



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-33

APPLICANT: MXL Engineering & Associates

PROPERTY: 193 Kennedy St W, Aurora, ON L4G2L8
PLAN 246 PT LOT 32

**RELATED
APPLICATIONS:** n/a

ZONING: R1 Detached First Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
Rear yard cabana

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 7.2 of the Zoning By-Law requires a minimum exterior side yard setback of 9 metres.
 - a. The applicant is proposing an accessory structure, which is 0 metre to the exterior property line.

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:	October 12, 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 Planning Coordinator, Elizabeth Stewart, at Estewart@aurora.ca **no later than 4:30pm on October 10, 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Planning Coordinator, Elizabeth Stewart, at Estewart@aurora.ca **no later than 12:00pm (noon) on October 12, 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 Estewart@aurora.ca no later than 4:30pm on October 12, 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 Elizabeth Stewart at Estewart@aurora.ca or at (365)-500-3107

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 25th DAY OF September 2023



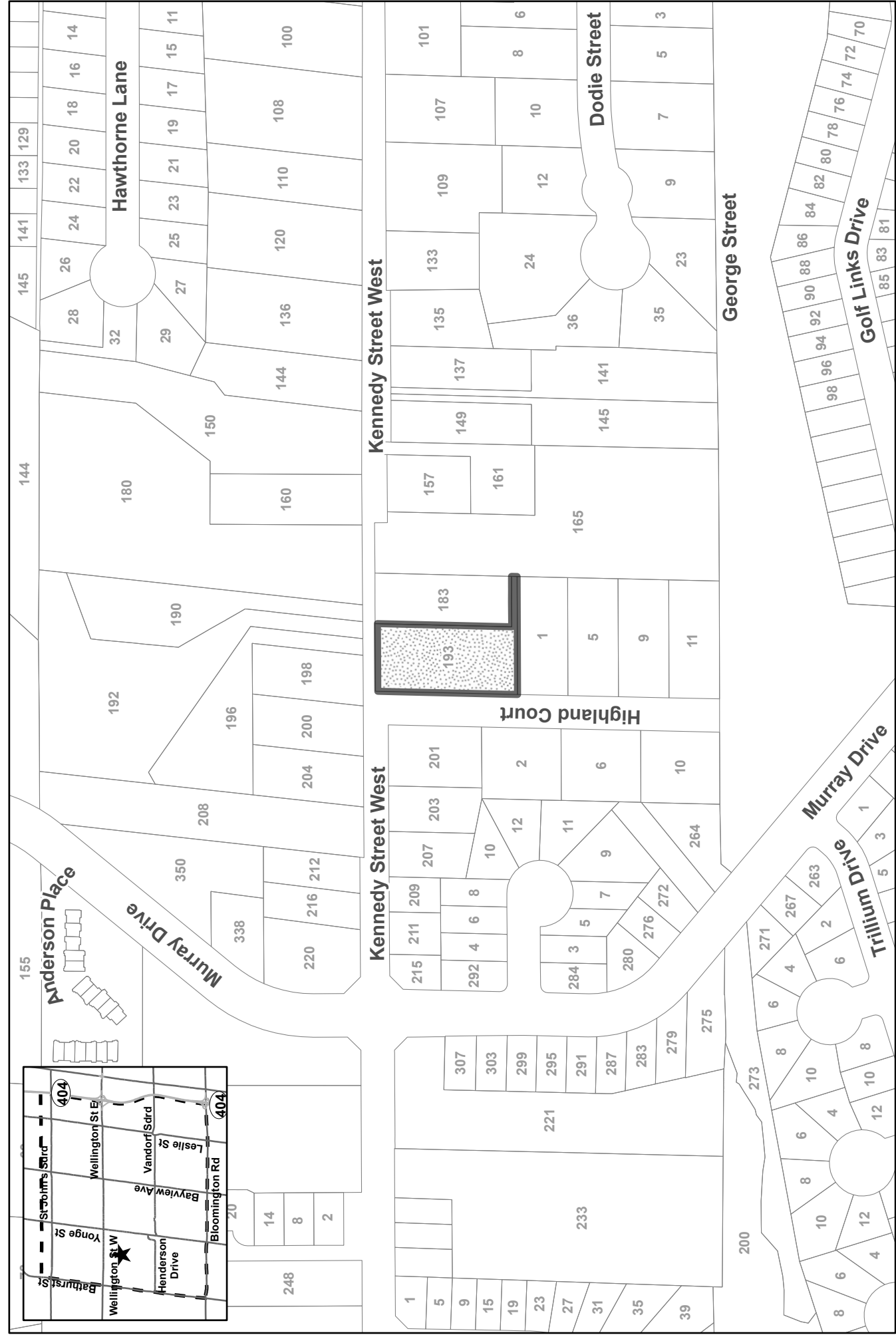
Elizabeth Stewart
Planning Coordinator

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
 193 KENNEDY STREET WEST
 FILE: MV-2023-33
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

