



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-05

APPLICANT: WILLIAMS AKKERMANS

PROPERTY: 156 Wells St, Aurora, ON L4G1T7
PLAN 346 LOT 46

**RELATED
APPLICATIONS:** n/a

ZONING: R2 Detached Second Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposal for a new 2 storey dwelling with an integral garage, and rear decks on a corner lot.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.
 - a. The applicant is proposing a two-storey detached dwelling unit, which is 5.5 metres to the front property line.
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.
 - a. The applicant is proposing a two-storey detached dwelling unit, which is 1.4 metres to the interior side property line.
3. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.

- a. The applicant is proposing a two-storey detached dwelling unit, which is 1.4 metres to the interior side property line.
4. Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 6.0 metres.
 - a. The applicant is proposing a two-storey detached dwelling unit, which is 4.1 metres to the exterior side property line.
 5. Section 24.497.3.3 of the Zoning By-law permits a maximum height of 9.0 metres to the mid-point of the roof.
 - a. The applicant is proposing two-storey detached dwelling unit with a height of 10.3 metres to the mid-point of the roof.
 6. Section 24.497.3.3 of the Zoning By-law permits a maximum height of 9.9 metres to the peak of the roof.
 - a. The applicant is proposing two-storey detached dwelling unit with a height of 13.4 metres to the peak of the roof.
 7. Section 5.6.1(a)(ii) of the Zoning By-law permits a maximum driveway width of 6.0 metres.
 - a. The applicant is proposing a driveway width of 6.3 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:	March 9th, 2023
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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on March 7th, 2023.** 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://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on March 9th, 2023** 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 PFan@aurora.ca **no later than 4:30pm on March 9th, 2023.**

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 Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

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 23rd DAY OF FEBRUARY 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

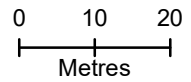
Agenda packages will be available prior to the Hearing at:

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



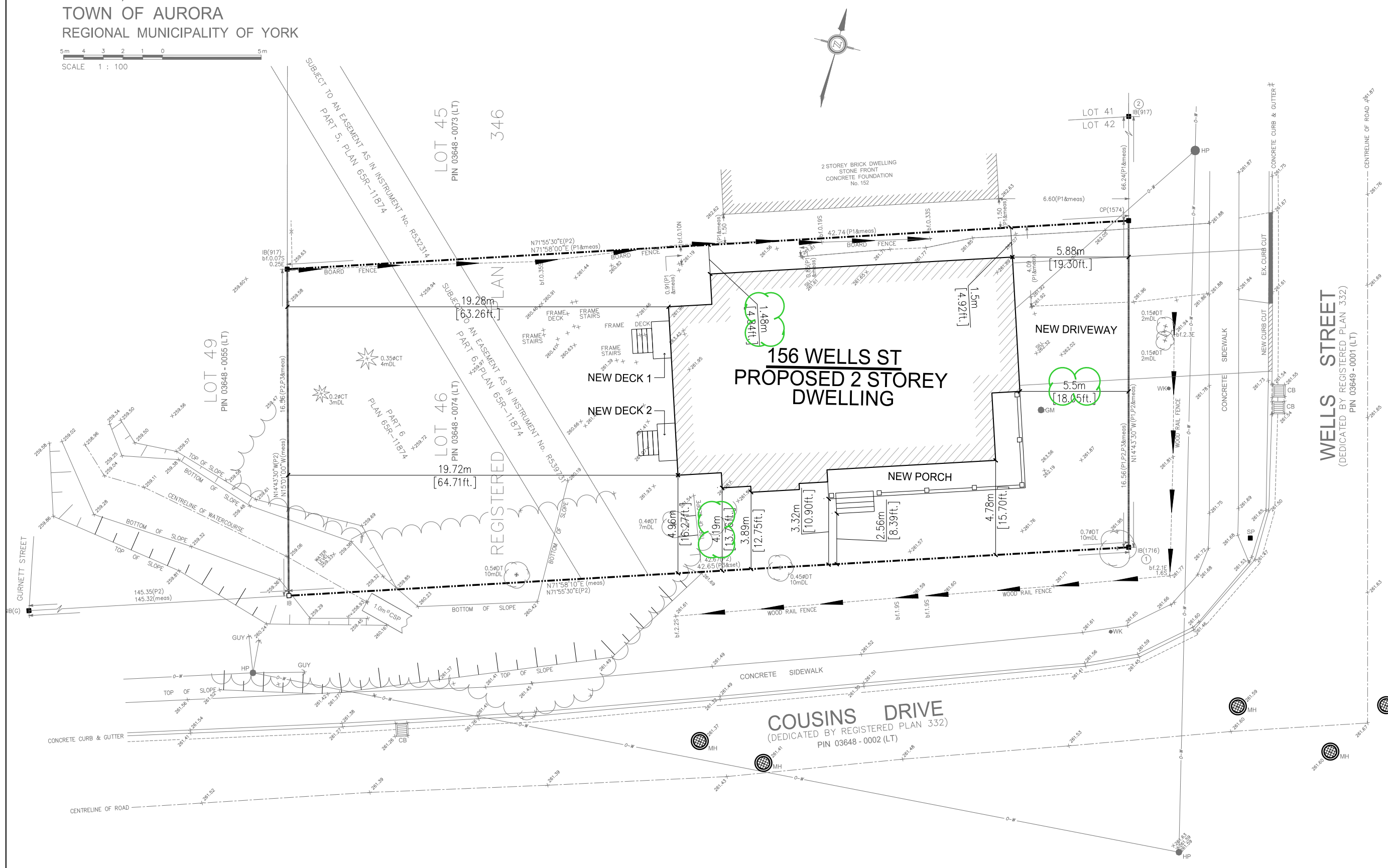
LOCATION MAP
156 WELLS STREET
FILE: MV-2023-05
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



