



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-19

APPLICANT: Boyd

PROPERTY: 3 Hawthorne Lane
PLAN 38 PT LOT 3

RELATED APPLICATIONS: n/a

ZONING: R2(2) (Detached Second Density Residential Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate a one and two storey addition to the existing home.

BY-LAW REQUIREMENT:

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres; and
- 2) Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 9.0 metres.

PROPOSAL:

- a) The applicant is proposing a two-storey addition, which is 1.5 metres to the interior side property line; and
- b) The applicant is proposing a one-storey addition, which is 5.1 metres to the exterior 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:	July 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 July 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 July 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 July 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.**

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 30th DAY OF JUNE 2022



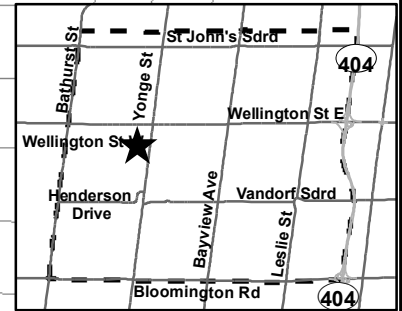
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

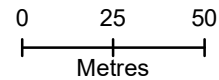
Agenda packages will be available prior to the Hearing at:

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

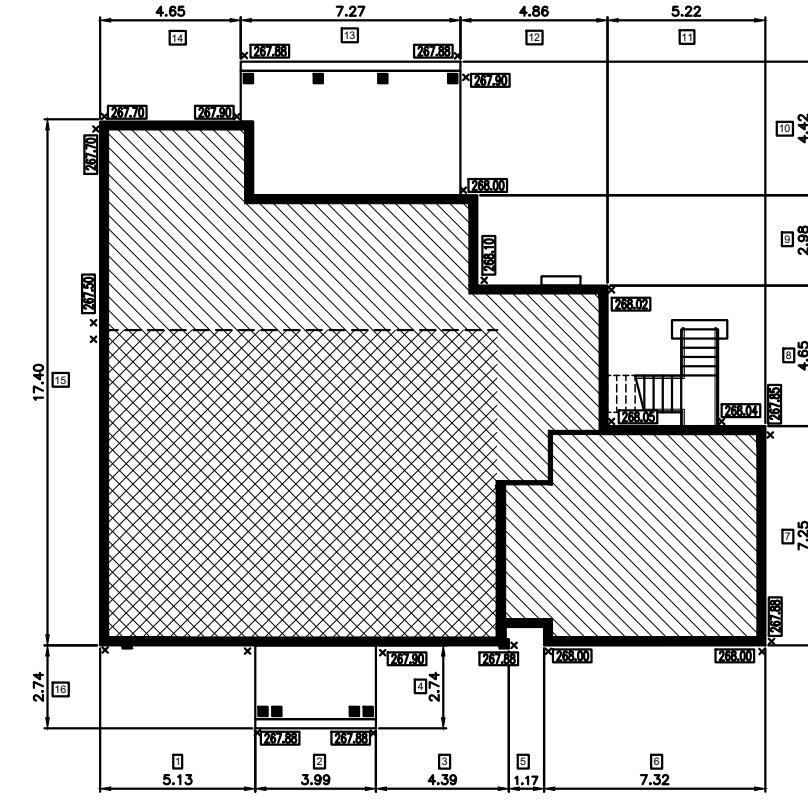


LOCATION MAP
3 HAWTHORNE LANE
FILE: MV-2022-19
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



