



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-07

APPLICANT: Walker

PROPERTY: 26 Machell Avenue
PLAN 36 PT LOT 19

**RELATED
APPLICATIONS:** n/a

ZONING: R7 (Special Mixed Density Residential) and EP (Environmental Protection)

PURPOSE: A Minor Variance Application has been submitted to facilitate the redevelopment of the foundation wall for the existing house.

**BY-LAW
REQUIREMENT:**

- 1) Section 4.4.2 of the Zoning By-law requires a building or structure erected prior to the date of the passing of the By-law, having less than the minimum yard requirement for the zone which it is located, may be repaired or renovated, provided the repair or renovation complies with the provisions of the By-law.
- 2) Section 7.2 of the Zoning By-law requires a minimum 6m as front yard for single detached dwelling.
- 3) Section 7.2 of the Zoning By-law requires minimum 1.5m as interior side yard for a two-storey building.
- 4) Section 4.20 of the Zoning By-law does not allow any encroachments into interior side yard for decks.
- 5) Section 4.20 of the Zoning By-law requires steps and landing to maintain minimum 0.3m from interior side lot line.

PROPOSAL:

- a) The applicant is proposing to rebuild the foundation wall for the existing house on the existing non-compliant location.

- b) The applicant is proposing to maintain a 0m as front yard.
- c) The applicant is proposing to maintain 0m as side yard on the south side.
- d) The applicant is proposing the wood frame deck to be 0.7m away from the side lot line
- e) The applicant is proposing new stairs landing from the parking pad 0m away from the side lot 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:	March 11, 2021
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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on March 9, 2021.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than**

12:00pm (noon) on March 11, 2021. 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 BManoharan@aurora.ca **no later than 4:30pm on March 12, 2021.**

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223.**

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 1st DAY OF MARCH 2021



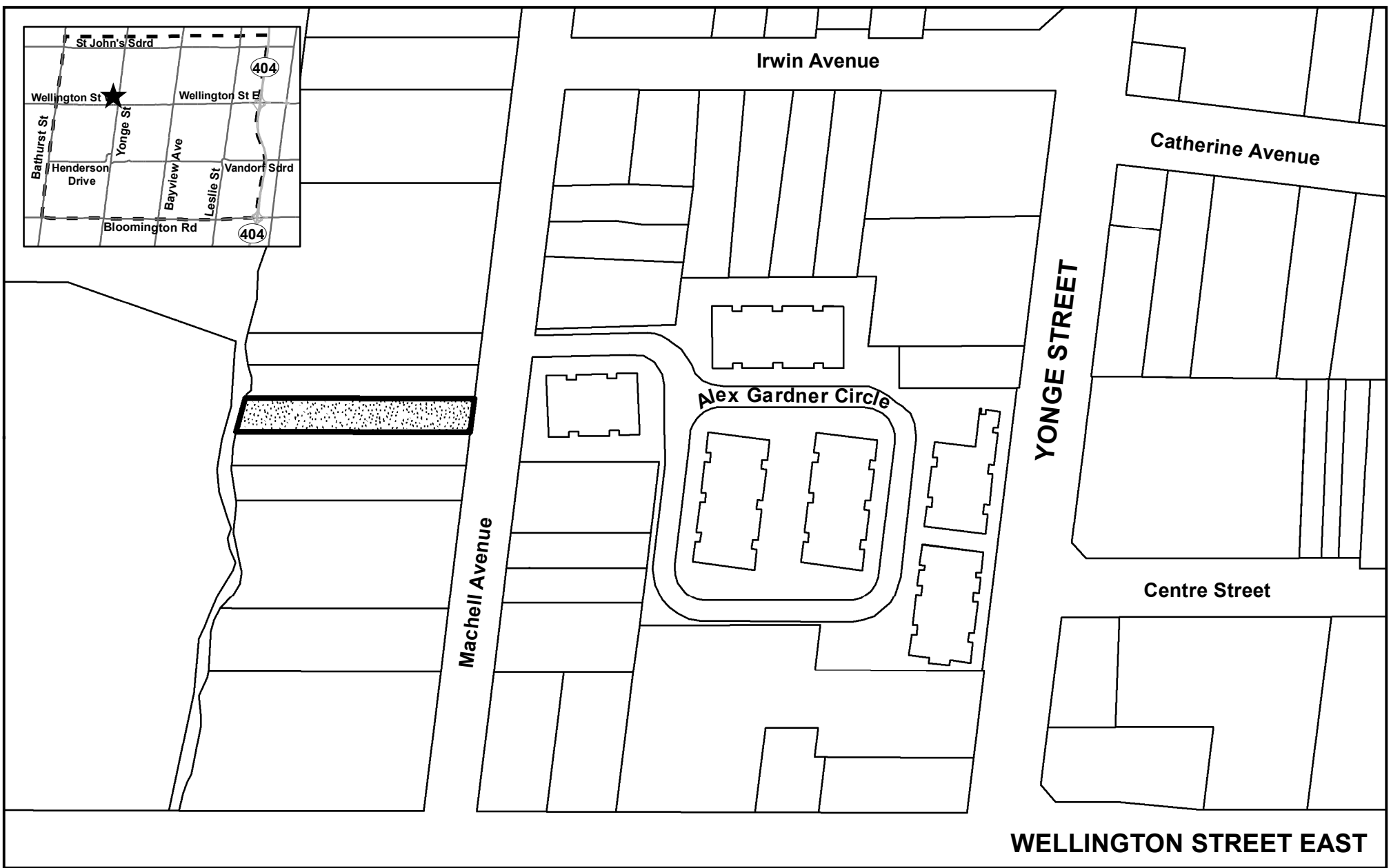
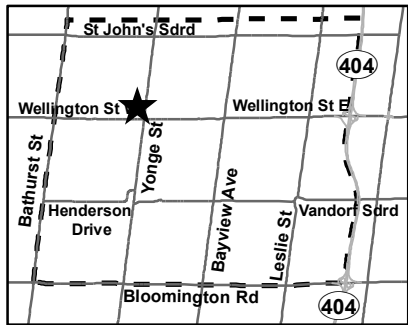
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