SURVEYOR'S REAL PROPERTY REPORT OF
 LOT 46, REGISTERED PLAN 346
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 100



NOTE
 ALL BUILDING LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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SURVEYOR'S REAL PROPERTY REPORT
 PART 2 - REPORT SUMMARY
 SURVEY PREPARED FOR:
 KINSELLA CUSTOM HOMES LTD.
 DESCRIPTION OF LAND:
 LOT 46, REGISTERED PLAN 346 (KNOWN AS 156 WELLS STREET)
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS:
 SUBJECT TO AN EASEMENT OVER PART 6, PLAN 65R-11874 AS SET OUT IN INSTRUMENT No. R539731.
 ENCROACHMENTS:
 NOTE LOCATION OF WATERCOURSE CHANNEL
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:
 NOT CERTIFIED BY THIS REPORT.
 ADDITIONAL REMARKS:
 (FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.)

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	○	DENOTES DIAMETER
□	DENOTES SURVEY MONUMENT PLANTED	DL	DENOTES TREE DRIP LINE
SB	DENOTES STANDARD IRON BAR	OH	DENOTES OVERHEAD UTILITY WIRES
IB	DENOTES IRON BAR	CP	DENOTES CORRUGATED STEEL PIPE
CP	DENOTES CONCRETE PIN	HM	DENOTES HYDRO METER
meas	DENOTES MEASURED	HP	DENOTES BELL POLE
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY DELPH & JENKINS NORTH LTD., O.L.S. DATED JULY 30, 2021	CT	DENOTES CONIFEROUS TREE
P2	DENOTES REGISTERED PLAN 346	GM	DENOTES GAS METER
P3	DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY OPHR N. OZALDOV SURVEYING LTD., O.L.S. DATED JUNE 14, 1994	MH	DENOTES MANHOLE
917	DENOTES R. A. GARDEN O.L.S.	DR	DENOTES DRIP LINE OF TREES
1574	DENOTES DELPH & JENKINS NORTH LTD., O.L.S.		
1716	DENOTES OPHR D. OZALDOV, O.L.S.		
G	DENOTES W.S. GIBSON & SONS, O.L.S.		

BENCH MARK
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND DETERMINED BY REAL TIME CANMET NETWORK OBSERVATIONS (COVID 1920, 1970 ADJUSTMENT).

NOTE:
 BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY REAL TIME CANMET NETWORK OBSERVATIONS AND REFERRED TO THE UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS, 2010).
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997912.
 THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O. REG. 218/10, SECTION 14(2).
 COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O. REG. 218/10, SECTION 14(2).
 FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 2°07'30" WAS APPLIED TO BEARINGS SHOWN ON REGISTERED PLAN 346.

OBSERVED REFERENCE POINTS UTM (NAD83, CSRS 2010)	NORTHINGS	EASTING
1	4 872 279.77	623 335.24
2	4 872 599.83	623 314.20

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF MARCH, 2022.