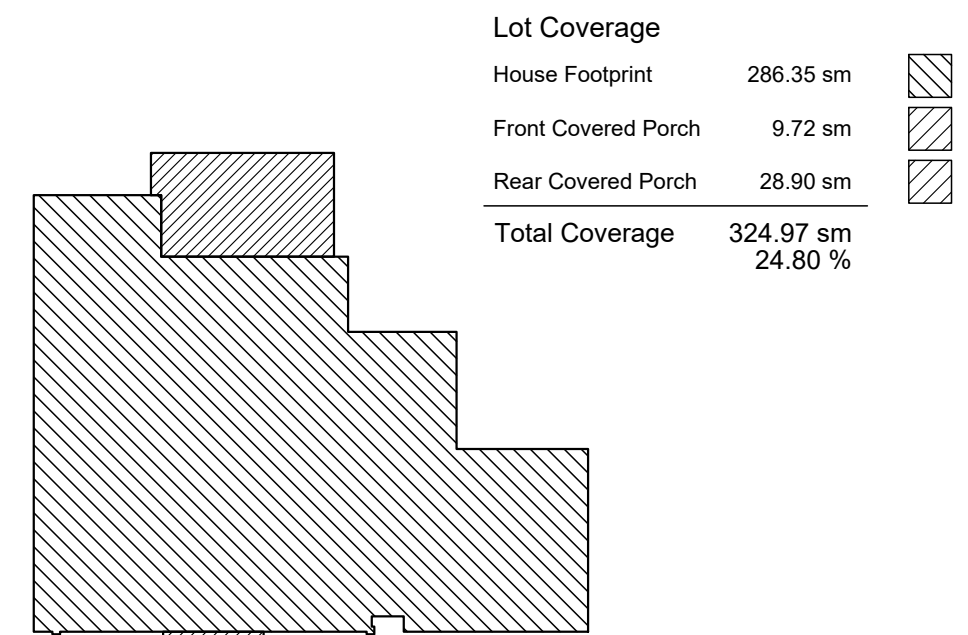
Average Grade Diagram 1:250



Wall No.	Wall Average Grade	Wall Length (m)	Product
1	267.79	5.13	1,373.76
2	267.88	3.99	1,068.84
3	267.89	4.39	1,176.04
4	267.89	2.74	734.02
5	267.94	1.17	313.49
6	268.00	7.32	1,961.76
7	267.86	7.25	1,941.99
8	267.94	4.65	1,245.92
9	268.05	2.98	798.79
10	267.95	4.42	1,184.34
11	268.05	5.22	1,399.22
12	268.06	4.86	1,302.77
13	267.88	7.27	1,947.49
14	267.80	4.65	1,245.27
15	267.60	17.40	4,656.24
16	267.79	2.74	733.74
Total	4,286.37	86.18	23,083.68

Average Grade = Total Product Divided By Total Wall Length = 267.85

Lot Coverage Diagram 1:300



Lot Coverage	Area (sq m)
House Footprint	286.35
Front Covered Porch	9.72
Rear Covered Porch	28.90
Total Coverage	324.97
Percentage	24.80 %

Legend

- 3R Main Level Entrance/Exit
- 3R Lower Level Entrance/Exit
- Property Line
- Existing To Be Removed
- Existing Spot Elevation
- Proposed Spot Elevation
- Rainwater Downspouts
- AC Air Conditioner
- Solid Hoarding
- Framed Hoarding
- ESC Or Site Fence Hoarding
- AD Area Drain
- 0.300C Denotes Coniferous Tree (with trunk diameter) To Remain
- 0.300D Denotes Deciduous Tree (with trunk diameter) To Remain
- 0.300C Denotes Tree (with trunk diameter) To Be Removed
- R# Denotes Replacement Tree Native Species Min 60mm Caliper For Coniferous (SPECIES) Refers To Type of Replacement Tree As Per Arborist Report
- # Denotes Tree Number Corresponding w/ Arborist Report

Base Information:

Base Information Taken From Plan Of Survey BY Young & Young Surveying Dated: November 12, 2020

Location: Part of Park Lot 3 Registered Plan 38 Town of Aurora Regional Municipality of York

City Benchmark: Elevations Are Referred To The Town of Aurora Benchmark No. 3055, Having An Elevation of 269.26 Meters

***TFW (Top Of Foundation Wall)**

Floor Sill Plate On Inside Face Of Foundation. See Reduced Thickened Foundation Wall Detail & Reverse Veneer Detail For Foundation Wall Ledger Condition On Outside Face Of Foundation Walls

****UJF (Under Side Of Footing)**

- UJF Denotes Minimum Depth Of Under Side Of Footing

- Under Side Of Footing May Differ Depending On Basement Conditions. See Floor Plans And Elevations For Specific Under Side Of Footing Conditions

- Footings To Be Min 1.2m Below Grade

- General Notes:**
- Do Not Scale Drawings
 - These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.
 - All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division 'B'

