



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-15

APPLICANT: Spooner

PROPERTY: 46 Mosley Street
PLAN 68 PT LOT 7 & LOT 8

RELATED APPLICATIONS: SPR-2022-10

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a rear addition to the existing dwelling.

BY-LAW REQUIREMENT:

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres;
- 2) 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;
- 3) Section 24.497.3.3 of the Zoning By-law permits a maximum footprint of 235.0 square metres; and
- 4) Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 square metres.

PROPOSAL:

- a) The applicant is proposing a one-storey addition, which is 1.2 metres to the interior side property line;
- b) The applicant is proposing a one-storey addition, which is 2.5 metres to the interior side property line;
- c) The applicant is proposing a one and two storey addition with a footprint of 264.1 square metres; and
- d) The applicant is proposing a one and two storey addition with a gross floor area of 411.8 square metres.

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:	May 12 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 May 10, 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 May 12, 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 May 13, 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 2nd DAY OF MAY 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

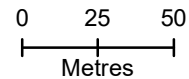
Agenda packages will be available prior to the Hearing at:

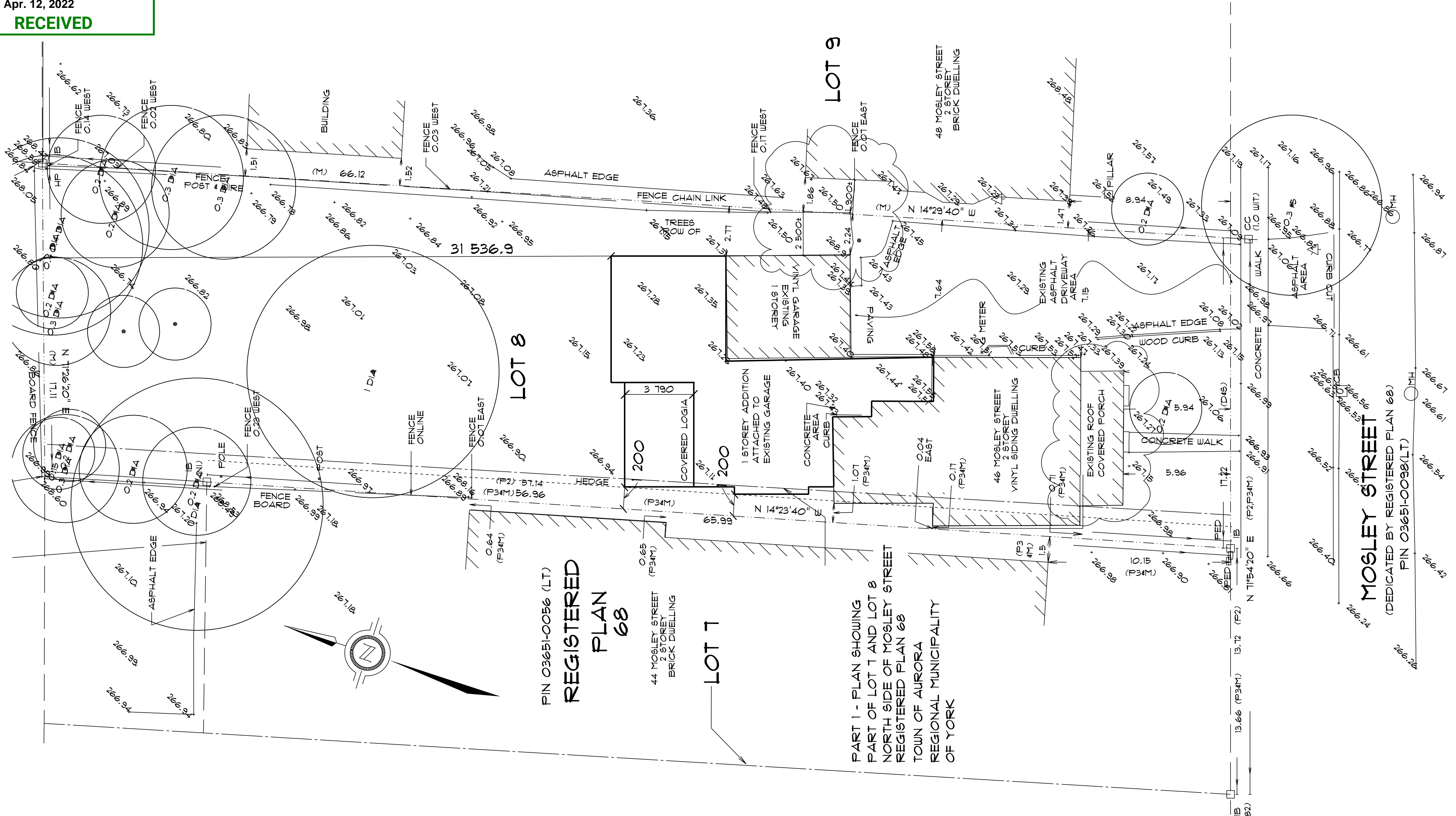
<https://www.aurora.ca/agendas>



LOCATION MAP
46 MOSLEY STREET
FILE: MV-2022-15
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





