



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-06

APPLICANT: CHEUK WING LAM

PROPERTY: 120 Championship Circle Place, Aurora, ON L4G0H9
PLAN 65M3931 LOT 27

**RELATED
APPLICATIONS:** n/a

ZONING: R2(276) (Detached Second Density Residential Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposed sunroom addition and a reduction in rear yard setback.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.276.2.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres.
 - a) The applicant is proposing a sunroom addition, which is 4.87 metres to the rear property line.

2. Section 7.2 of the Zoning By-law permits a maximum lot coverage of 35.0%.
 - a) The applicant is proposing an addition to existing dwelling with a lot coverage of 37.9%

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



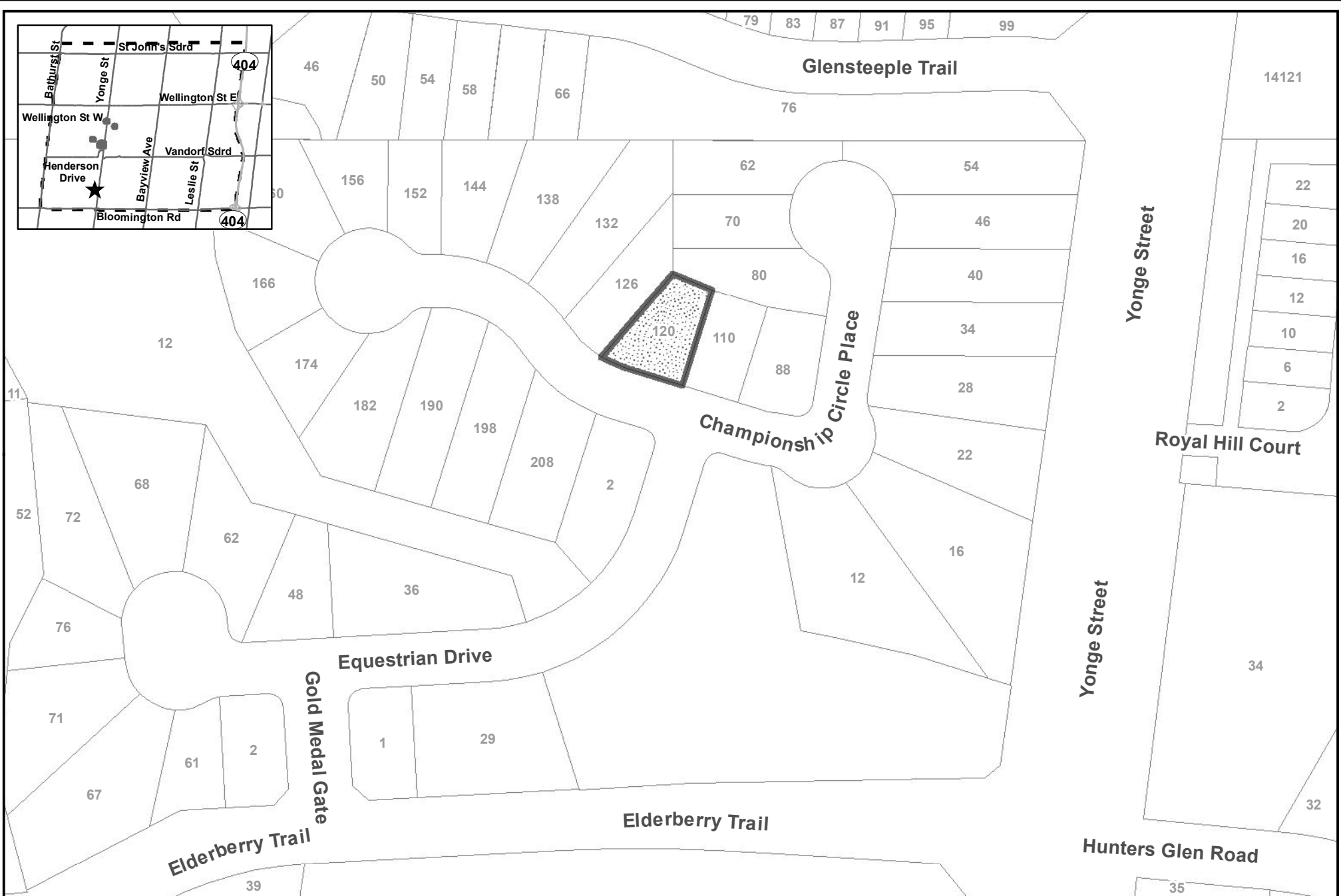
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

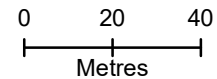
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
120 CHAMPIONSHIP CIRCLE
FILE: MV-2023-06
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



