



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-13

APPLICANT: LISA MAINELLA

PROPERTY: 96 Soleil Blvd, Aurora, ON L4G0H3
PLAN 65M4067 LOT 22

**RELATED
APPLICATIONS:** n/a

ZONING: R3(362) (Detached Third Density Residential)

PURPOSE: A Minor Variance Application has been submitted to facilitate an Accessory Structure and a reduction to the open, landscaped or natural conditions.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.362.1.2 of the Zoning By-law requires a minimum setback of 2.0m from the side lot lines.
 - a. The applicant is proposing an Accessory Structure, which is 1.5 m to the side lot line.
2. Section 24.362.1.3 of the Zoning By-law requires a minimum of 50% of the lot area be preserved in an open, landscaped or natural condition.
 - a. The applicant is proposing more than 58% of the lot area as built or covered with impervious material, leaving less than 50% in natural condition.

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:	April 13th, 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 April 11th, 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 April 13th, 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 April 13th, 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 30th DAY OF MARCH 2023



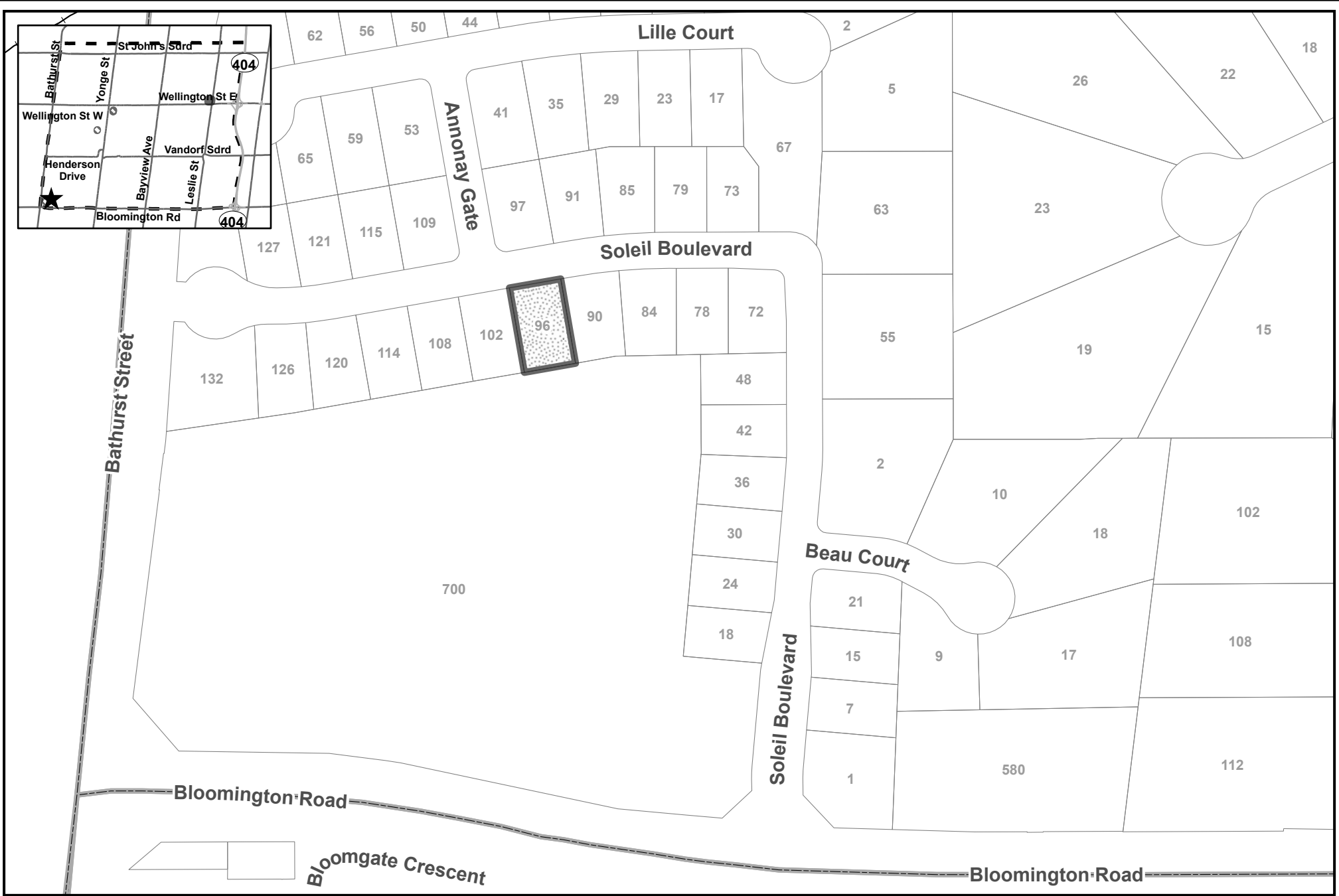
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

