



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2023-30

APPLICANT: GERARDO CELLUCCI

PROPERTY: 122 Vines Place, Aurora, ON L4G0R7
PLAN 65M4292 LOT 30

RELATED APPLICATIONS: n/a

ZONING: R3(366) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
A proposed cabana.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.366.1.2 of the Zoning By-law requires Accessory building setback from Vandorf Side Road to be minimum 15m.
 - a) The applicant is proposing an Accessory building, which is 9.14m from Vandorf Side Road

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: August 10, 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 August 8, 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: [Committee of Adjustment Delegation Request Form - Town of Aurora](#)

- 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 August 10, 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 August 10, 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 27th DAY OF July 2023



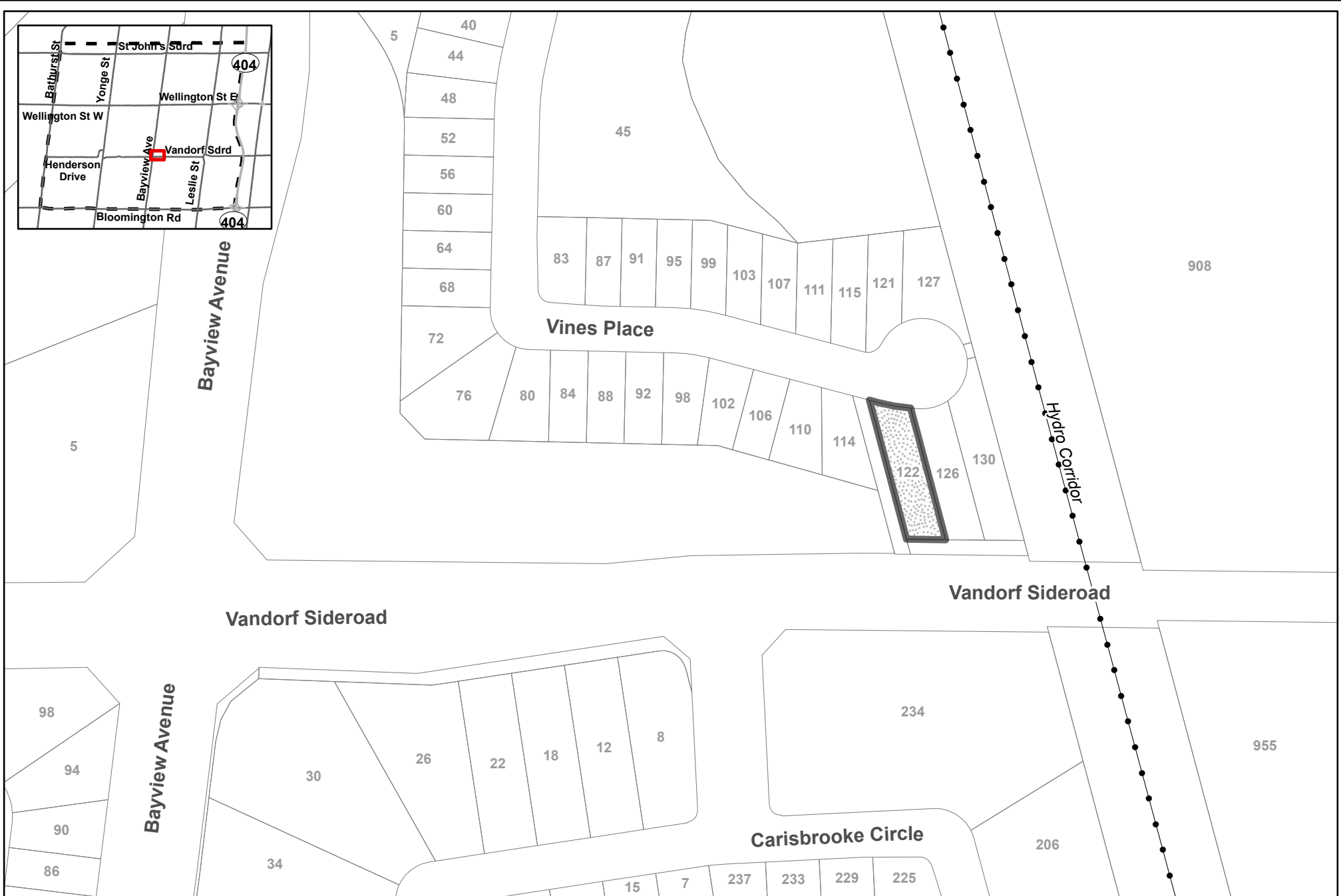
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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>



LOT 25
LOT 26

LOT 29

REGISTERED

PART 26
PLAN

PART 27
65R-33295

BLOCK 61

BLOCK 62

LOT 30
PIN 03642-3376

LOT 31
PIN 03642-3377

LOT 32
PIN 03642-3378

PART 28
PLAN 15.569 (P&S)

PART 29
SUBJECT TO EASEMENT AS IN INST. 15.569 (P&S)

PART 30
PLAN 15.653 (P&M)

BLOCK 70
(0.30 RESERVE)

BLOCK 63

BLOCK 64 (STREET WIDENING)

VANDORF ROAD

(ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 CONCESSION 2)

PART OF LOT 16, CONCESSION 2
HYDRO ONE
PIN 03642-0087

PART 31, PLAN 65R-33295

(P&M)
N82°58'45"E
C=3.264
A=3.280
R=78.000

(P&S)
N76°37'15"E
C=3.944
A=3.944
R=78.000

(P&S)
N66°56'25"E
C=11.265
A=11.456
R=18.000

N15°54'50"W

N33°34'00"W

N15°54'50"W

D.U.C.