Agenda packages will be available prior to the Hearing at:

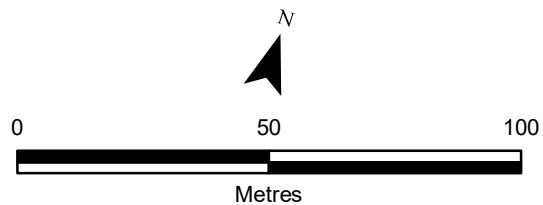
<https://www.aurora.ca/agendas>



KEY MAP

FILE NO: MV-2021-07
ADDRESS: 26 MACHELL AVENUE
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

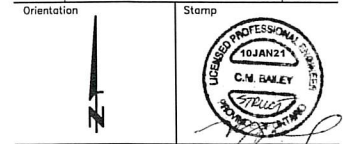
 Subject Lands





Bailey Engineering Inc.
 18 Uptown Drive
 Suite 222
 Markham, ON L3R 5M5
 (416) 984 7251

No.	Revisions	Date
3	REMOVED BASEMENT DOOR	DEC 31 20
2	ISSUED FOR BUILDING PERMIT	OCT 15 20
1	OWNERS REVIEW	AUG 2020



A Detail No.
 B Sheet No. where detailed

+257.20 DENOTES PROP. GRADES

1. BUILDER/CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING ANY WORK.

2. ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL CONFORM TO THE OBC 2012 LATEST EDITION AND ANY OTHER APPLICABLE LAWS AND CODES. CONSTRUCTION MUST CONFORM ALSO TO ALL REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.

3. BUILDER/CONTRACTOR IS RESPONSIBLE FOR ALL FIELD REVIEWS AND REQUIRED BUILDING CODE SITE INSPECTIONS IF DESIGNER AND/OR P.ENG IS NOT RETAINED FOR SAID REVIEWS.

5. DO NOT SCALE DRAWINGS.

4. LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

6. ALL ADJUSTMENTS OR CHANGES MADE TO FLOOR OR ROOF LAYOUT, BEAMS, UNTELS AND POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND BROUGHT TO THE ATTENTION OF THE DESIGNER AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL

7. DESIGN LOADS

SL = 1.6 kPA
 DL = 0.4 kPA

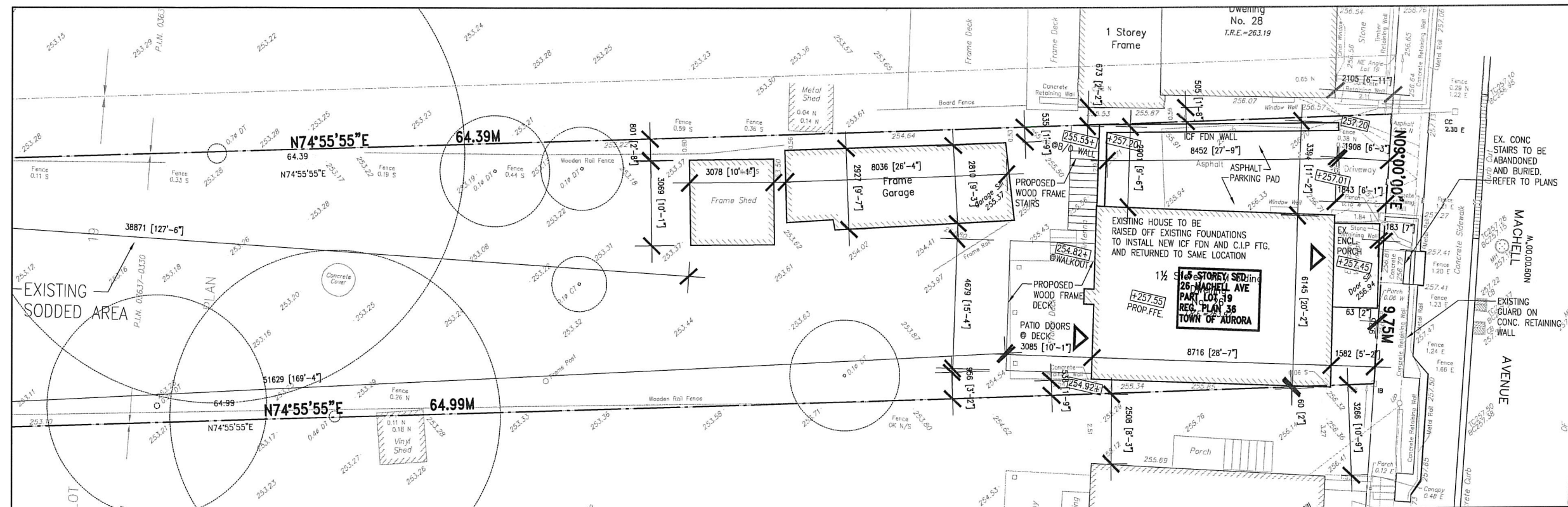
8. BASEMENT FOUNDATION WALL REINFORCING SCHEDULE: REFER TO ELEVATIONS FOR PARKING PAD REINFORCING INFORMATION

FOR BACKFILL HEIGHTS OF 6'-6" TO 4'-6" ABOVE FINISHED BASEMENT FLOOR PROVIDE 10M @ 16" C/C VERTICAL.

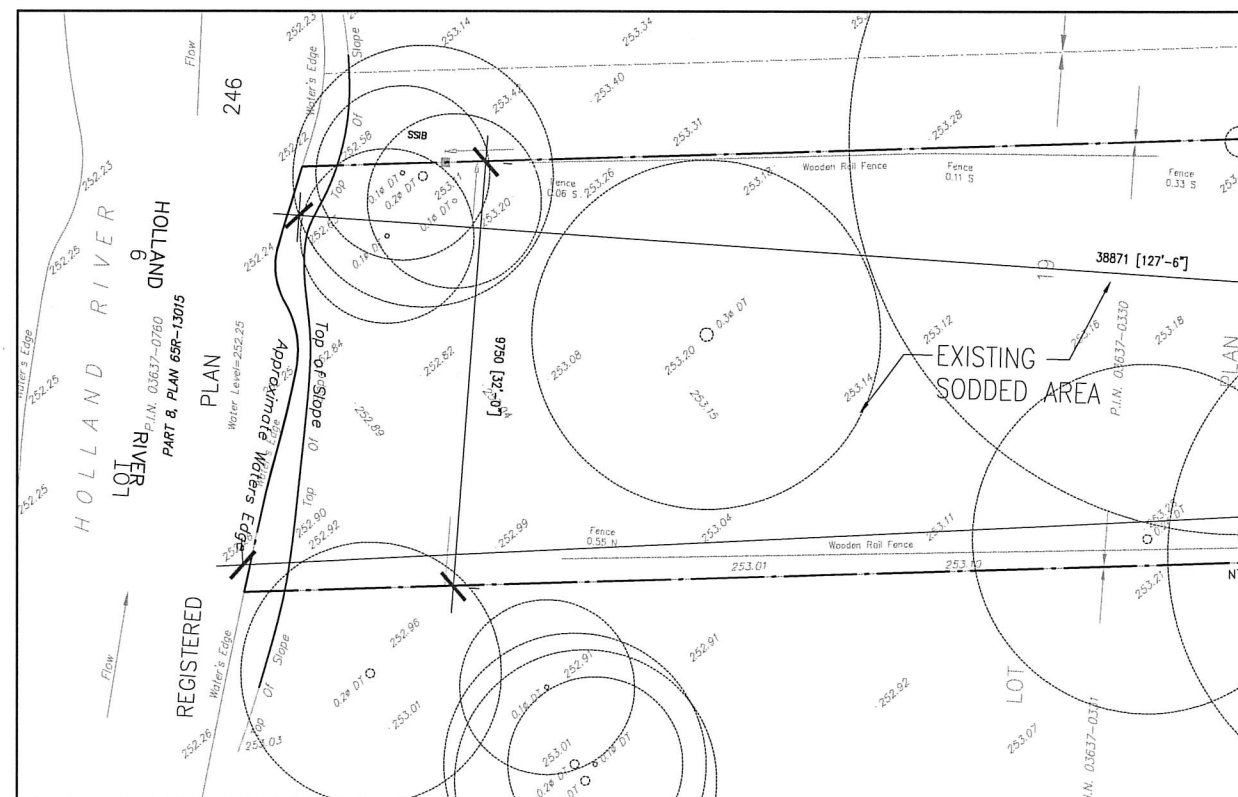
FOR BACKFILL HEIGHTS OF 4'-6" TO 2'-8" ABOVE FINISH FLOOR PROVIDE 10M @ 16" C/C VERTICAL.