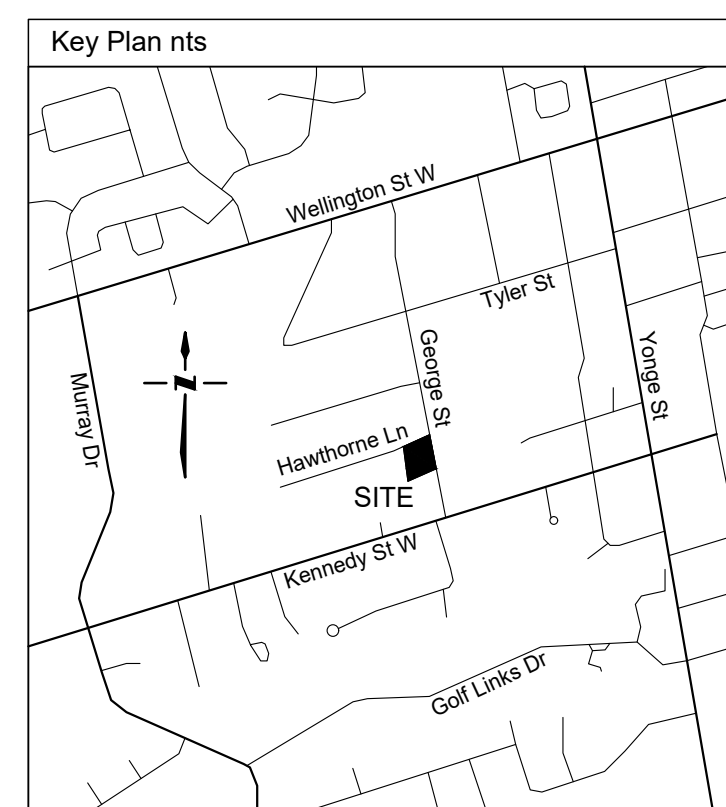
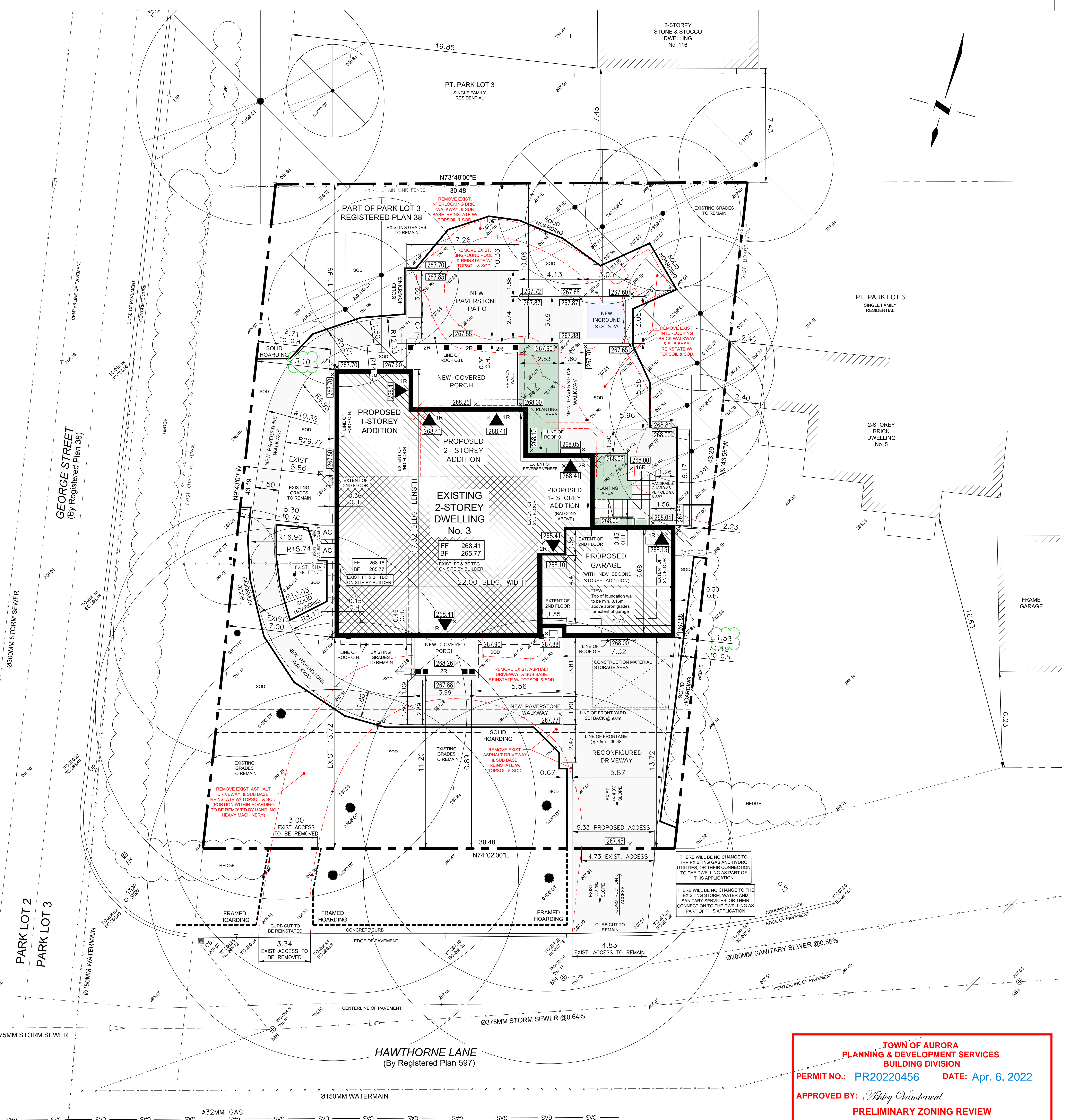
Site Data