DATE: G. K. JENKINS - ONTARIO LAND SURVEYOR

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL FEES OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

Delph & Jenkins North Ltd.
 Ontario Land Surveyors
 22226 - 1
 220 Woodbine Parkway E., Unit 6, Aurora, Ontario L4G 3V6
 Tel: 905-881-9928 Fax: 905-881-2968
 DRAWN: me CHECKED: GJK

SCOPE OF WORK
 PROPOSED 2 STOREY WOOD FRAMED DWELLING W/ AN INTEGRAL GARAGE, FRONT + SIDE PORCHES AND AN OUTDOOR LANAI

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: **PR20230019** DATE: **Jan. 11, 2023**
 APPROVED BY: *Melissa Bozantin*
PRELIMINARY ZONING REVIEW

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	JULY 1, 2022	ISSUED FOR CLIENT REVIEW

SEALS

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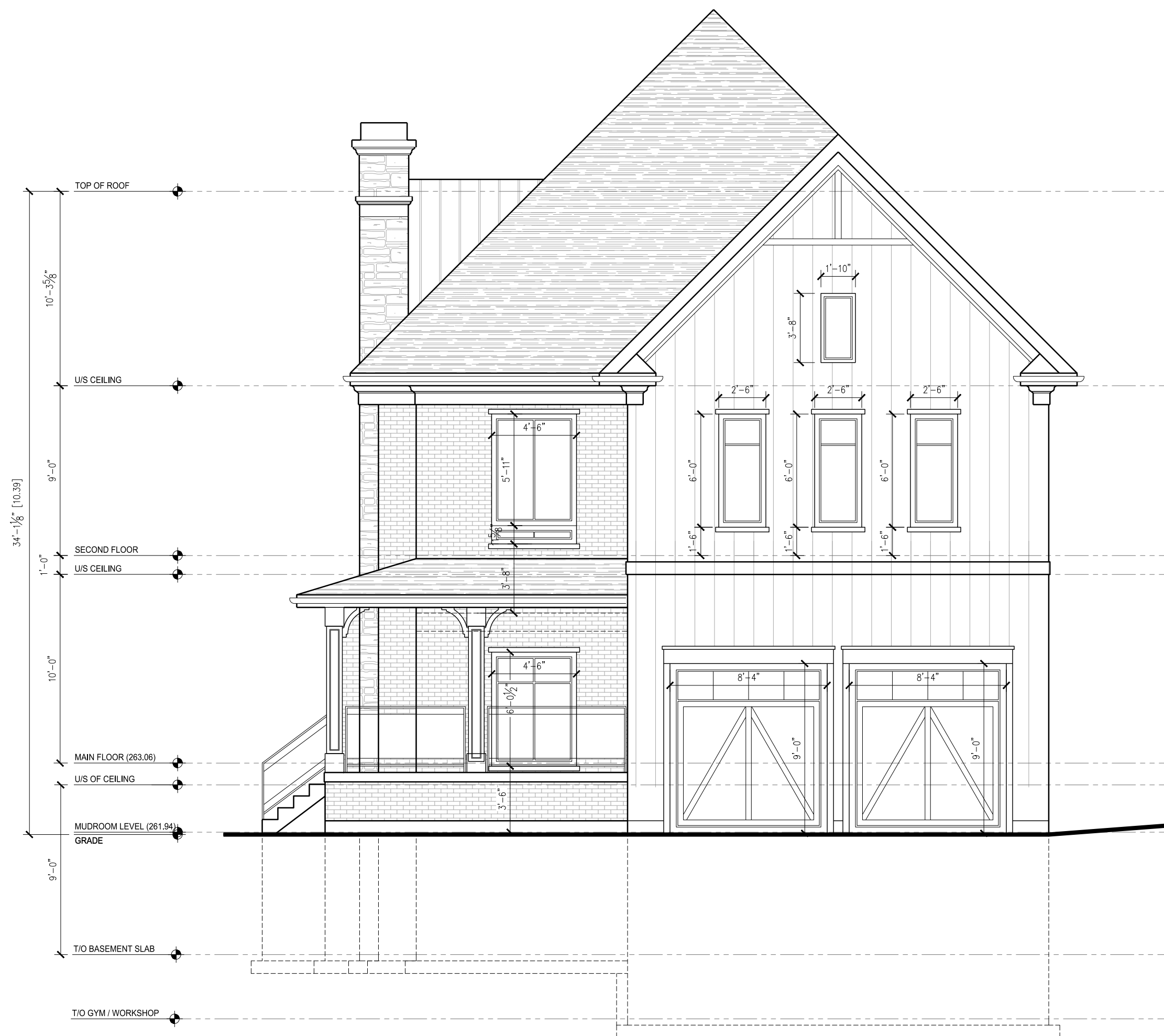
SE SCHILLER ENGINEERING
 2157 ROYAL WINDSOR DRIVE, UNIT 4
 MISSISSAUGA, ON L5J 1K5
 PHONE: 905-822-1666
 EMAIL: TRAVIS@SCHILLERENGINEERING.CA

