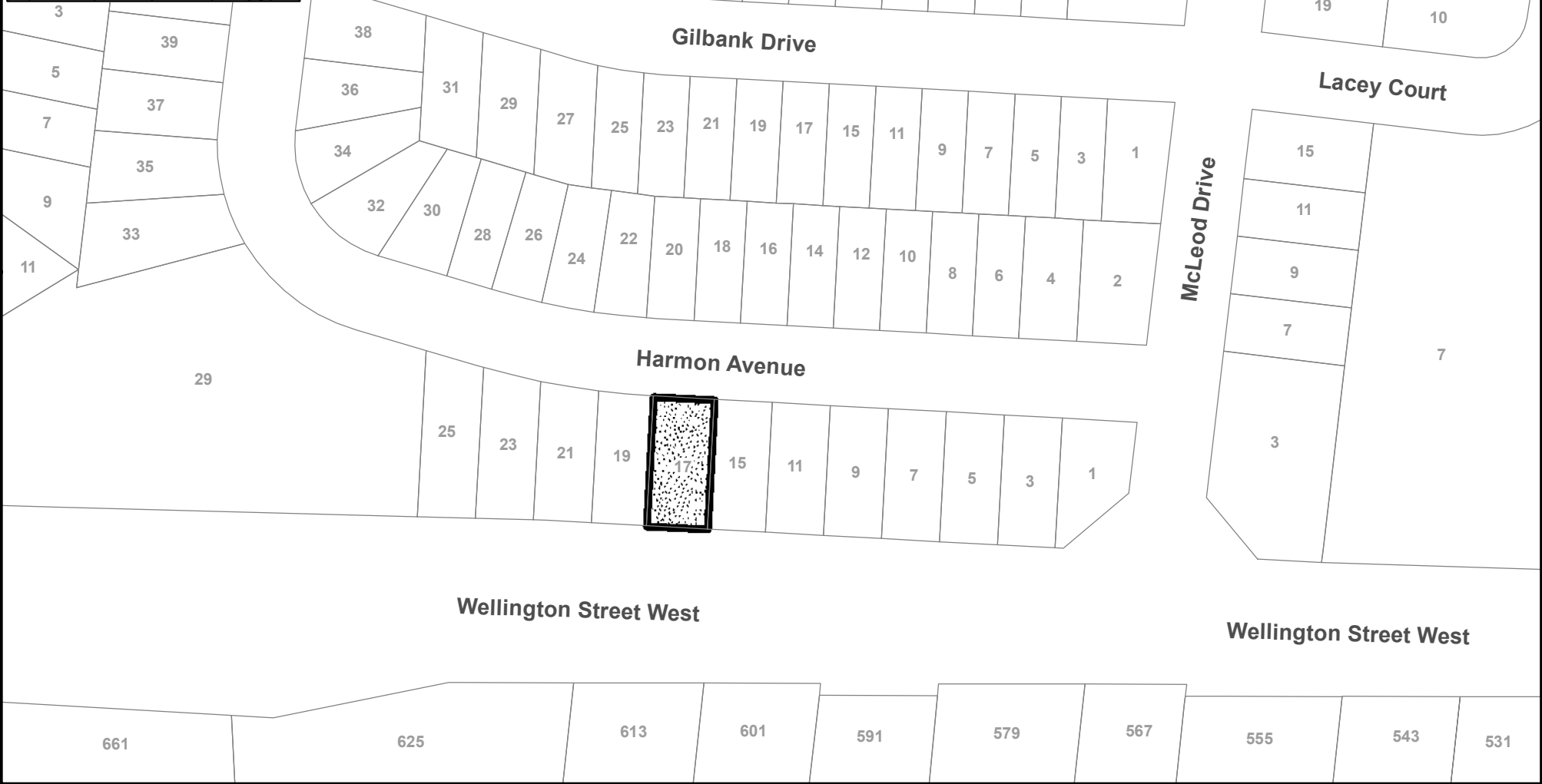
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

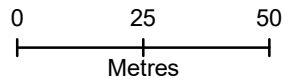
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
17 HARMON AVENUE
FILE: MV-2022-14
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





LANDSCAPE PLAN TAKE-OFFS	
POOL DECK AND PATIO AREA	543 SQFT
POOL COPING	100 LINFT
STONE STEPS	1 - 6' WIDE BANAS STEP
WINDOW WELLS	2 @ 6 LINFT EACH
FENCING	WEST SIDE - 64 LINFT SOUTH SIDE - 50 LINFT 4' GATE AND 6 LINFT
GARDEN BEDS	230 SQFT
*** ALL TAKE-OFF QUANTITIES ARE REVIEWED ON-SITE AT LAYOUT AND INSTALLATION	

NOTES

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE DESIGNER BEFORE PROCEEDING.