Lot Area	1,310.25 sq m (0.131 ha)
Zoning	R2(2)
Average Grade	267.85

Floor Area	Existing	Removed	Proposed	Total				
Ground Floor	153.39 sq m	1651.1 sq m	0.95 sq m	10.2 sq m	74.93 sq m	806.6 sq m	227.37 sq m	2447.5 sq m
Second Floor	140.35 sq m	1510.8 sq m	1.20 sq m	12.9 sq m	69.96 sq m	742.3 sq m	208.11 sq m	2240.2 sq m
Total Area	293.74 sq m	3161.9 sq m	2.15 sq m	23.1 sq m	143.89 sq m	1548.9 sq m	435.48 sq m	4687.7 sq m
Tarage	53.93 sq m	580.5 sq m	0.77 sq m	8.3 sq m	4.78 sq m	51.4 sq m	57.93 sq m	623.6 sq m
Less Parking	29.62 sq m	308.1 sq m	0.00 sq m	0.0 sq m	0.00 sq m	0.0 sq m	28.62 sq m	308.1 sq m
Total Gross Floor Area	319.05 sq m	3434.3 sq m	2.92 sq m	31.4 sq m	148.67 sq m	1600.3 sq m	464.80 sq m	5003.2 sq m
Interior Alterations								
Garage Interior							246.79 sq m	2656.5 sq m
Finished Basement							52.02 sq m	560.0 sq m
Total							112.50 sq m	1211.0 sq m

Lot Coverage

House Footprint	21.85%	286.35 sq m
Including Garage	0.74%	9.72 sq m
Front Covered Porch	0.74%	9.72 sq m
Rear Covered Porch	2.21%	28.90 sq m
Total Proposed Coverage	24.80%	324.97 sq m
Max Allowed Coverage	35.00%	458.59 sq m



TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Jun. 3, 2022
RECEIVED

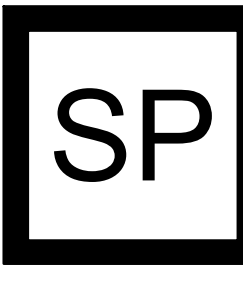
The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer. Qualification Information Required Unless The Design Is Exempt Under Division C-3.2.1.1. Of The 2012 ONTARIO Building Code.