FOR BACKFILL HEIGHTS LESS THAN 2'-8" PROVIDE 10M @ 16" C/C VERTICAL.

FOR ALL HEIGHTS, HORIZONTAL REINFORCING IS TO BE 10M @ 16" C/C UNLESS OTHERWISE NOTED



1 SITE PLAN (PARTIAL)
 A1.1 SCALE = 1:75



2 SITE PLAN DETAIL
 A1.1 SCALE = 1:50

ZONING DATA: BY-LAW #6000-17
 R7 ZONE - REFERS TO SECTION 7.1. OF TOWN OF AURORA ZONING BYLAWS

7.1.1 USES PERMITTED: ONE DETACHED DWELLING PER LOT

7.1.1 ZONE REQUIREMENTS:

LOT SPECIFICATIONS

LOT AREA: 460.0M
 LOT FRONTAGE: 15.0M

SITING SPECIFICATIONS:

FRONT YARD (MIN): 6.0M
 REAR YARD (MIN): 7.5M
 INTERIOR SIDE YARD (MIN): 2 STOREYS - 1.5M

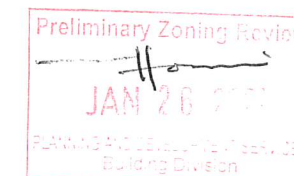
BUILDING SPECIFICATIONS:

LOT COVERAGE: 35%
 HEIGHT (MAX): 10.0M

PLOT PLAN TAKEN FROM PLAN OF SURVEY OF LOT 19,
 REGISTERED PLAN 36, TOWN OF AURORA
 BY: GREATER TORONTO ACRES SURVEYING INC.
 DATE: MARCH 16, 2020
 LOT DATA:

LOT AREA: 625.82 M2 (6736.27 SQ FT)
 EXISTING LOT COVERAGE: 63.86 M2 (687.38 SQ FT)
 NEW DECK INCLUDED IN LOT COVERAGE TOTAL
 PROPOSED COVERAGE (%): 10.20%

PR20201067



Project
Residential Renovation

Location
 26 Machell Ave.
 Aurora Ontario

Project No.

For

Drawing

SITE PLAN

Scale	Date
AS NOTED	
Drawing by JW	Drawing No.
Checked by HW	A1.1
Approved by MB	
CADD FILE NAME:	Of