D.U.C.

D.U.C.

25.43
31.05
57.242 (P&M)

35.16
29.16
54.141 (P&M)

32.61
38.24
57.281 (P&M)

75.453

SSIB

N73°37'05"E

46.781

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AS SOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
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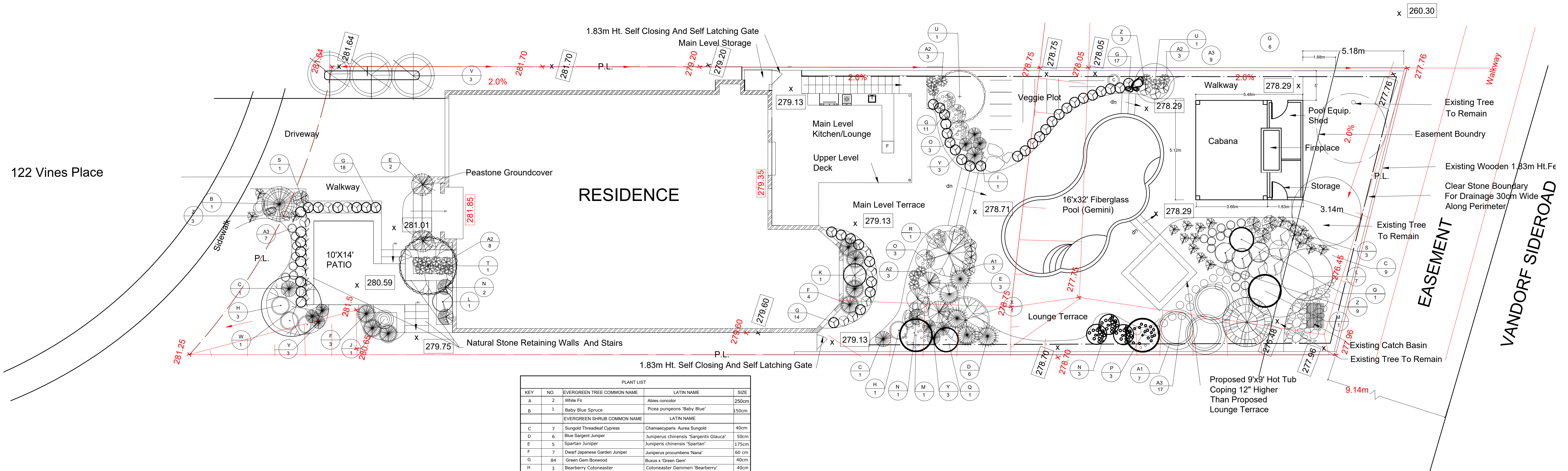
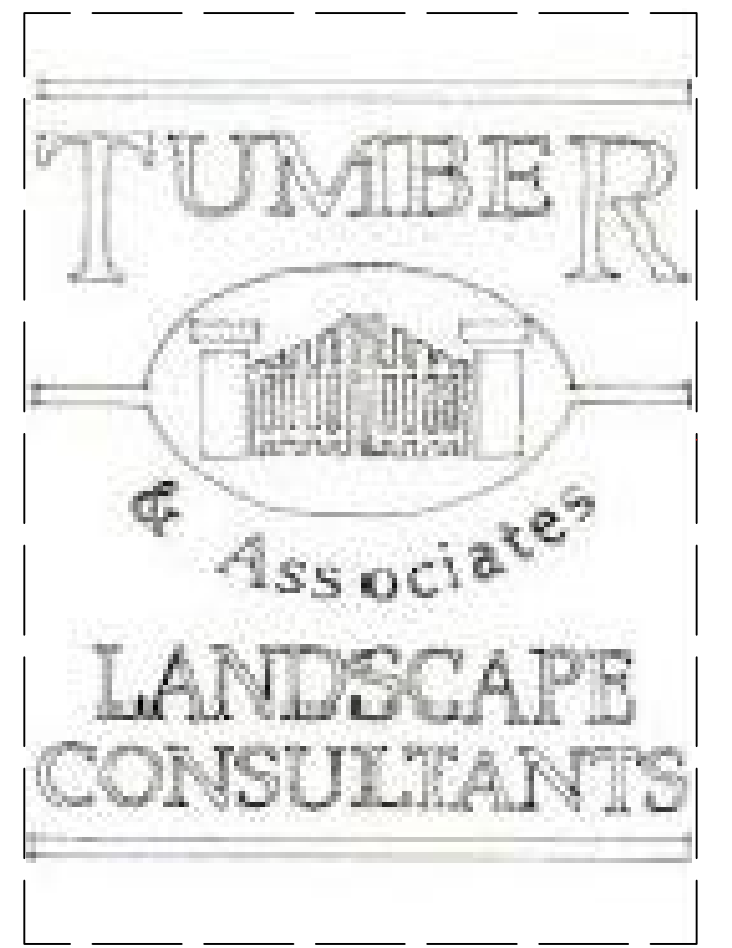
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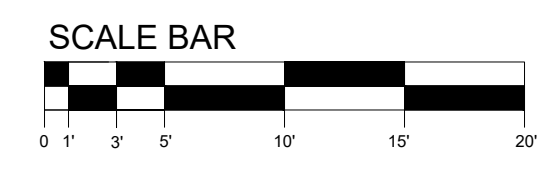
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The CELLUCCI Residence