Peter Giordano *[Signature]* 25061
 Name Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of The 2012 ONTARIO Building Code. 29999
 Firm Name BCIN

The Boyd Home
3 Hawthorne Lane
 Part Of Park Lot 3
 Registered Plan 38
 Town of Aurora,
 Regional Municipality of York

Site & Grading Plan

Scale: 1:100
 Date: Mar 2022
 Dwn by: MM
 Proj. no.: 20-1857



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20220456 DATE: Apr. 6, 2022
 APPROVED BY: *[Signature]*
PRELIMINARY ZONING REVIEW

David Small Designs

NOTE:
BASE INFORMATION PROVIDED BY
PLANIT. DIMENSIONS SUBJECT TO SITE
VERIFICATION BY BUILDER PRIOR TO
CONSTRUCTION

Elevation Notes

- ③ Prefinished "natural" wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.
- ③ Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications
- ② All stucco to be "DuROCK" EIFS P.U.C.S. exterior insulation and finish system CCMC 12969R approved - install as per OBC 9.28. and manufacturer's specifications - note use "Polar Bear" by DuROCK for airmoisture barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stone
- Note: All over-hangs are 4" inset from stone facing on ground floors (typical)
- Note: Refer to roof plan for all roof slopes and overhang info
- A Stepped footing per OBC 9.15.3.9.
- B Glazing to be tempered glass (if operable window provide opening restrictor) - Comply with OBC 9.8.8.1 (5) and (6)
- C 12" dia. Poured concrete Sono Tubes min. 48" below finished grade or to undisturbed soil (Typ.)
- E New foundations to connect with existing at same level, plus extend 2-15M rebars into existing footing set with Epoxy and extending 12" into new footing

Unprotected Openings Calculations

Limiting Distance	1.53m
Wall Area	1149.8 sf (106.8 sm)
Opening Area Allowed	81.2 sf (7.1 %)
Opening Area Existing	0.0 sf (0.0 %)
Opening Area Proposed	35.1 sf (3.1 %)
Total Opening Area	35.1 sf (3.1 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

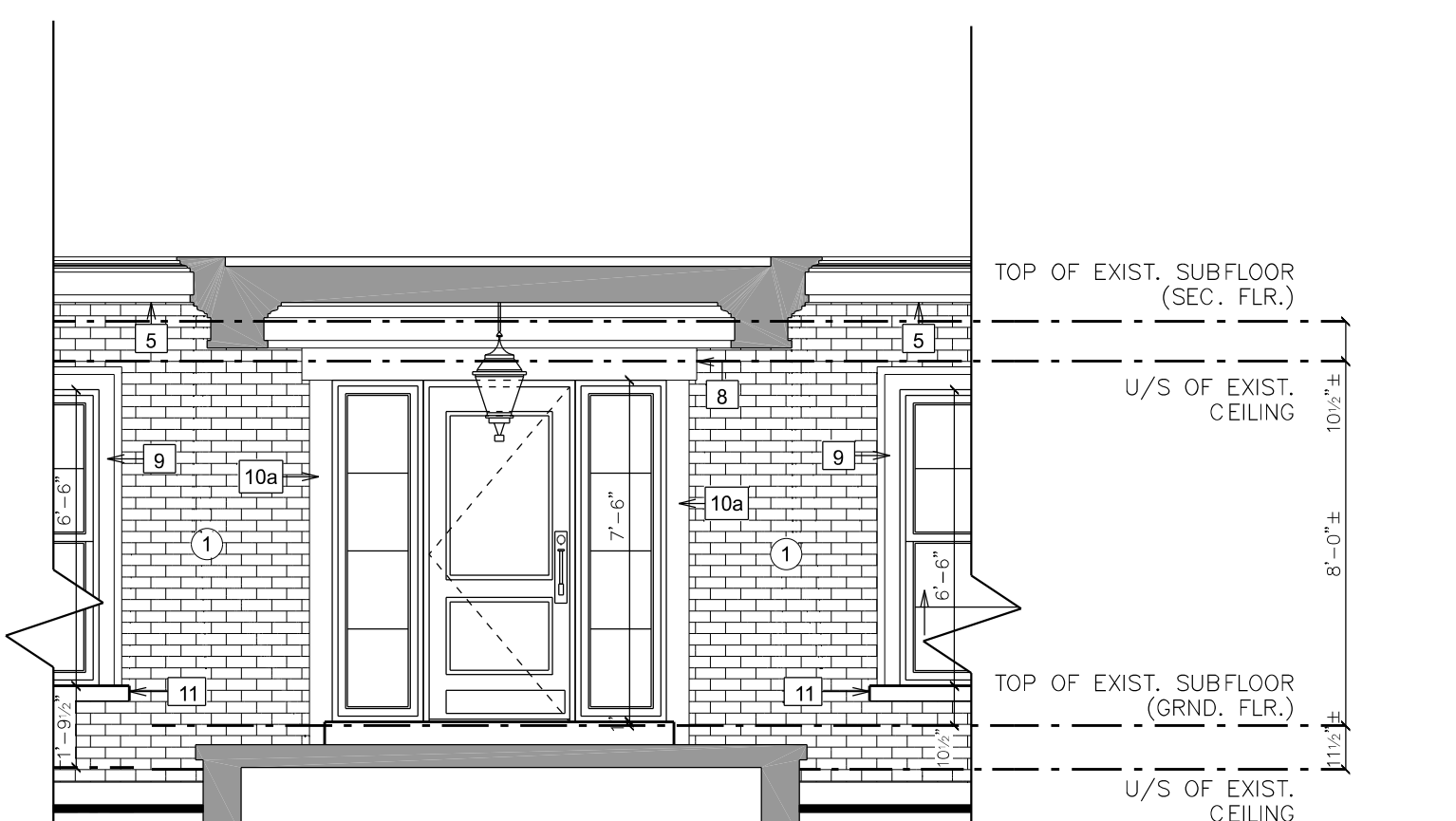
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20220456 DATE: Apr. 6, 2022
 APPROVED BY: *Ashley Vandermul*
PRELIMINARY ZONING REVIEW

