



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-21

APPLICANT: Chin

PROPERTY: 1622 Vandorf Sideroad

CON 3 PT LOT 16

RELATED

APPLICATIONS: n/a

ZONING: C-ORM (Oak Ridges Moraine Countryside Are Zone) and NL-ORM (Oak Ridges Moraine Natural Linkage Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate the development of a three (3)-storey detached dwelling

**BY-LAW
REQUIREMENT:**

- 1) Section 17.1.1 of the Zoning By-law permits a maximum height of 10.0 metres; and
- 2) Section 17.1.3 of the Zoning By-law states new single residential dwellings on existing lots will only be permitted through a minor variance.

PROPOSAL:

- a) The applicant is proposing to construct a three (3)-storey detached dwelling with a height of 12.5 metres; and
- b) The applicant is proposing to construct a three (3)-storey detached dwelling.

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



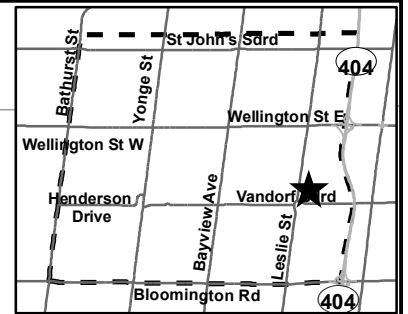
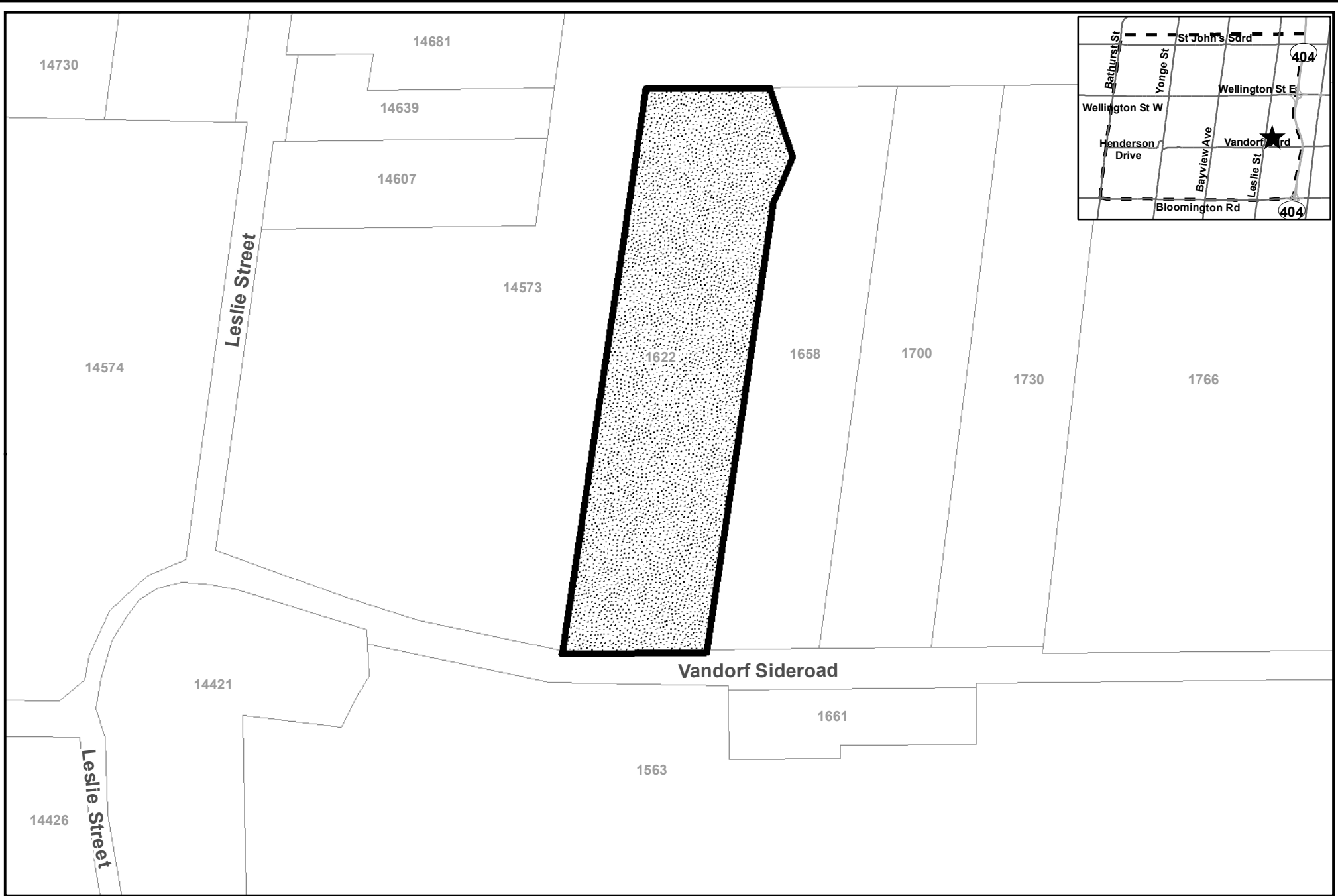
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