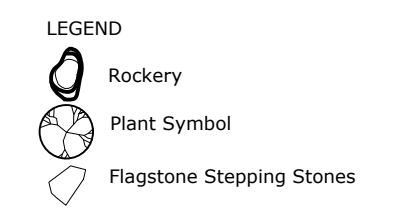
122 Vines Place
Aurora, Ont.



PLANT LIST				
KEY	NO.	EVERGREEN TREE COMMON NAME	LATIN NAME	SIZE
A	2	White Fir	Abies concolor	250cm
B	1	Baby Blue Spruce	Picea pungens 'Baby Blue'	150cm
		EVERGREEN SHRUB COMMON NAME	LATIN NAME	
C	7	Sungold Threadleaf Cypress	Chamaecyparis Aurea Sungold	40cm
D	6	Blue Sargent Juniper	Juniperus chinensis 'Sargentii Glauca'	50cm
E	5	Spartan Juniper	Juniperus chinensis 'Spartan'	175cm
F	7	Dwarf Japanese Garden Juniper	Juniperus procumbens 'Nana'	60 cm
G	84	Green Gem Boxwood	Buxus x 'Green Gem'	40cm
H	3	Bearberry Cotoneaster	Cotoneaster Dammeri 'Bearberry'	40cm
I	4	Siberian Carpet Cypress	Microbiota decussata	
J	1	Spartan Juniper 'Spiral'	Juniperus chinensis 'Spartan Spiral'	175cm
		DECIDUOUS SHRUB COMMON NAME	LATIN NAME	
K	1	Garnet Red Cutleaf Japanese Maple	Acer palmatum dissectum 'Garnet'	60cm
L	8	False Spirea	Sobaria sorbifolia "Sem"	50cm
M	2	Diablo Ninebark	Physocarpus opulifolius "Monilo"	40cm
N	4	Wine and Roses Weigela	Weigela florida "Alexandra"	60cm
O	6	Endless Summer Hydrangea	Hydrangea microphylla "Ballmer"	50cm
P	5	Incrediball Hydrangea	Hydrangea arborescens "Abetwo"	50 cm
Q	2	Butterfly Bush	Buddlei davidii	50cm
R	1	Jane Saucer Magnolia	Magnolia X Jane	175cm
S	4	Royal Burgundy Barberry	Berberis thunbergii gentry	40 cm
T	1	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'	50mm
		DECIDUOUS TREES COMMON NAME	LATIN NAME	
U	3	Pyramidal European Hornbeam	Carpinus Betulus Fastigiata	50mm
V	3	Green Pillar Pin Oak	Quercus palustris 'Pringent'	50mm
W	1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	50mm
X	1	Weeping Purple Beech	Fagus Sylvatica Purpurea 'Pendula'	50mm
		PERENNIAL COMMON NAME	LATIN NAME	
Y	9	Karl Foerster Reed Grass	Calamagrostis x acutiflora "Karl Foerster"	1 g
Z	3	Evergold Variegated Japanese Sedge	Carex Oshimensis Evergold	1 g
A1	7	Little Spire Russian Sage	Perovskia 'Little Spire'	1 g
A2	14	Halycon Hosta	Hosta 'Halycon'	1 g
A3	34	Hidcote Lavender	Lavandula angustifolia 'Hidcote'	1 g
A4	3	Climbing Rose 'John Cabot'	Rosa 'John Cabot'	1 g



277.96 Existing Grades
277.96 Proposed Grades



Prepared for: CELLUCCI Residence 122 Vines Place Aurora, Ont.		Prepared by: TUMBER & ASSOCIATES PO Box 122 Stn. A Orangeville, ON. L9W 2Z5		
Dwg. No. LP.1	Project No. T2121	Notes This drawing is for landscape reference only. Do not scale. Verify all measurements with registered site plan. This plan is the property of Tumber & Associates.		
Dwg. Landscape Plan				
Drawing Information	Revisions			Date
Drawn By: D.J.M. (CLD)	Pool, Planting plan			10/01/23
Checked By: M.K.	Pool steps, Cabana	04/17/23		
Approved By:	Pool, Cabana	05/31/23		
Date: 1/10/2023	Grading Plan	06/05/23		
Scale: 1/8" = 1'-0"				



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