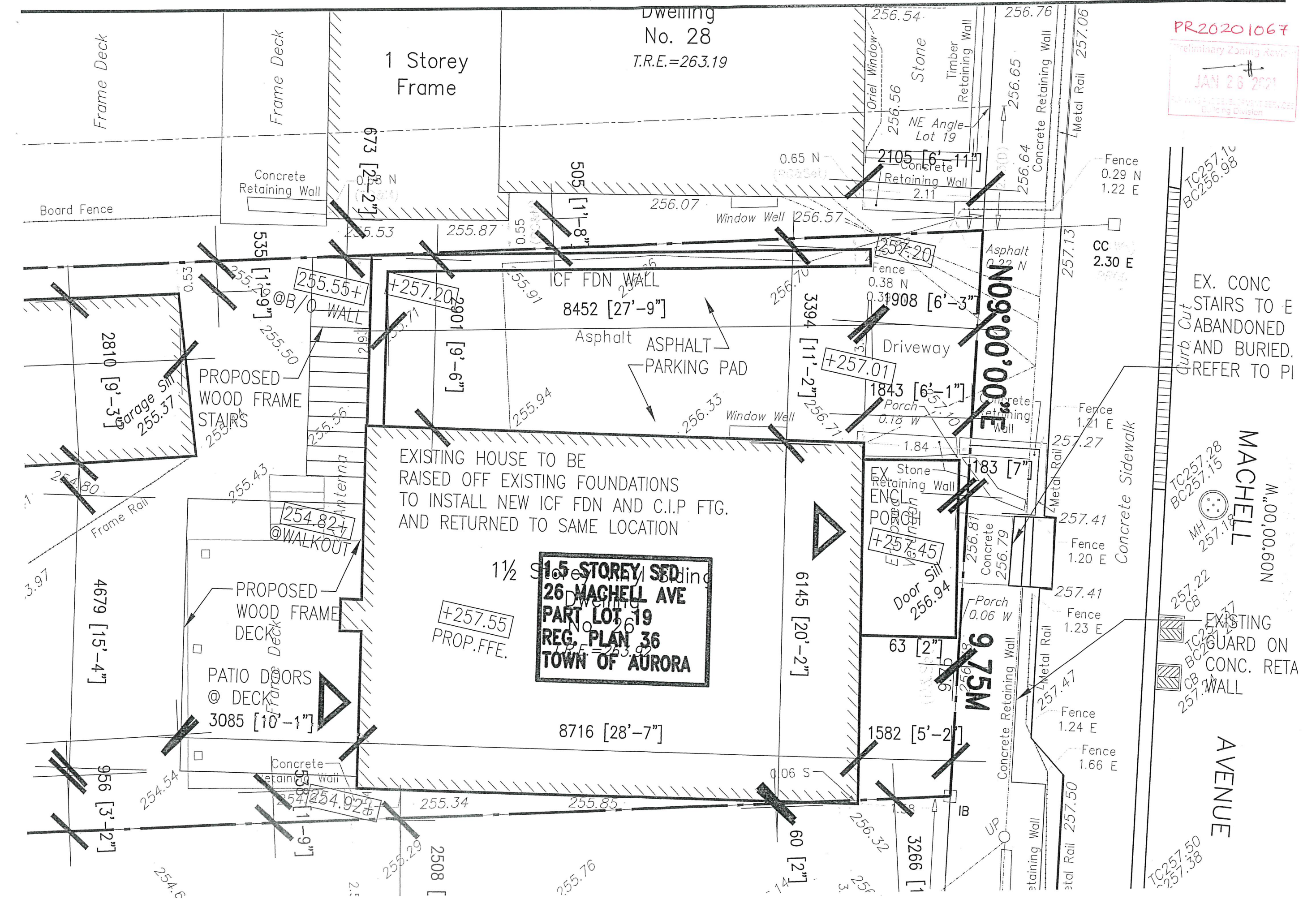
PR20201067
Preliminary Zoning Review
JAN 26 2021
PLANNING AND DEVELOPMENT SERVICES
Building Division