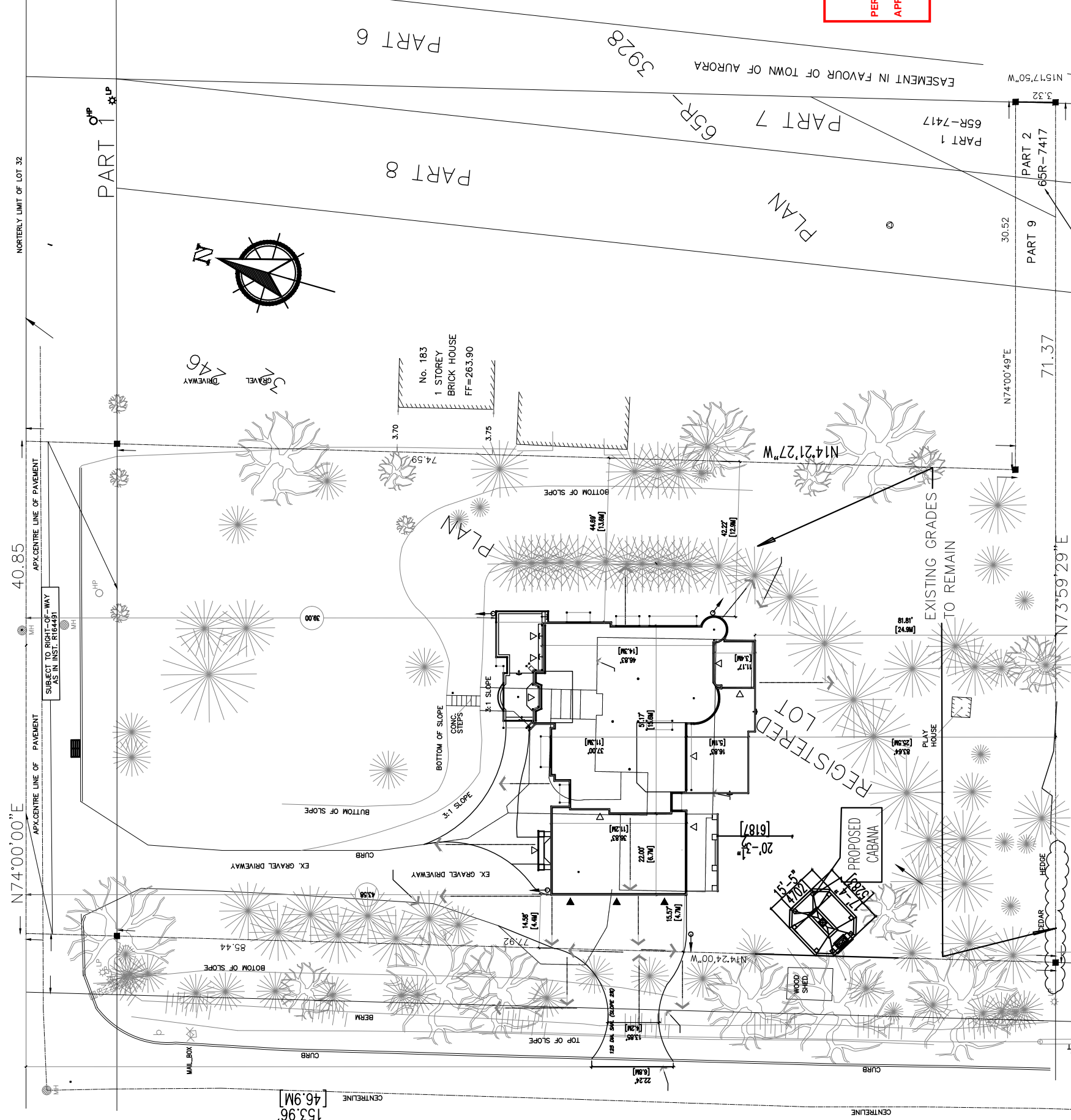


SUBJECT LANDS



KENNEDY STREET WEST

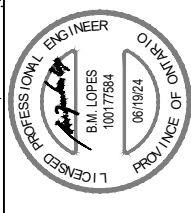
MUNICIPALITY AND PROJECT INFORMATION	
- PROJECT TYPE AND DESCRIPTION	PROP. CABANA
- MUNICIPALITY	TOWN OF AURORA