**REGISTERED
PLAN
68**

**PART 1 - PLAN SHOWING
PART OF LOT 7 AND LOT 8
NORTH SIDE OF MOSLEY STREET
REGISTERED PLAN 68
TOWN OF AURORA
REGIONAL MUNICIPALITY
OF YORK**

MOSLEY STREET
(DEDICATED BY REGISTERED PLAN 68)
PIN 03651-0098(LT)

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20220483 DATE: Apr. 12, 2022
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

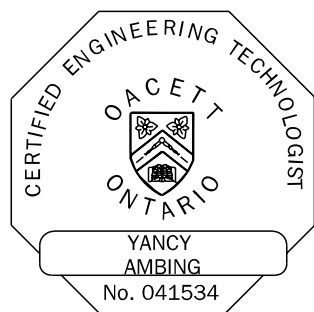
SITE PLAN
SCALE: 1:150



o/a 1405554 ONTARIO INC.
PHONE: 705-333-3532
phoenixdesigngroup@gmail.com

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 QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV.C-3.2.4.1. OF THE BUILDING CODE

YANCY AMBING	11777
NAME	SIGNATURE
BCIN	
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.4.1. OF THE BUILDING CODE	
1405554 ONTARIO INC. o/a THE PHOENIX DESIGN GROUP 30120	
NAME	PROJECT NUMBER 2021-112
BCIN	



1- ALL DRAWINGS AND RELATED DOCUMENTS ARE COPYRIGHT PROPERTY REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE DESIGNER'S CONSENT IN WRITING. 2- THE DRAWINGS AND SPECIFICATIONS APPLY ONLY TO THIS PROJECT AND SHALL NOT BE USED ON OTHER PROJECTS WITHOUT THE DESIGNER'S CONSENT IN WRITING. 3- ALL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST GOVERNING BUILDING CODE, MUNICIPAL ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AND LANDLORD DESIGN CRITERIA. THIS DRAWING IS NOT TRANSFERABLE AND SHALL NOT FORM A PART OF ANY AGREEMENTS WITHOUT THE DESIGNER'S CONSENT IN WRITING. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND WITH ALL SUPPLIERS AND REPORT ANY DISCREPANCIES OR ERRORS TO THE DESIGNER BEFORE COMMENCING OF ANY WORK. 6- DO NOT SCALE DRAWINGS. 7- CONTRACTOR SHALL CALL DESIGNER PRIOR TO CLOSING ANY FIRE RATED ASSEMBLIES. 8- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT "CONSTRUCTION SET" STAMPED, SEALED BY THE DESIGNER. CONTRACTOR SHALL COMPLY WITH ALL NOTES IN SPEC. SHEET 10- SHOP DRAWING WILL BE REVIEWED AND STAMPED FIRST BY CONTRACTOR, THEN DESIGNER, ARCHITECT OR ENGINEER.

1 STOREY ADDITION	2021-112	REV.	DATE	COMMENT	SCALE: 1:150	PAGE:
CONTACT: Dylan Depass					DRAWN BY: YMA	2/13
ADDRESS: 46 Mosley Street, Aurora, Ontario					DATE: Thursday, April 7, 2022	Site Plan
PHONE: 647-972-8542						
E-MAIL: dylandepas@gmail.com						

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220483 DATE: Apr. 12, 2022
 APPROVED BY: *Melissa Bozarin*
 PRELIMINARY ZONING REVIEW

SUBMISSION No. 1

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Apr. 12, 2022
RECEIVED



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



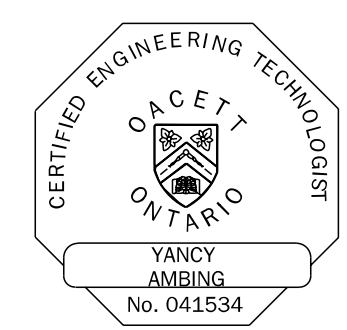
EAST ELEVATION

SCALE: 3/16" = 1'-0"