CLIENT
 AKKERMAN RESIDENCE

PROJECT
 156 WELLS STREET,
 AURORA, ON

PAGE
 SITE PLAN

APPROVED BY:	TS
DATE:	AUG 2022
PROJECT No.	2022SE235



NOTES

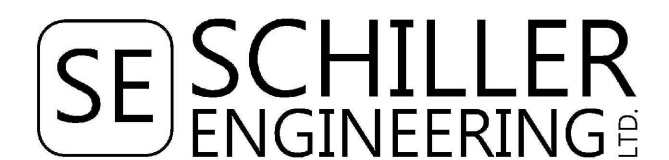
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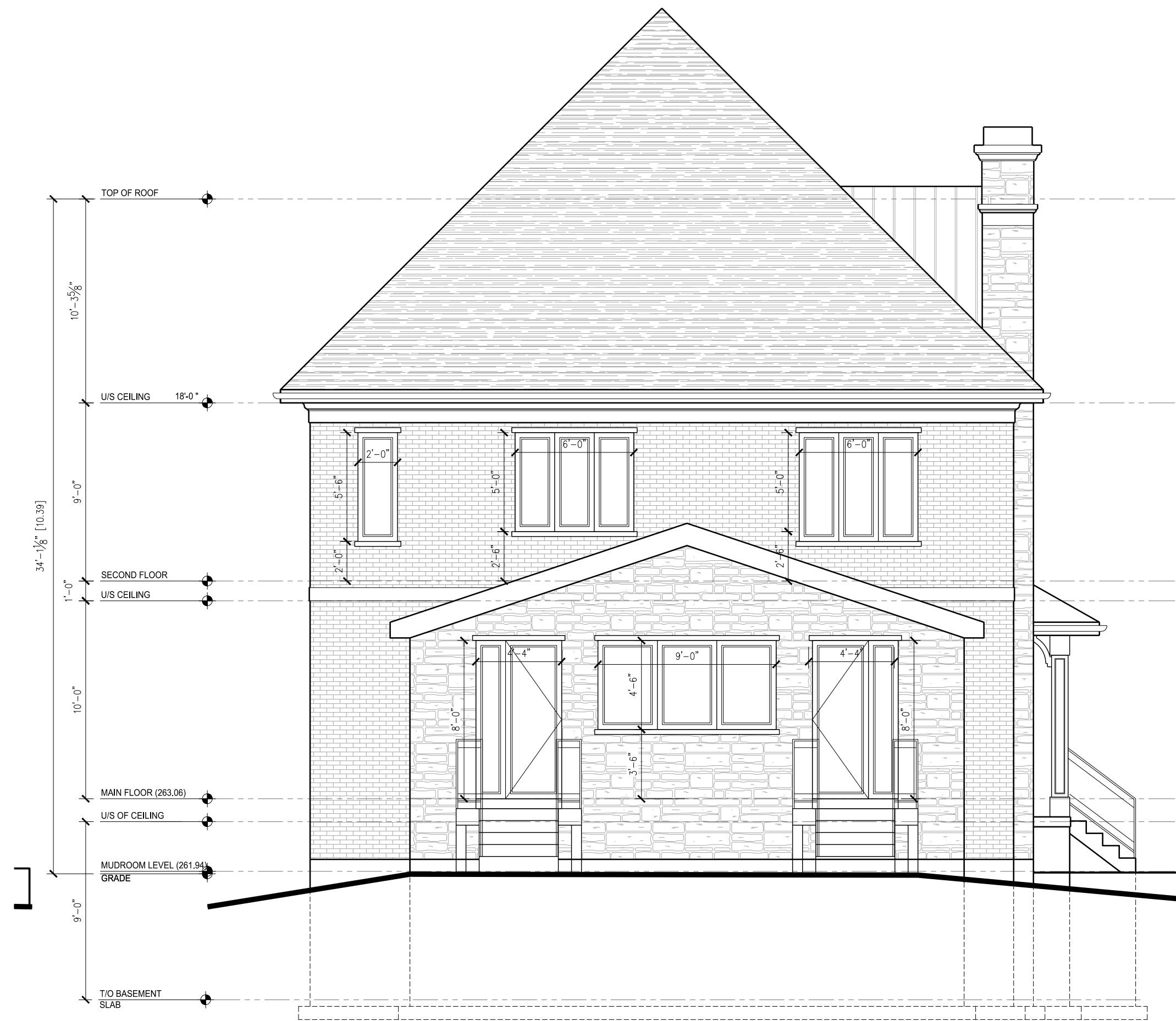
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TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

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 Peter Fan, Secretary-Treasurer, at pfan@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: 905-727-4771