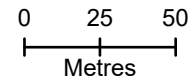
Agenda packages will be available prior to the Hearing at:

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



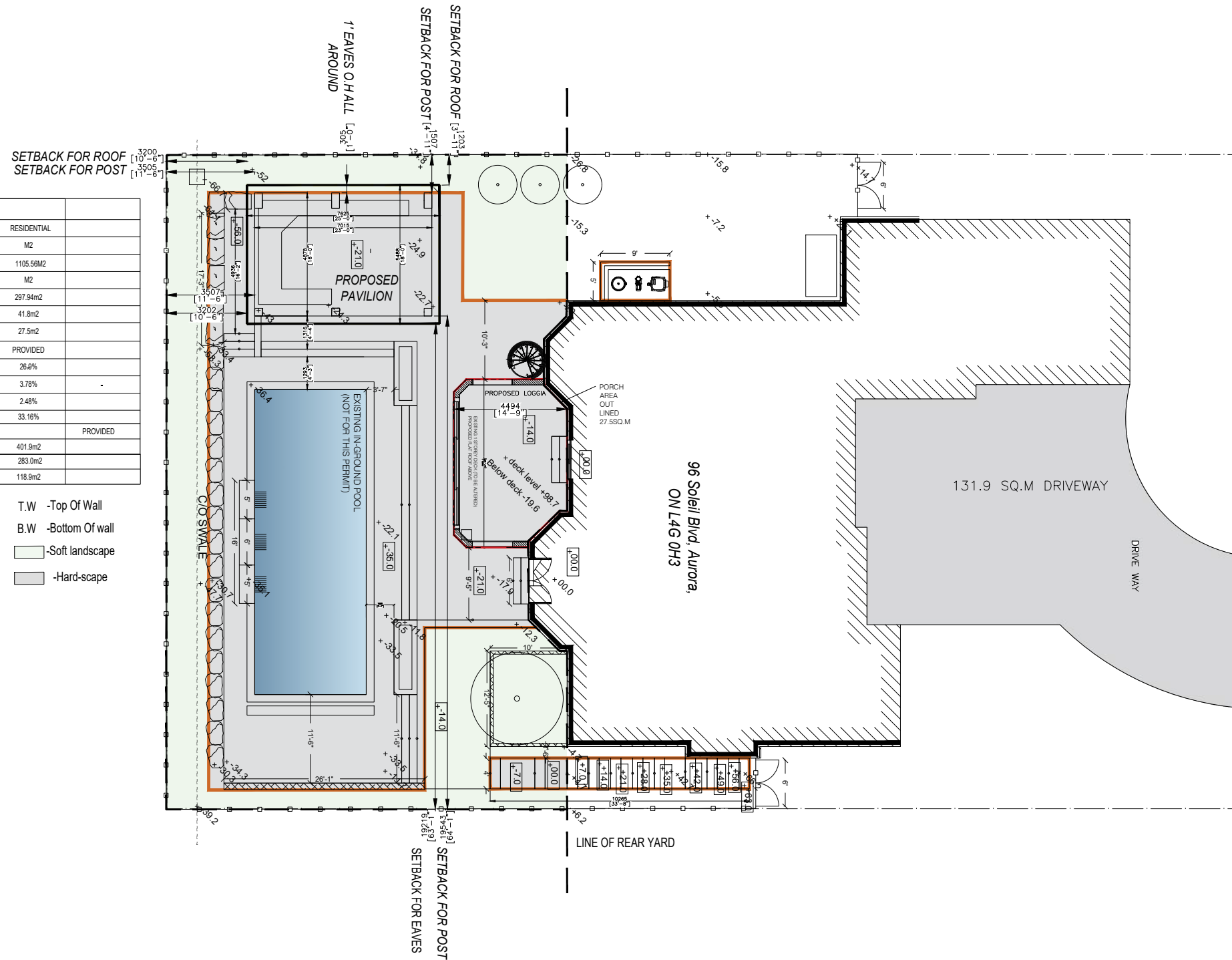
LOCATION MAP
96 SOLEIL BOULEVARD
FILE: MV-2023-013
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