THE PHOENIX DESIGN GROUP
 o/u 1405554 ONTARIO INC.
 PHONE: 705-333-3532
 phoenixdesigngroup@gmail.com

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YANCY AMBING 11777
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.4.1. OF THE BUILDING CODE
 1405554 ONTARIO INC. o/u THE PHOENIX DESIGN GROUP 30120
 NAME PROJECT NUMBER 2021-112 BCIN



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REV.	DATE	COMMENT

1 STOREY ADDITION 2021-112

CONTACT: Dylan Depass
 ADDRESS: 46 Mosley Street, Aurora, Ontario
 PHONE: 647-972-8542
 E-MAIL: dylandepas@gmail.com

SCALE: 3/16" = 1'-0"
 DRAWN BY: YMA
 DATE: Thursday, April 7, 2022

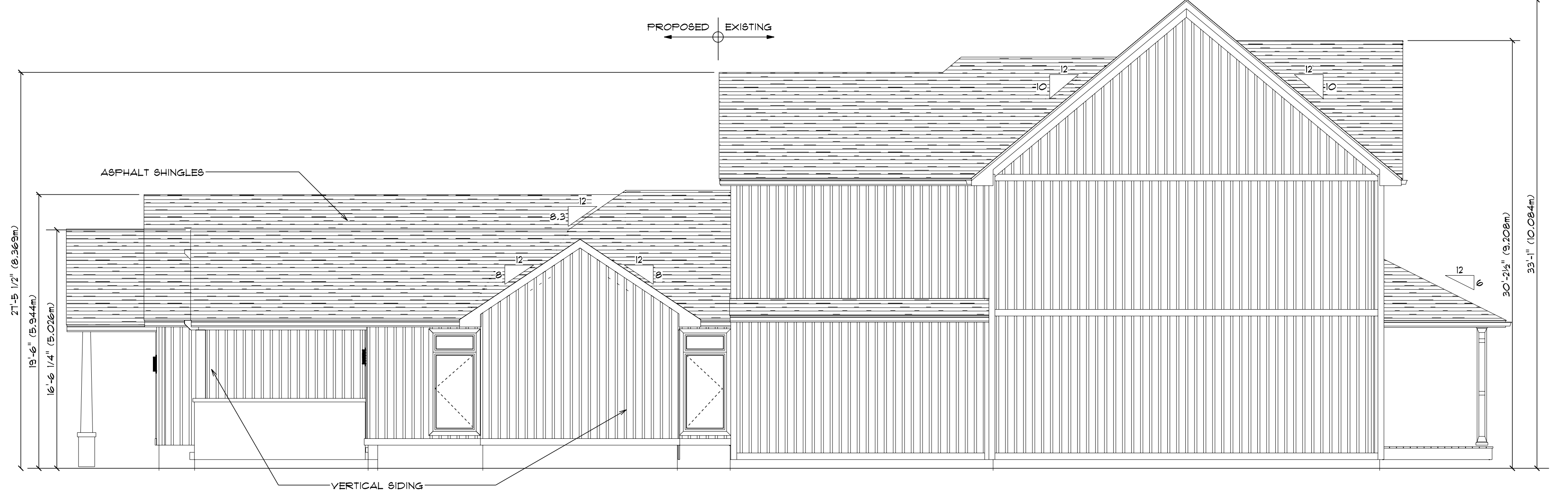
PAGE: **6/13**
 Elevations

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220483 DATE: Apr. 12, 2022
 APPROVED BY: *Melissa Bozarin*
 PRELIMINARY ZONING REVIEW

SUBMISSION No. 1
 TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Apr. 12, 2022
RECEIVED



NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

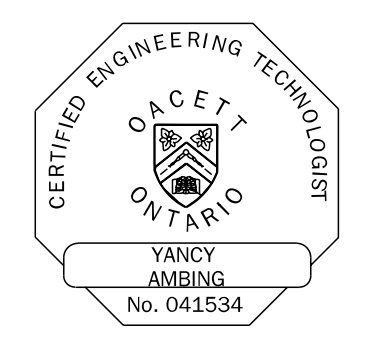


WEST ELEVATION
 SCALE: 3/16" = 1'-0"

THE PHOENIX DESIGN GROUP
 o/u 1405554 ONTARIO INC.
 PHONE: 705-333-3532
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YANCY AMBING 11777
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.4.1. OF THE BUILDING CODE
 1405554 ONTARIO INC. o/u THE PHOENIX DESIGN GROUP 30120
 NAME PROJECT NUMBER 2021-112 BCIN



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 DATE: Thursday, April 7, 2022

PAGE: **7/13**
 Elevations 2



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