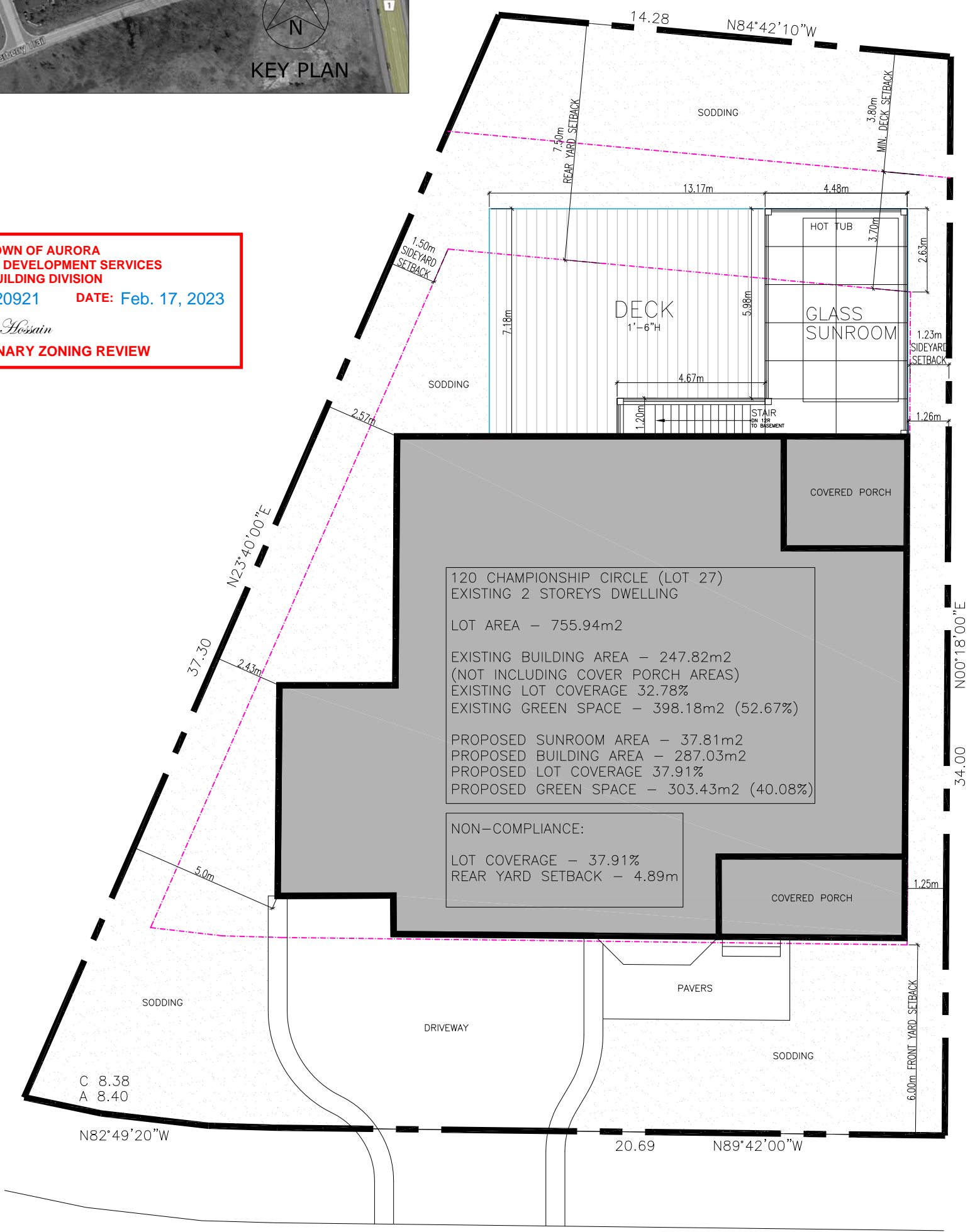


**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20220921 DATE: Feb. 17, 2023

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW



120 CHAMPIONSHIP CIRCLE (LOT 27)
EXISTING 2 STOREYS DWELLING

LOT AREA - 755.94m²

EXISTING BUILDING AREA - 247.82m²
(NOT INCLUDING COVER PORCH AREAS)
EXISTING LOT COVERAGE 32.78%
EXISTING GREEN SPACE - 398.18m² (52.67%)

PROPOSED SUNROOM AREA - 37.81m²
PROPOSED BUILDING AREA - 287.03m²
PROPOSED LOT COVERAGE 37.91%
PROPOSED GREEN SPACE - 303.43m² (40.08%)

NON-COMPLIANCE:

LOT COVERAGE - 37.91%
REAR YARD SETBACK - 4.89m

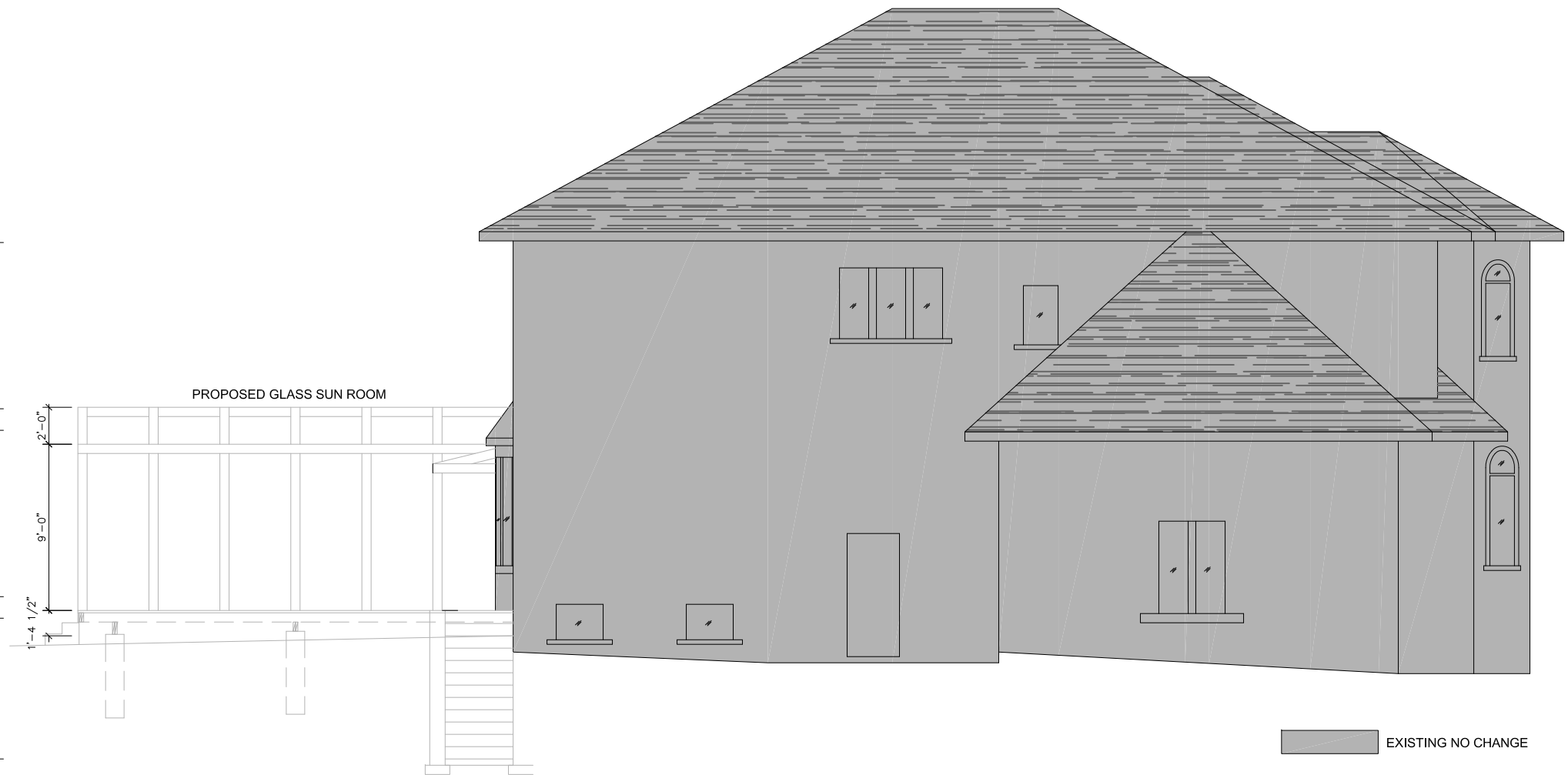
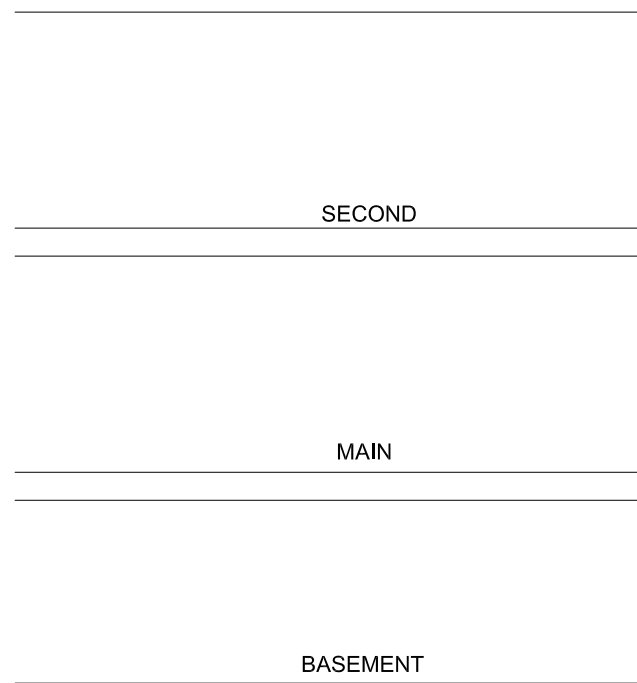
CHAMPIONSHIP CIRCLE PLACE