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF JULIE HULL LANDSCAPE DESIGN. REPRODUCTION OR USE IN WHOLE OR IN PART IS FORBIDDEN WITHOUT PRIOR WRITTEN CONSENT OF JULIE HULL LANDSCAPE DESIGN. THESE DOCUMENTS MAY NOT BE USED FOR ANY OTHER PURPOSES OTHER THAN THE PROJECT FOR WHICH THEY WERE PREPARED.

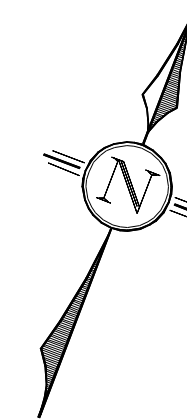
THE CONTRACTOR SHALL BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES. ALL GARDEN BEDS SHALL BE PREPARED WITH SOIL AMENDS SUCH AS TOPSOIL, PEAT MOSS, MANURE OR EQUIVALENT COMPOST. BEDS SHALL BE DUG OUT TO THE DEPTH OF 6" - 8" MINIMUM.

STONE WALLS IN THIS DESIGN ARE REPRESENTATIONAL. ARMOUR STONE IS PLACED AT THE DISCRETION OF THE Hired CONTRACTOR. AFTER PLANTING ALL GARDEN BEDS, A 2" - 3" LAYER OF MULCH SHALL BE SPREAD OVER ANY EXPOSED SOL.

IT IS THE RESPONSIBILITY OF THE Hired CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITY LINES, WATER MAINS, AND DRAIN PIPES BEFORE EXCAVATING.

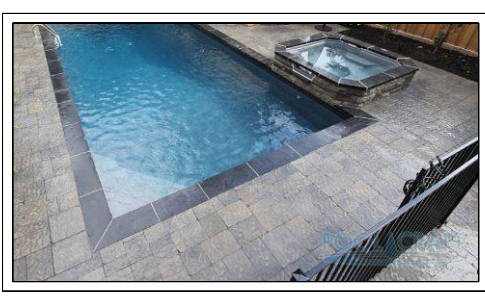
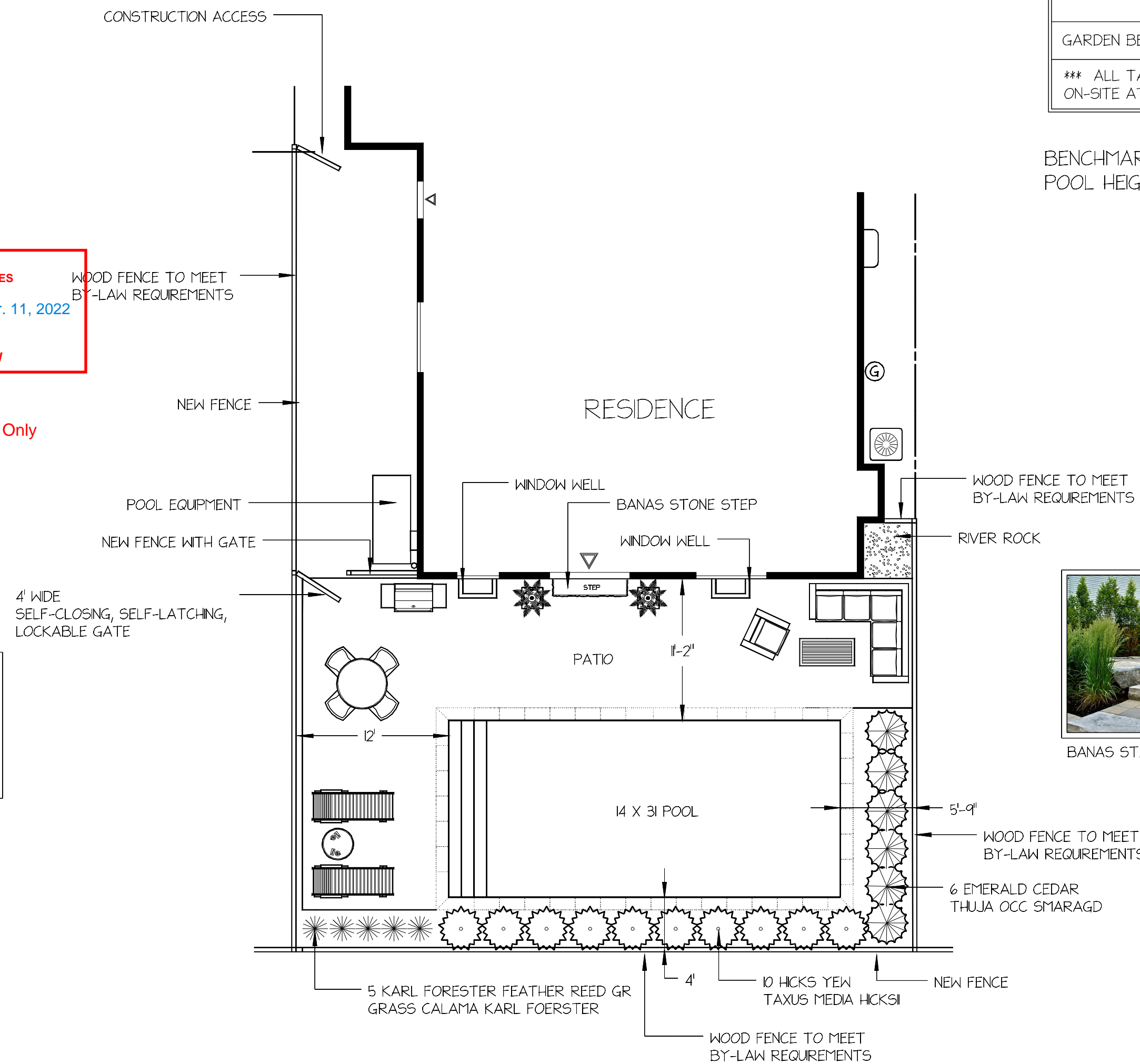
THE NUMBER OF STAIRS/STEPS, RETAINING WALL COURSES AND POOL HEIGHT WILL BE DETERMINED ON-SITE BY CONTRACTOR AND HOMEOWNER. RETAINMENT MAY ADJUST +/- UPON LAYOUT/BUILD.