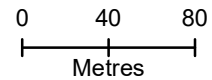
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
1622 VANDORF SIDEROAD
FILE: MV-2022-21
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**

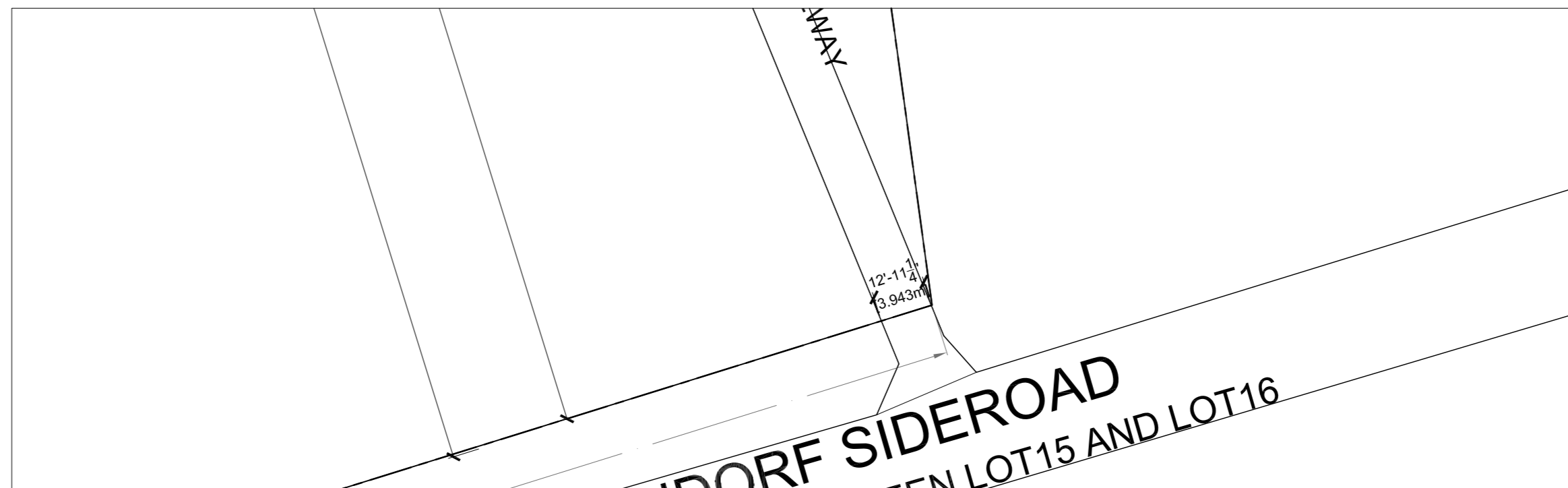
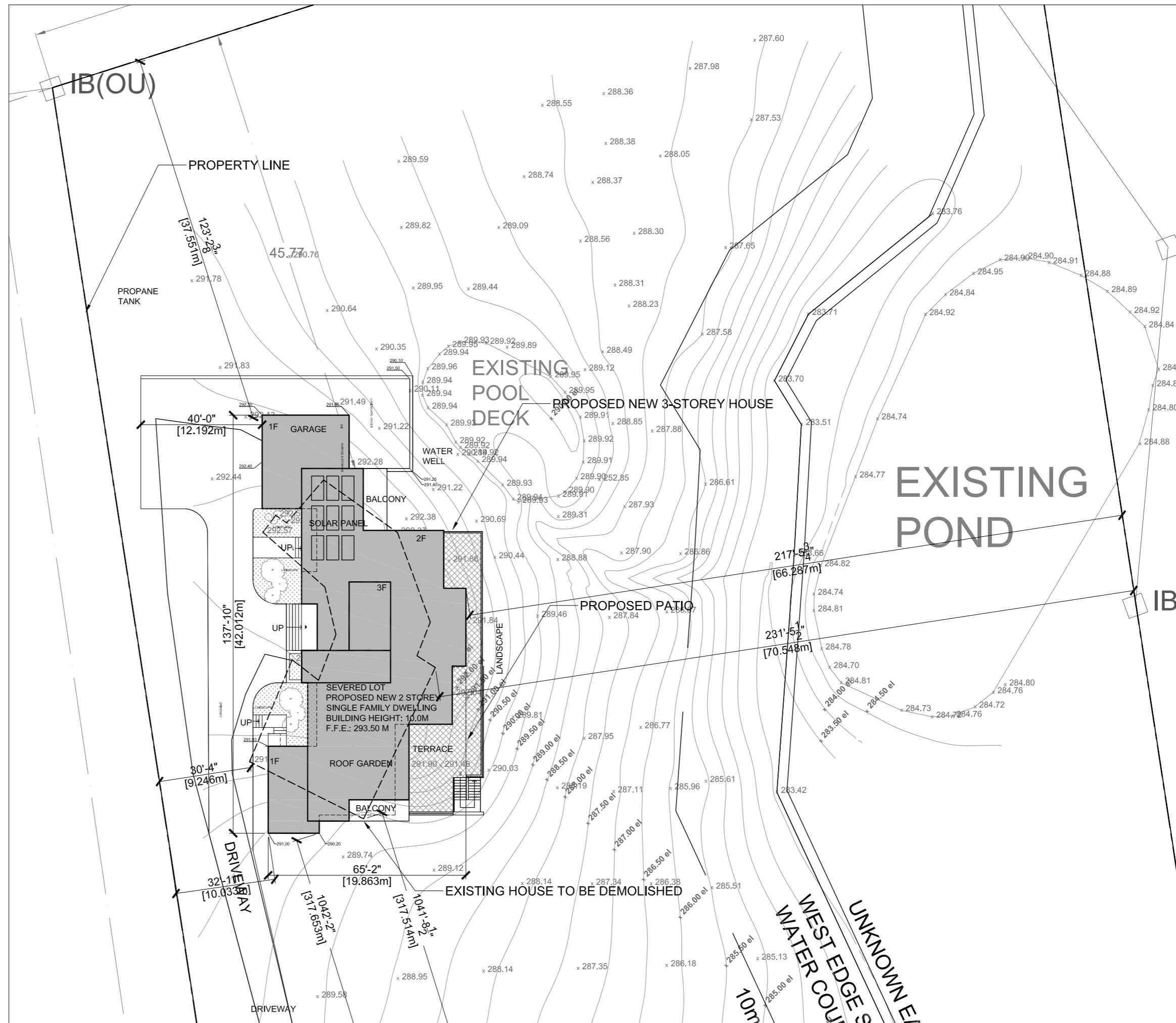