SITE DEVELOPMENT	
ZONING	RESIDENTIAL
LOT AREA	M2
TOTAL LOT AREA	1105.56M2
HOUSE AREA	M2
HOUSE FOOTPRINT	297.94m2
PROPOSED CABANA FOOTPRINT	41.8m2
EXISTING LOGGIA COVERAGE	27.5m2
LOT COVERAGE	PROVIDED
EXISTING HOUSE	26.4%
PROPOSED CABANA	3.78%
EXISTING LOGGIA	2.48%
TOTAL COVERAGE	33.16%
LANDSCAPE AREAS REAR	PROVIDED
REAR LOT AREA	401.9m2
HARD LANDSCAPE AREA - including pool	283.0m2
SOFT LANDSCAPE AREA	118.9m2

- × -0.00 -Proposed Grades
- × 0.00 -Existing Grades
- ▲ -Entrance Door
- T.W -Top Of Wall
- B.W -Bottom Of wall
- Soft landscape
- Hard-scape



1.5m CONC. SIDEWALK
96 SOLEIL BLVD

131.9 SQ.M DRIVEWAY

96 Soleil Blvd, Aurora,
 ON L4G 0H3

1 SITE PLAN
 A1 1:200

rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

PROJECT NAME: **96 Soleil Blvd, Aurora, ON L4G 0H3**

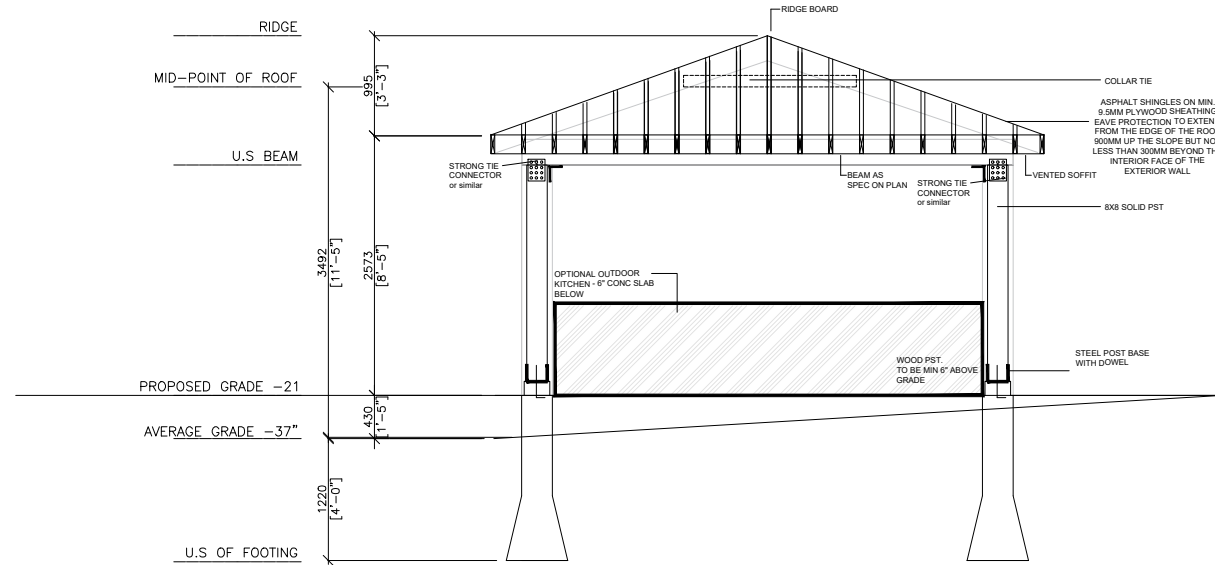
DRAWING TITLE: **Site Plan**

DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ DATE: _____

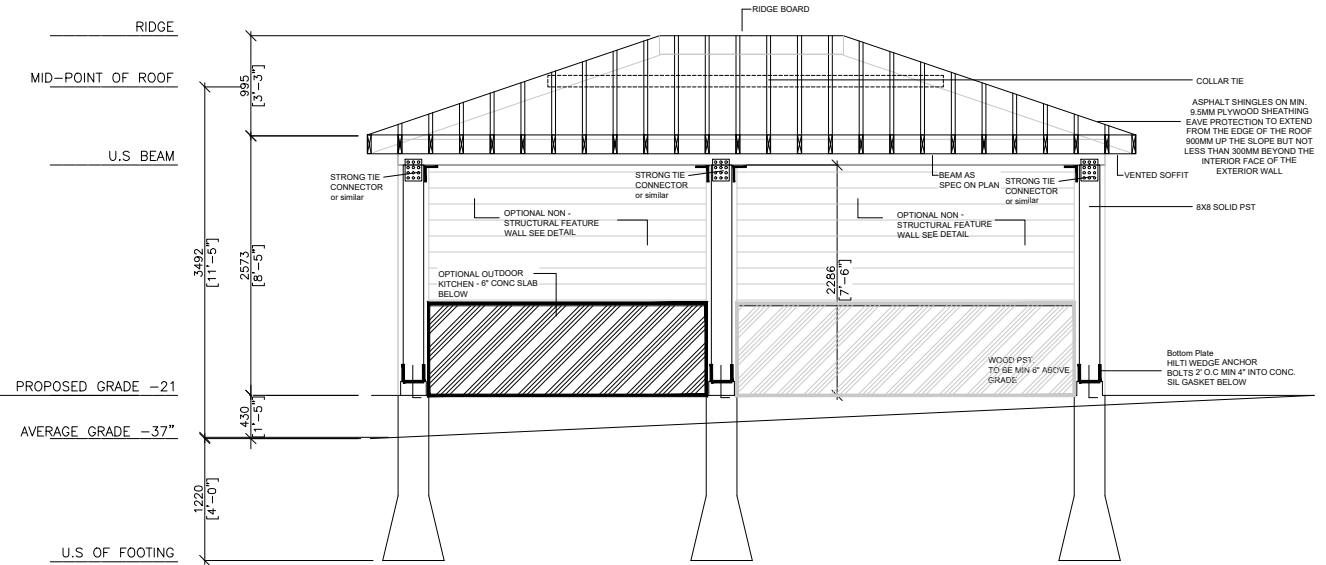
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: **PR20230396** DATE: **Mar. 1, 2023**
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



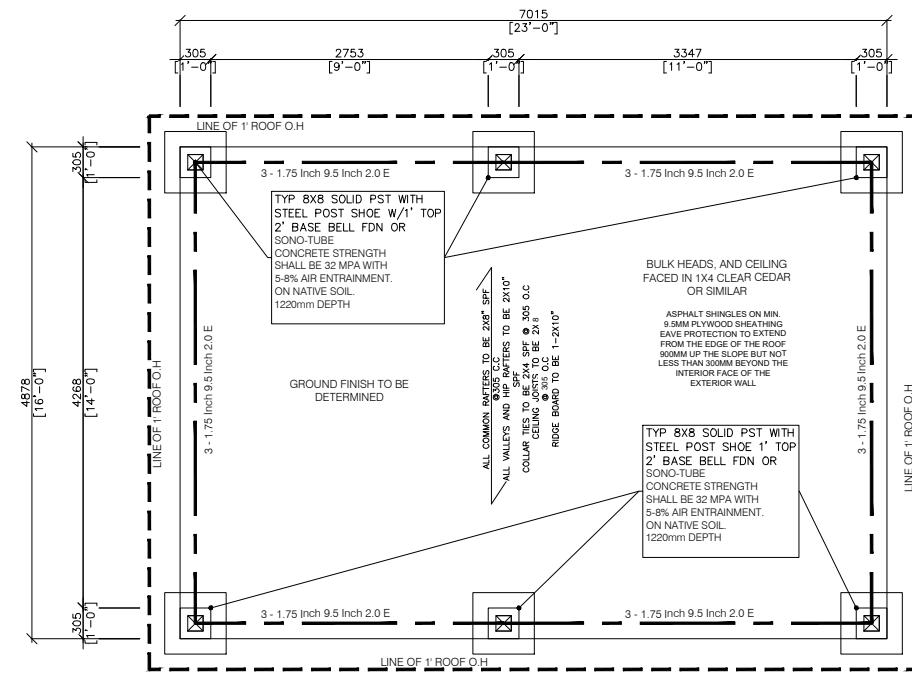
SHEET NO:
A1



1 ELEVATION 1
A10 1:75



2 ELEVATION 1
A10 1:75



3 FLOOR PLAN/FOUNDATION PLAN
A10 1:75

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20230396 DATE: Mar. 1, 2023
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW

rev	description	by	date
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PROJECT NAME: **96 Soleil Blvd,
Aurora, ON L4G 0H3**

DRAWING TITLE:
(FOUNDATION/FLOOR PLAN) REAR PORCH

DRAWN BY: CHECKED BY: APPROVED BY: DATE:



SHEET NO:
A10



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