Drawing Legend

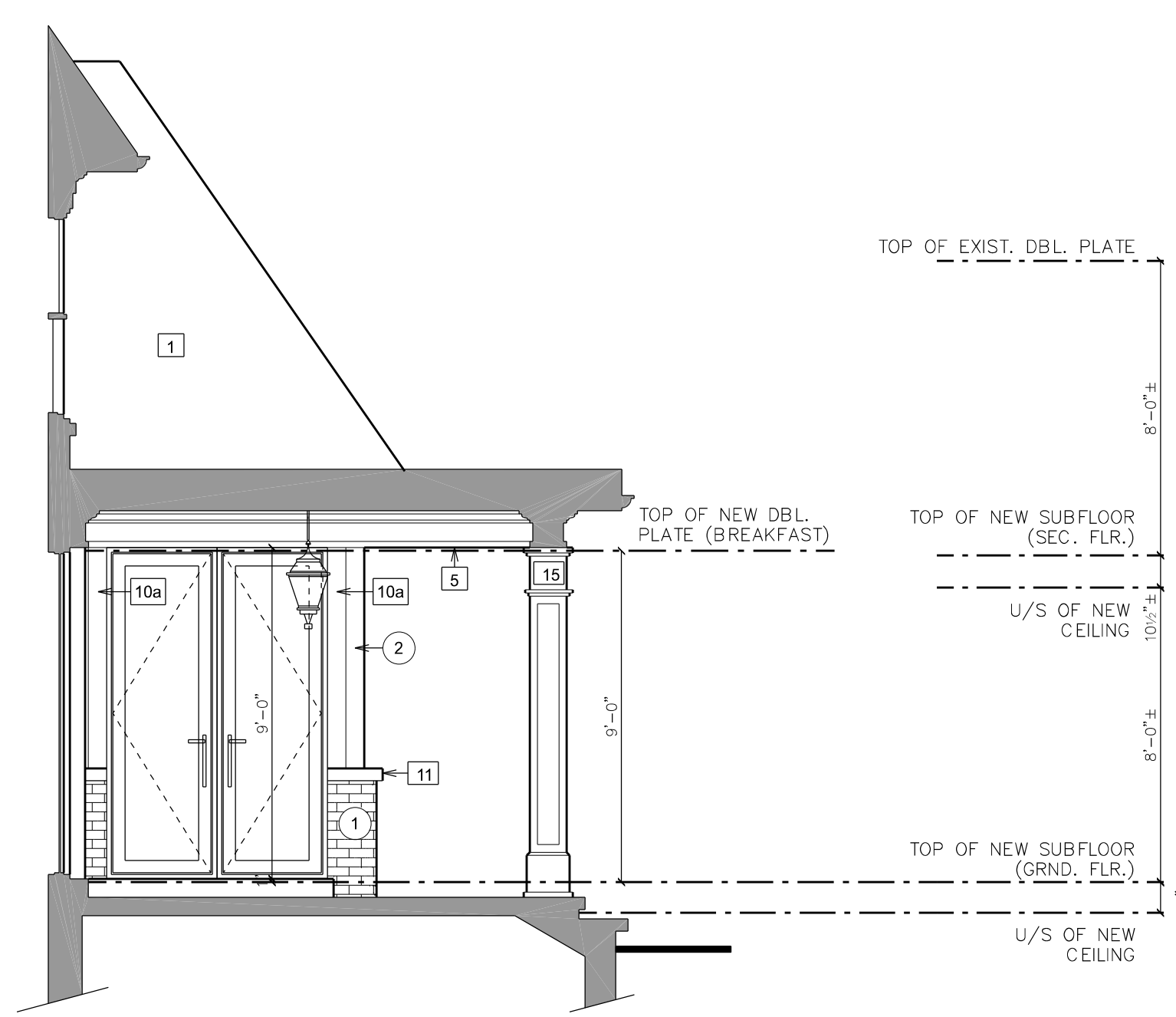
- 1.0 Materials**
- ① New Brick Veneer
 - ② New Pigmented Epoxy Stucco
 - ③ New 4" Prefinished Horizontal Wood Siding
 - ④ New Prefinished Aluminum Panel
 - ⑤ Smooth Cut Stone
- 2.0 Roofing**
- ① New 40 Year Asphalt Shingles
 - ② New 2-Ply Torched On Rubber Membrane Roof Sloped To 2% To Outside Edge On 1/2" Plywood Roof Sheathing On Roof Trusses/Joists
- 3.0 Trim, Cornice, Moulding, & Gutter Notes**
- ③ New Prefinished Aluminum Gutter on 6" Prefinished Aluminum Fascia
 - ④ New 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 6" Prefinished Aluminum Gutter
 - ⑤ New 4" Crown Mould Cut Stone Trim on Flat w/ 2" High x 6" Wide and 1" Projection (Total 12" High)
 - ⑥ New 4" Crown Mould Cut Stone Trim on Flat w/ 3" High x 6" Wide and 1" Projection (Total 12" High)