Dwelling
No. 28
T.R.E.=263.19

1 Storey
Frame

EXISTING HOUSE TO BE
RAISED OFF EXISTING FOUNDATIONS
TO INSTALL NEW ICF FDN AND C.I.P FTG.
AND RETURNED TO SAME LOCATION

1 1/2 STOREY SFD
26 MACHELL AVE
PART LOT 19
REG. PLAN 36
TOWN OF AURORA



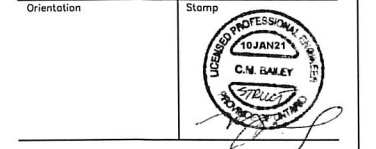
EX. CONC
STAIRS TO E
ABANDONED
AND BURIED.
REFER TO PI

MACHELL
M.00.00.60N

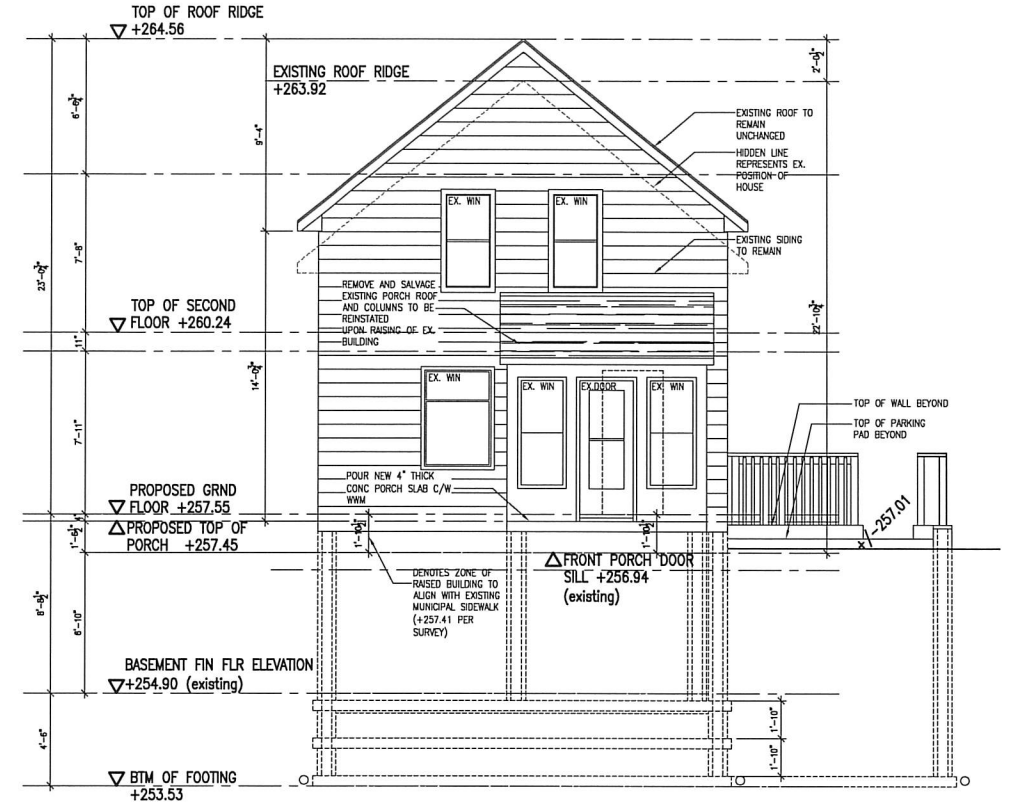
EXISTING
GUARD ON
CONC. RETA
WALL

AVENUE

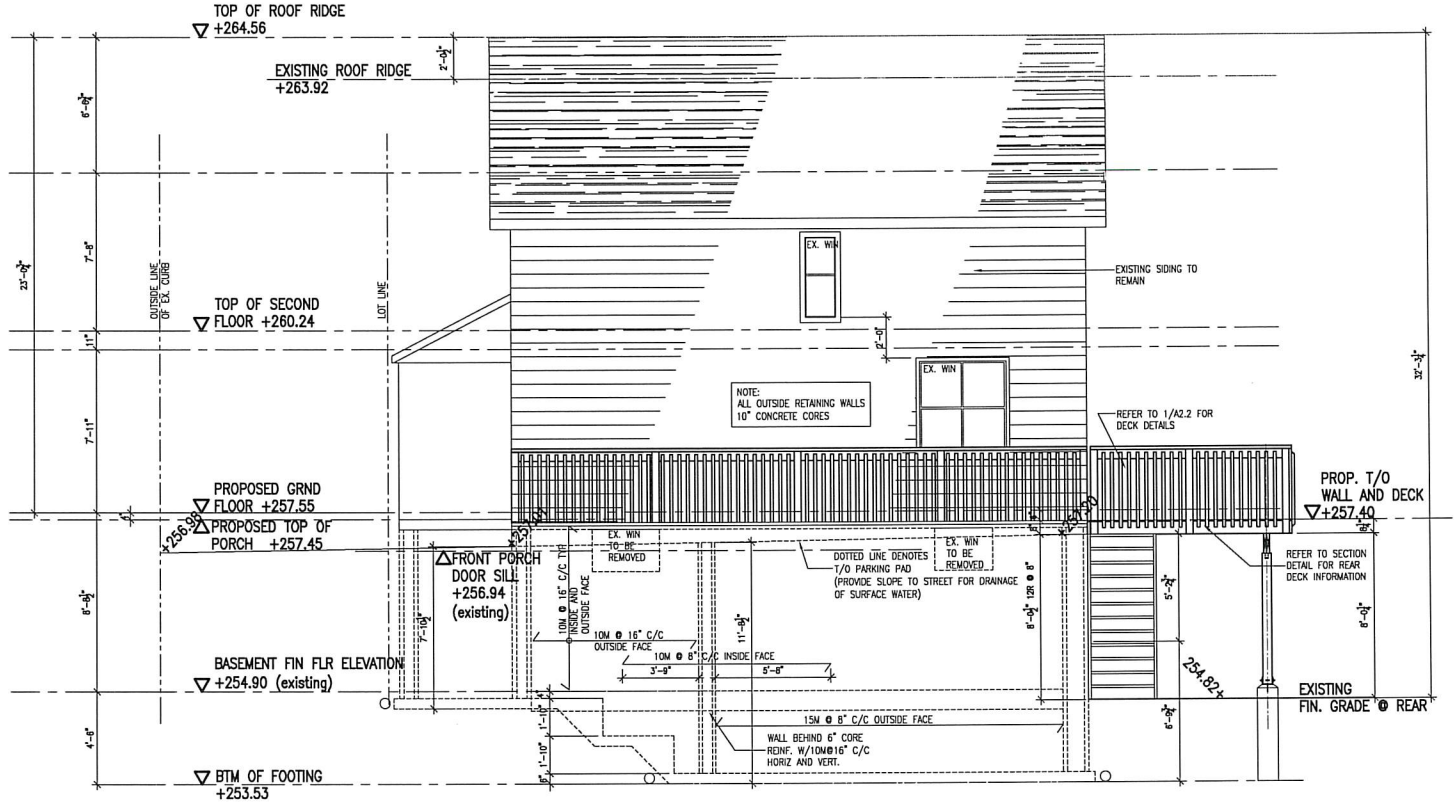
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2	ISSUED FOR BUILDING PERMIT	OCT 15 20
1	OWNERS REVIEW	SEP 2020
No.	Revisions	Date