hj architects inc.
85 forest grove crt.
aurora, ontario l4g3g4

416.628.2168
info@hjarch.ca

PROJECT NO.	22-150	DRAWN BY:	H.M.	CHECKED BY:	J.Y.	APPROVED:	J.Y.
PROJECT NAME	120 CHAMPIONSHIP CIRCLE PLACE	SCALE	1:150				
DRAWING TITLE	PROPOSE ADDITION SITE PLAN	DRAWING NUMBER	A1				
Copyright (c) 2012 HJ ARCHITECTS INC.							



SECTION

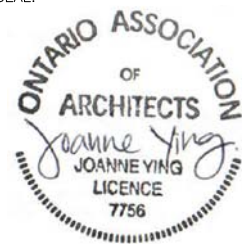
LEFT SIDE ELEVATION



hj architects inc.
 85 forest grove crt.
 aurora, ontario l4g 3g4
 T: 416.628.2168
 E: henry.ma@hjarch.ca

REVISIONS / ISSUED TO			
NO.	REVISIONS	DATE	BY
1.	ISSUED FOR REVIEW	12/06/22	HM

SEAL:



GENERAL NOTES:

- Contractors to verify all site dimensions and report any discrepancies before commencing with work.
- Dimensions shall take precedence over scale.
- No variation of modification to work shall be implemented without prior written approval.
- All plans, specifications and work is subject to Department of Labour, Fire Department and Building Department approval.
- All previous issues of this drawing are superseded.
- All prints of drawings and specifications are the property of hj architects inc. and must be returned upon project completion.

OWNER:

-

ELECTRICAL CONSULTANT:

MECHANICAL CONSULTANT:

STRUCTURAL CONSULTANT:

PROJECT NUMBER:

22-050

SCALE:

1/8" = 1'-0"

120 CHAMPIONSHIP CIRCLE PLACE

DRAWING TITLE:

WEST ELEVATION

DRAWN BY:

HM

CHECKED BY:

HM

APPROVED BY:

JY

DRAWING NUMBER:

A5



EXISTING NO CHANGE

FRONT ELEVATION



hj architects inc.
 85 forest grove crt.
 aurora, ontario l4g 3g4
 T: 416.628.2168
 E: henry.ma@hjarch.ca

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MECHANICAL CONSULTANT:

STRUCTURAL CONSULTANT:

PROJECT NUMBER:

22-050

SCALE:

1/8" = 1'-0"

120 CHAMPIONSHIP CIRCLE PLACE

DRAWING TITLE:

FRONT ELEVATION

DRAWN BY:

HM

CHECKED BY:

HM

APPROVED BY:

JY

DRAWING NUMBER:

A6



REAR ELEVATION



hj architects inc.
 85 forest grove crt.
 aurora, ontario l4g 3g4
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REVISIONS / ISSUED TO			
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MECHANICAL CONSULTANT:

STRUCTURAL CONSULTANT:

PROJECT NUMBER:

22-050

SCALE:

1/8" = 1'-0"

120 CHAMPIONSHIP CIRCLE PLACE

DRAWING TITLE:

REAR ELEVATION

DRAWN BY:

HM

CHECKED BY:

HM

APPROVED BY:

JY

DRAWING NUMBER:

A7



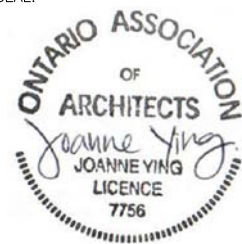
RIGHT SIDE ELEVATION



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OWNER:

-

ELECTRICAL CONSULTANT:

MECHANICAL CONSULTANT:

STRUCTURAL CONSULTANT:

PROJECT NUMBER:

22-050

SCALE:

1/8" = 1'-0"

120 CHAMPIONSHIP CIRCLE PLACE

DRAWING TITLE:

EAST ELEVATION

DRAWN BY:

HM

CHECKED BY:

HM

APPROVED BY:

JY

DRAWING NUMBER:

A8



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