BENCHMARK OF 0" ON TOP OF SIL AT SLIDING DOOR
POOL HEIGHT IS -12"

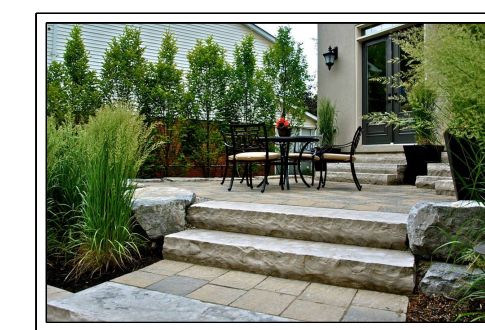


TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220265 DATE: Mar. 11, 2022
APPROVED BY: *Melissa Bezanin*
PRELIMINARY ZONING REVIEW

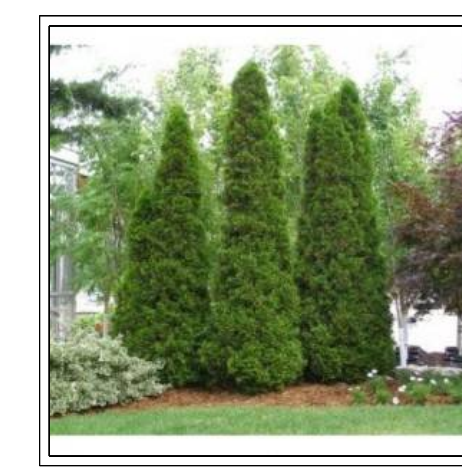
For Outdoor Swimming Lessons Only



SPILL-OVER SPA



BANAS STEP



PYRAMIDAL CEDAR



HICKS YEW



KARL FORESTER FEATHER REED GR



RIALTO PAVER

SUBMISSION No. 01



www.JulieHullLandscapeDesign.ca

No.	Date	Description

JULIE HULL
LANDSCAPE DESIGN

NEWMARKET ONTARIO
905-853-8531

CLIENT

JASON & KIM THOMPSON
17 HARMON AVENUE
AURORA ONTARIO
L4G 5G8

SCALE 1/8" = 1'-0"	PROJECT NO. 1
DRAWN BY JULIE HULL	SHEET NO. 1
DATE OCTOBER 2018	



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