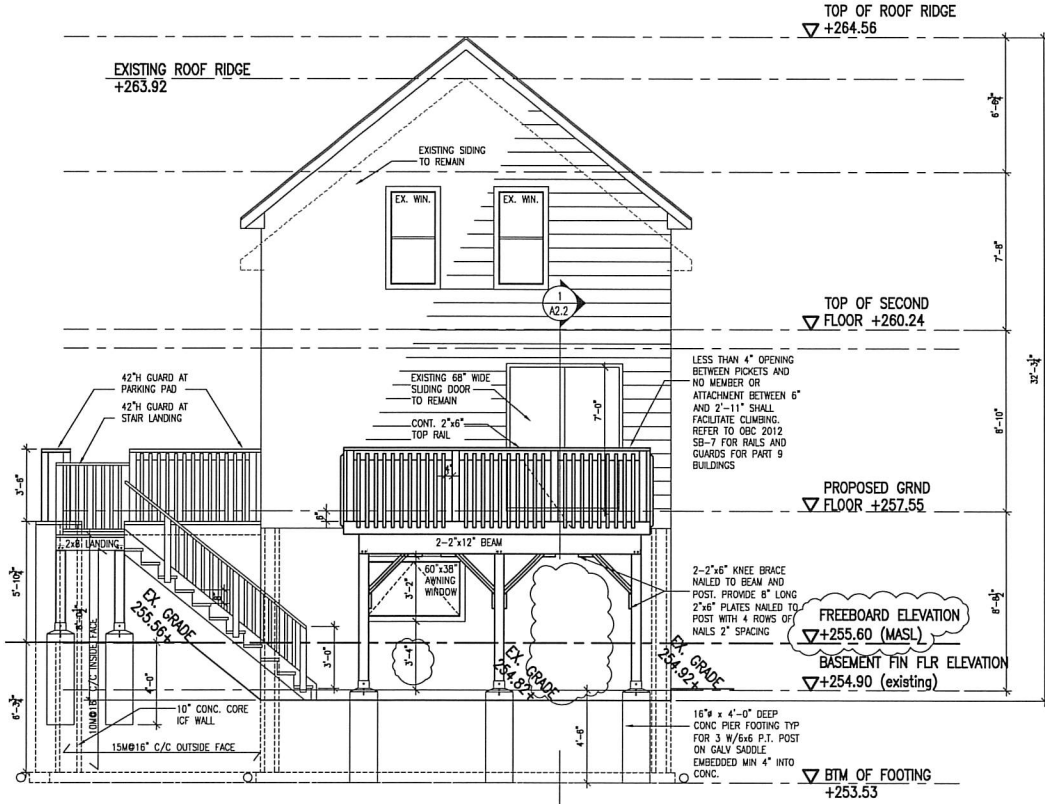
A Detail No.
 B Sheet No. where detailed