- ZONING DESIGNATION	RI



SITE PLAN
SCALE: 1/32" = 1'-0"

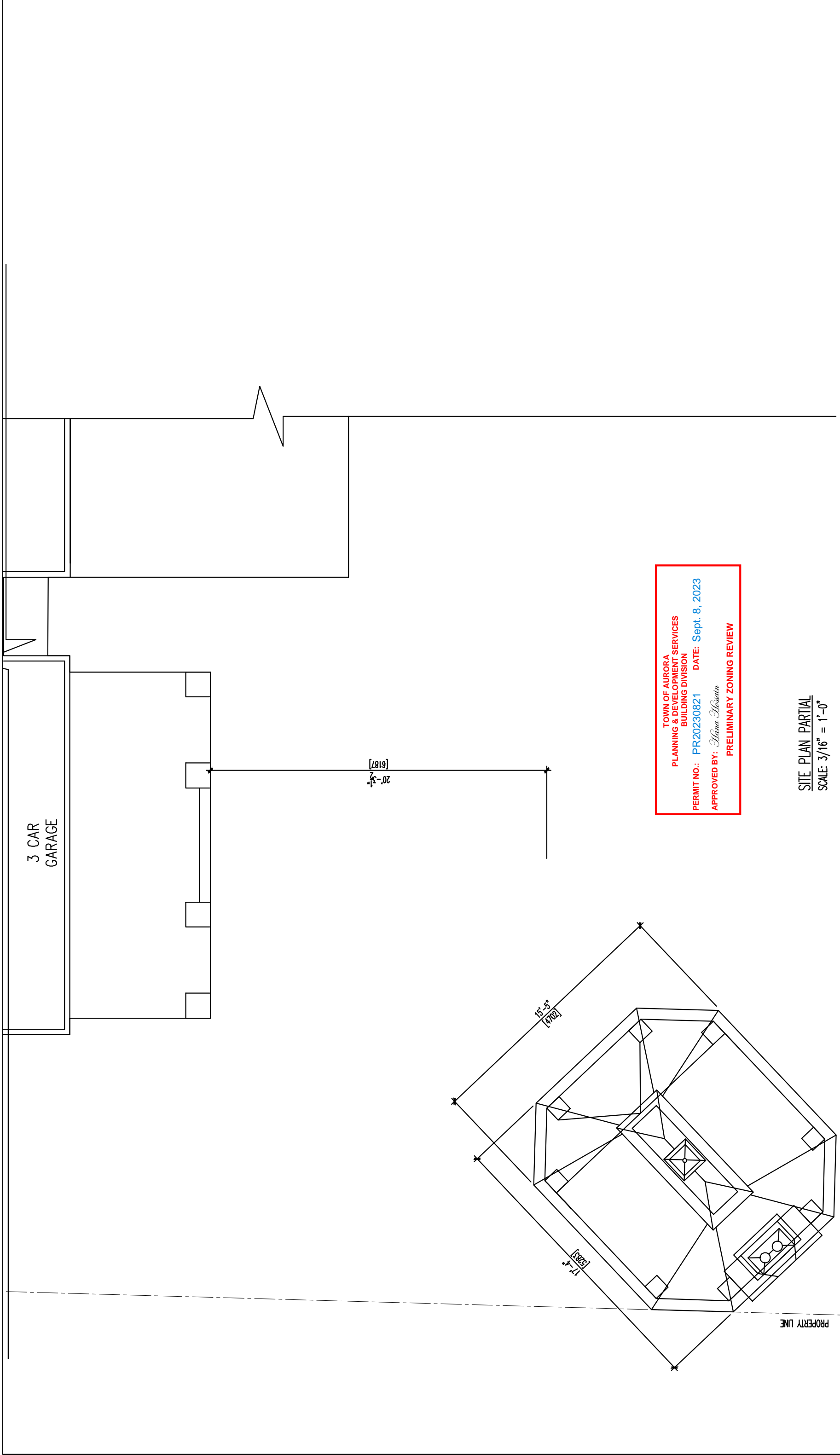
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230821 DATE: Sept. 8, 2023
 APPROVED BY: *Shama Hussein*
 PRELIMINARY ZONING REVIEW