 - ⑥a New 4" Crown Mould Stucco Trim on Flat (Total 6" High)
 - ⑥b New 4" Crown Mould Stucco Trim on Flat (Total 6" High)
 - ⑥c New 4" Crown Mould Stucco Trim on Flat w/ 3" High x 6" Wide and 1" Projection (Total 12" High)
 - ⑦ New 4" Crown Mould Stucco Trim
 - ⑧ New 10" Cut Stone Lintel
 - ⑨ New 6" Cut Stone Surround w/ 2" Edge Reveal
 - ⑩ New 6" Stucco Surround w/ 2" Edge Reveal
 - ⑩a New 6" Stucco Trim
 - ⑩b New 2" Stucco Trim
 - ⑪ New 4" Cut Stone Sill Projected 2"
 - ⑫ New 2" Stucco Sill Projected 2"
 - ⑬ New Cut Stone Decorative Brackets
- 4.0 Railing, Post**
- ⑮ New 12"x12" Cut Stone Post As Shown
 - ⑯ New 3"x3" Crezon Clad Site-Painted Wood Post
 - New Site Painted wood Handrail and posts as shown - Min 42" Above Finished Deck surface. Add 1"x1" Metal Mesh Panel in front of all intermediate guard banding to Avoid climbing and as per OBC 9.8.7. & 9.8.8.