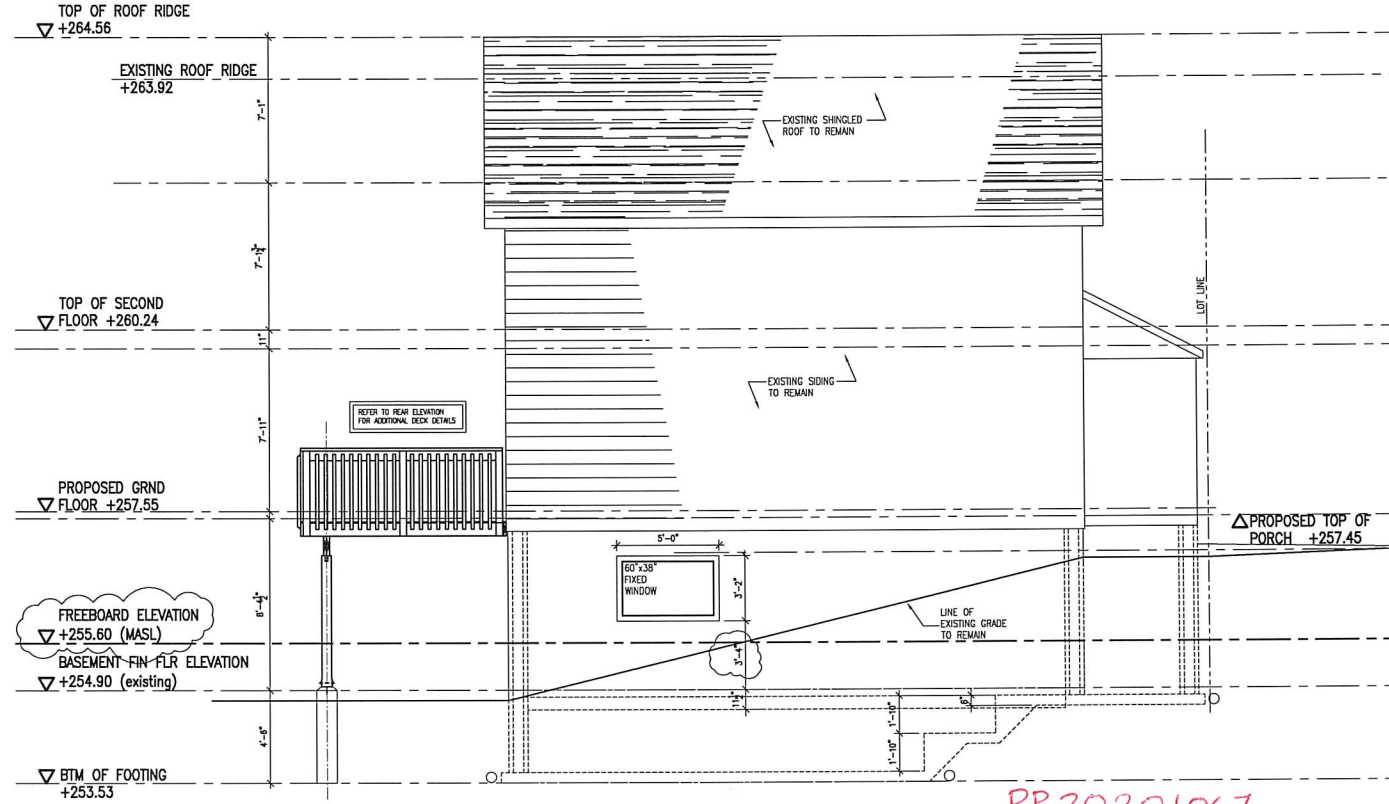
1 FRONT (EAST) ELEVATION
 A3.1 SCALE = 1/4"=1'-0"



2 NORTH ELEVATION
 A3.1 SCALE = 1/4"=1'-0"



3 REAR (WEST) ELEVATION
 A3.1 SCALE = 1/4"=1'-0"



4 SOUTH ELEVATION
 A3.1 SCALE = 1/4"=1'-0"

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- DESIGN LOADS
 SNOW LOAD = 1.6 kPa
 DEAD LOAD = 0.6 kPa
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Project
Residential Renovation

Location
 26 Macell Ave.
 Aurora Ontario

Project No.

For

Drawing
FRONT AND REAR ELEVATIONS

PR20201067
 Preliminary Zoning Review
 JAN 20 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

Scale	3/8"=1'-0"	Date	
Drawing by	JW	Drawing No.	A3.1
Checked by	HW		
Approved by	MB		
CADD FILE NAME:			



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771