MUNICIPALITY AND PROJECT INFORMATION		PROJECT		TITLE	
NO.	DESCRIPTION OF ISSUE	DATE	PROJECT	SITE PLAN	
	FOR CLIENT APPROVAL	JUN. 01, 2023	193 KENNEDY STREET WEST		
	ISSUED FOR PERMIT	JUN. 19, 2023	DATE	JUNE 2023	
			DATE	JUNE 2023	
			JOB No.	122-2292	
			SCALE	1/32" : 1'-0"	
			DRAWING No.	A-01.01	



MXL ENGINEERING & ASSOCIATES, INC.
 1649 ST. Clair Avenue W., TORONTO ON M6N 1H7
 email: engineering@mxlengineering.ca
 Phone: 647.621.1246
 www.mxleng.ca



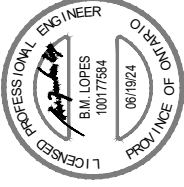


TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230821 DATE: Sept. 8, 2023
 APPROVED BY: *Hana Hobain*
 PRELIMINARY ZONING REVIEW

SITE PLAN PARTIAL
 SCALE: 3/16" = 1'-0"



MXL ENGINEERING & ASSOCIATES, INC.
 1649 ST. Clair Avenue W. TORONTO ON M6N 1H7
 email: engineering@mxlengineering.ca
 Phone: 647.621.1246
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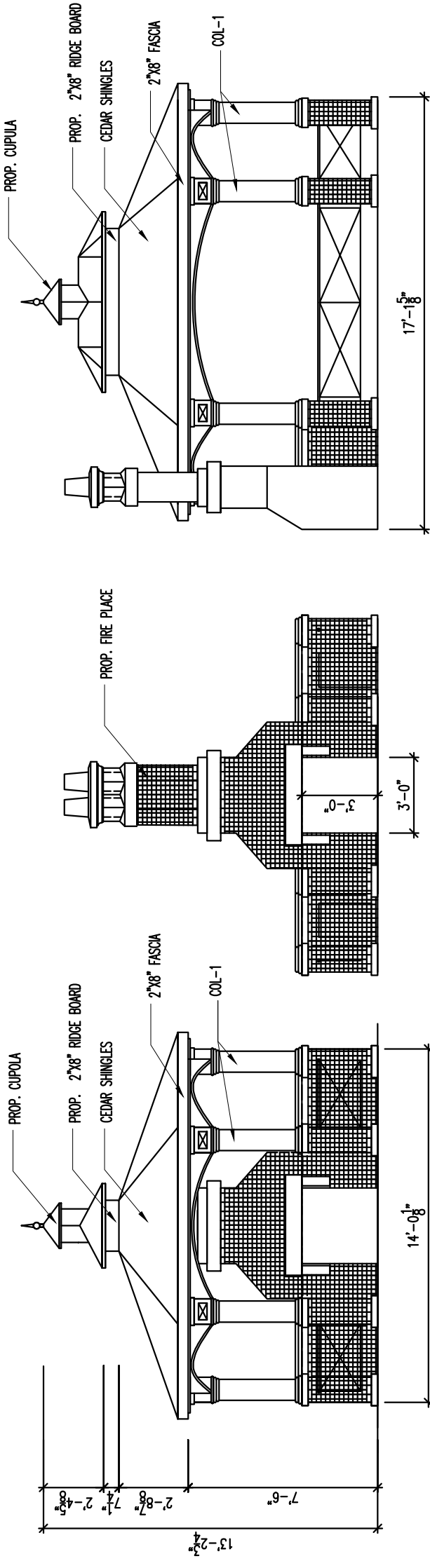


NO.	DESCRIPTION OF ISSUE	DATE
	FOR CLIENT APPROVAL	JUN. 01, 2023
	ISSUED FOR PERMIT	JUN. 19, 2023

PROJECT	DATE	JOB No.
193 KENNEDY STREET WEST	JUNE 2023	122-2292

TITLE	SCALE
LOCATION PLAN	3/16" : 1'-0"