NL-ORM ZONE			
ZONING	C-ORM ZONE (By-law No. 4468-03.D)	LOT NO.	
PLAN NO.		LOT AREA	434,137.9 SQF (40,332.7 SQM)
LOT FRONTAGE	331.23' (100.96 M)	LOT DEPTH	1309.27' (399.07 M)
DESCRIPTION	EXISTING	PROPOSED	REQUIRED
MIN. LOT FRONTAGE	331.23' (100.96 M)	331.23' (100.96 M)	15M
MIN. LOT AREA	1,309.27' (399.07 M)	1,309.27' (399.07 M)	450 SM
MAX. BUILDING HEIGHT	—	* 40' - 6 5/8" (12.41 M)	10 M
NO. OF STORIES	1.5	3	NA
DRIVEWAY WIDTH	4M	4M	4M
BUILDING AREA	—	5,329 SQF (495.08 SQM)	NA
GROSS FLOOR AREA	—	9,639 SQF (895.49 SQM)	NA
MAX LOT COVERAGE	—	5,329 SQF (495.08 SQM)	NA
AVERAGE GRADING	—	291.62M	NA
FIRST FLOOR ELEVATION	—	293.50M	NA
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (SOUTH)	1041'-8 1/2" (317.51m)	1042'-2" (317.7m)	15.0m
SIDE (WEST)	32'-6" (9.9m)	32'-11" (10.03 m)	9.0m
SIDE (EAST)	231'-5 1/2" (70.5m)	217'-5 3/4" (66.29m)	4.5m
REAR (NORTH)	150'-4" (45.8m)	123'-2 3/8" (37.6m)	22.0m

* VARIANCE

STATISTICS	AREA	%	COMMENTS
TOTAL LOT AREA	434,137.9 SQF (40,332.7 SQM)	100	
IMPERVIOUS AREAS			
House Footprint	4,396 SQF (408.4 SQM)	1.01	
Garage Footprint	933 SQF (86.68 SQM)	0.21	
Driveway Area	17,158 SQF (1594 SQM)	3.95	
Walkway and Interlocking Patios	1,114 SQF (103.49 SQM)	0.26	Wood Decks are exempt
Sheds and Gazebos	NA	NA	
Pool and Pool Deck	NA	NA	
Other	NA	NA	
Total Impervious	23,661 SQF (2,198.18 SQM)	5.43	Category 1 - 15% Permitted
DISTURBED AREAS			
Impervious Areas	23,661 SQF (2,198.18 SQM)	5.43	
Septic Bed	9752 SQF (906.0 SQM)	2.25	
Re-graded Area	1875 SQF (174.19 SQM)	0.43	Only where grades are altered
Filled Area	710 SQF (65.96 SQM)	0.16	Not including sod and other landscaping
Other Disturbed	NA	NA	
Total Disturbed	37,253 SQF (3,460.92 SQM)	8.58	Category 1 - 25% Permitted

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20220778 DATE: Jun. 24, 2022
APPROVED BY: *Shelby Vandermul*
PRELIMINARY ZONING REVIEW AMENDED



ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.

No.	Revision	Date	By
1	SITE PLAN	2021/12/02	
2	FOR MINOR VARIANCE	2022/05/03	

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the building code
NAME: PENG CAI
SIGNATURE:
BCIN #: 106803
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code
FIRM NAME: 9676538 CANADA INC.
REGISTRATION 117699



ZEN HOUSE
1622 VANDORF SIDEROAD

Project number: 2021-06
Drawn Scale 1/32"=1'-0"
Checked Date

SITE PLAN

Drawing No. A001



WEST ELEVATION

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220778 DATE: Jun. 24, 2022
 APPROVED BY: *Ashley Vandermul*
 PRELIMINARY ZONING REVIEW AMENDED



EAST ELEVATION

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DO NOT SCALE DRAWINGS.
 CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.
 THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.