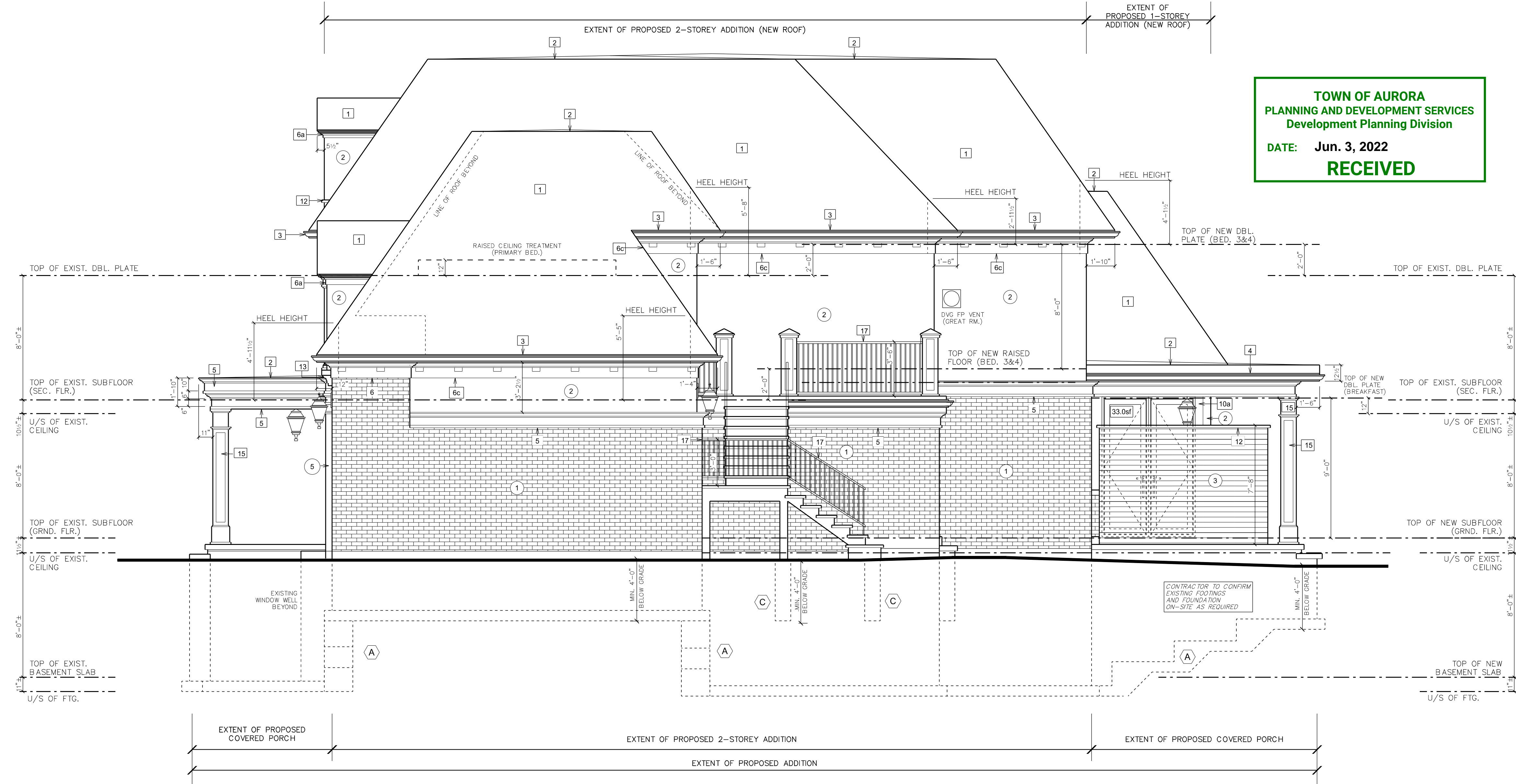
Front Elevation



Hidden Elevation A



Hidden Elevation B



Right-Side Elevation

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
 DATE: Jun. 3, 2022
RECEIVED

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 the design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code.

Peter Giordano *Peter Giordano* 2899 BCN
 Name Signature
 Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code.
 David W. Small Designs Inc. 2899 BCN
 Firm Name

no.	date	revision / comment
1	Mar 21/22	Issued to Owner For Zoning Approvals

Project: **The Boyd Home**
3 Hawthorne Lane
 Part of Lot 3
 Registered Plan 38
 Town of Aurora
 Regional Municipality of York

Front & Rightside Elevations

Scale: 1/4" = 1'-0"
 Date: Mar 2022
 Dwn by: CJ
 Proj. no.: 20-1857

A5

David Small Designs



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