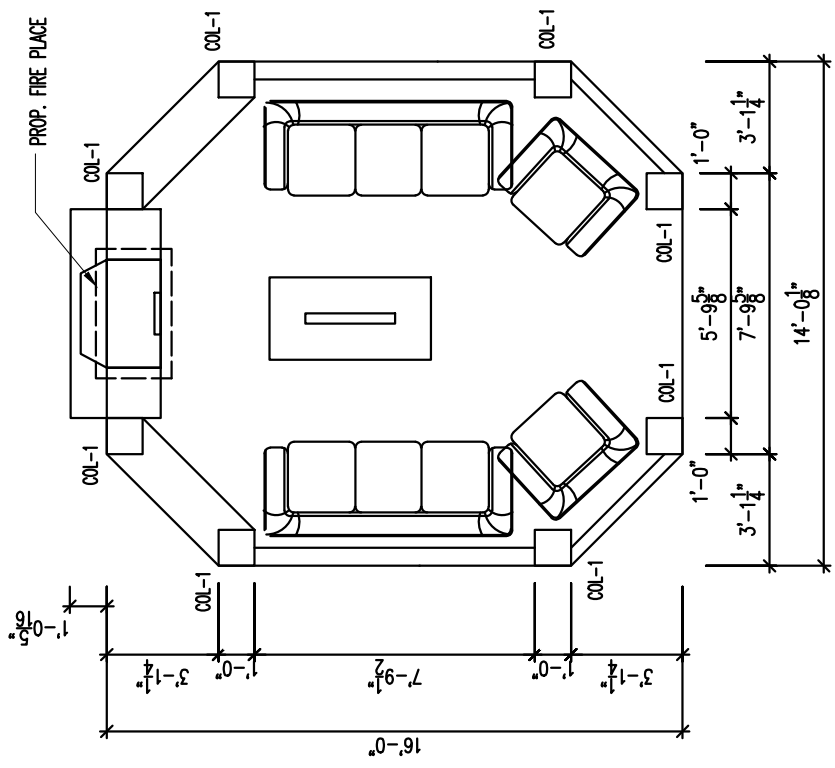
DRAWING No.
A-01.02



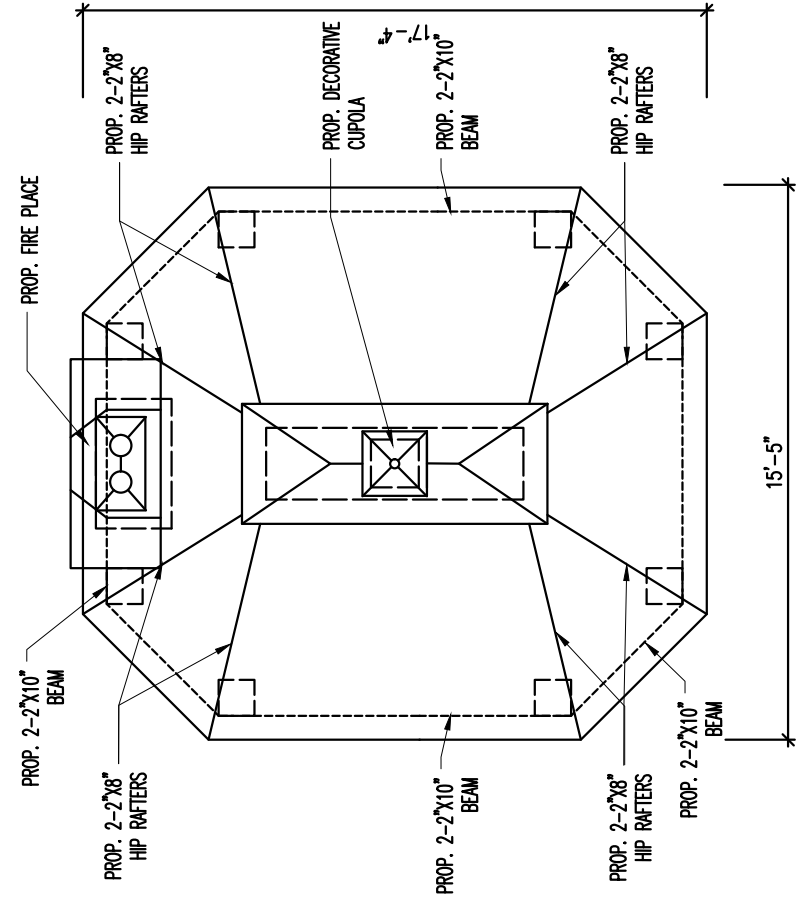
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STONE FIREPLACE ELEV.
SCALE: 3/16" = 1'-0"

SIDE ELEV.
SCALE: 3/16" = 1'-0"



LAYOUT PLAN
SCALE: 3/16" = 1'-0"

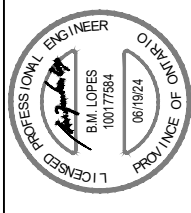


ROOF PLAN
SCALE: 3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230821 DATE: Sept. 8, 2023
APPROVED BY: *Hana Martin*
PRELIMINARY ZONING REVIEW



MXL ENGINEERING & ASSOCIATES, INC.
1649 ST. Clair Avenue W., TORONTO ON M6N 1H7
email: engineering@mxlengineering.ca
Phone: 647.621.1246
www.mxleng.ca



NO.	DESCRIPTION OF ISSUE	DATE
	FOR CLIENT APPROVAL	JUN. 01, 2023
	ISSUED FOR PERMIT	JUN. 19, 2023

PROJECT
193 KENNEDY STREET WEST

DATE
JUNE 2023

JOB No.
122-2292

TITLE
PROP. CABANA

SCALE
3/16" : 1'-0"

DRAWING No.
A-02.01



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