No.	Revision	Date	By
1	PRELIMINARY DESIGN	2022/01/01	
2	FOR MINOR VARIANCE	2022/05/03	

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the building code
 NAME: PENG CAI
 SIGNATURE:
 BCIN #: 106803
 QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the building code
 FIRM NAME: 9676538 CANADA INC.
 REGISTRATION 117699



ZEN HOUSE
 1622 VANDORF SIDEROAD

Project number: 2021-06
 Drawn Scale 1/8" = 1'-0"
 Checked Date

WEST ELEVATION
 EAST ELEVATION

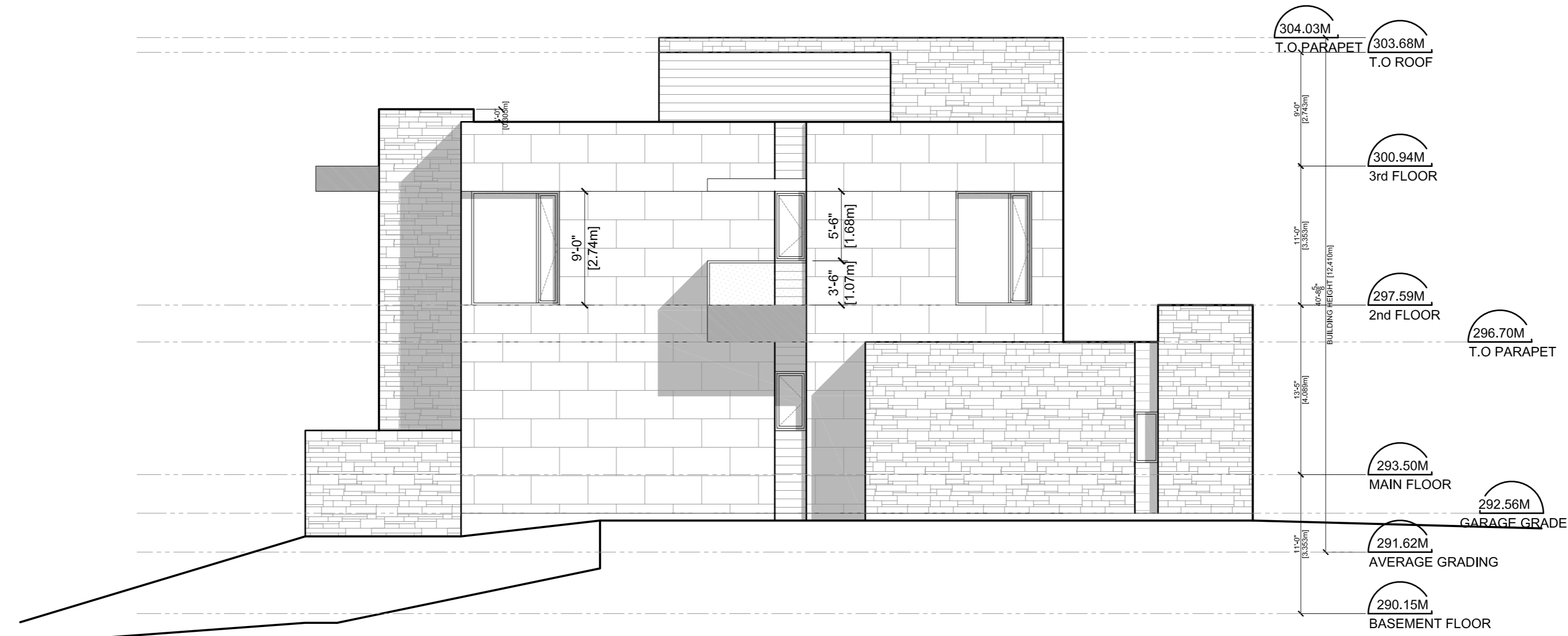
Drawing No. A201

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CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

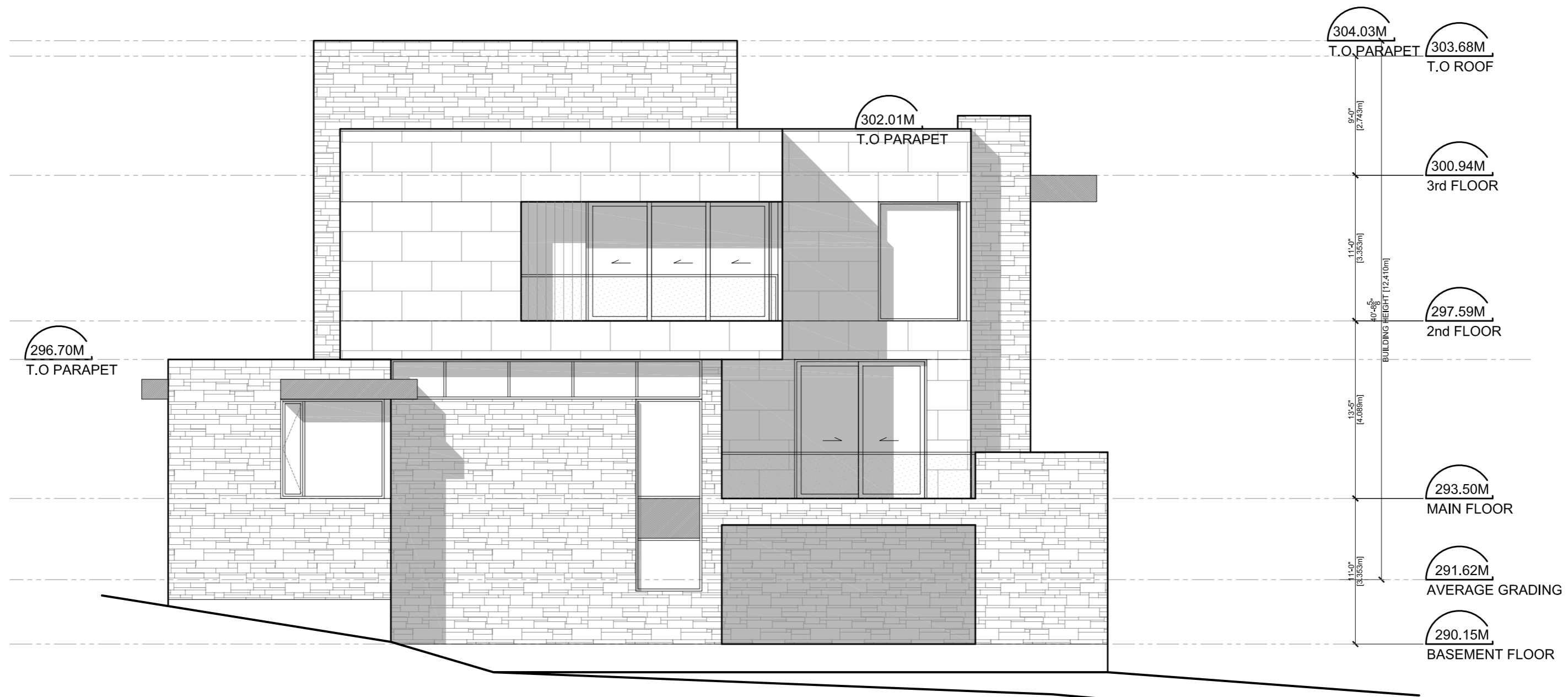
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No.	Revision	Date	By
1	PRELIMINARY DESIGN	2022/01/01	
2	FOR MINOR VARIANCE	2022/05/03	



NORTH ELEVATION

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220778 DATE: Jun. 24, 2022
 APPROVED BY: *Ashley Vandermul*
 PRELIMINARY ZONING REVIEW AMENDED



SOUTH ELEVATION

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the building code

NAME: PENG CAI

SIGNATURE:

BCIN #: 106803

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the building code

FIRM NAME: 9676538 CANADA INC.

REGISTRATION 117699



ZEN HOUSE

1622 VANDORF SIDEROAD

Project number: 2021-06

Drawn Scale $\frac{1}{8}'' = 1'-0''$

Checked Date

SOUTH ELEVATION
 NORTH ELEVATION

Drawing No. A202



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