



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-08
APPLICANT: Zheng
PROPERTY: 6 Aurora Heights Drive
PLAN 475 LOT 9
RELATED APPLICATIONS: SPR-2021-01
ZONING: R3-SN(497) (*Detached Third Density Residential Exception Zone*)
PURPOSE: A Minor Variance Application has been submitted to facilitate the development of a two-storey detached dwelling.

BY-LAW REQUIREMENT:

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling;
- 2) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling;
- 3) Section 24.497.3.3 of the Zoning By-law permits a maximum lot coverage of 35.0%; and
- 4) Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 square metres.

PROPOSAL:

- a) The applicant is proposing a two-storey detached dwelling, which is 1.5 metres to the interior side property line;
- b) The applicant is proposing a two-storey detached dwelling, which is 1.6 metres to the interior side property line;
- c) The applicant is proposing a two-storey detached dwelling with a lot coverage of 35.4%; and
- d) The applicant is proposing a two-storey detached dwelling with a gross floor area of 387.4 square metres.

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 8, 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 April 6, 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 April 8, 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 April 9, 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 25th DAY OF MARCH 2021



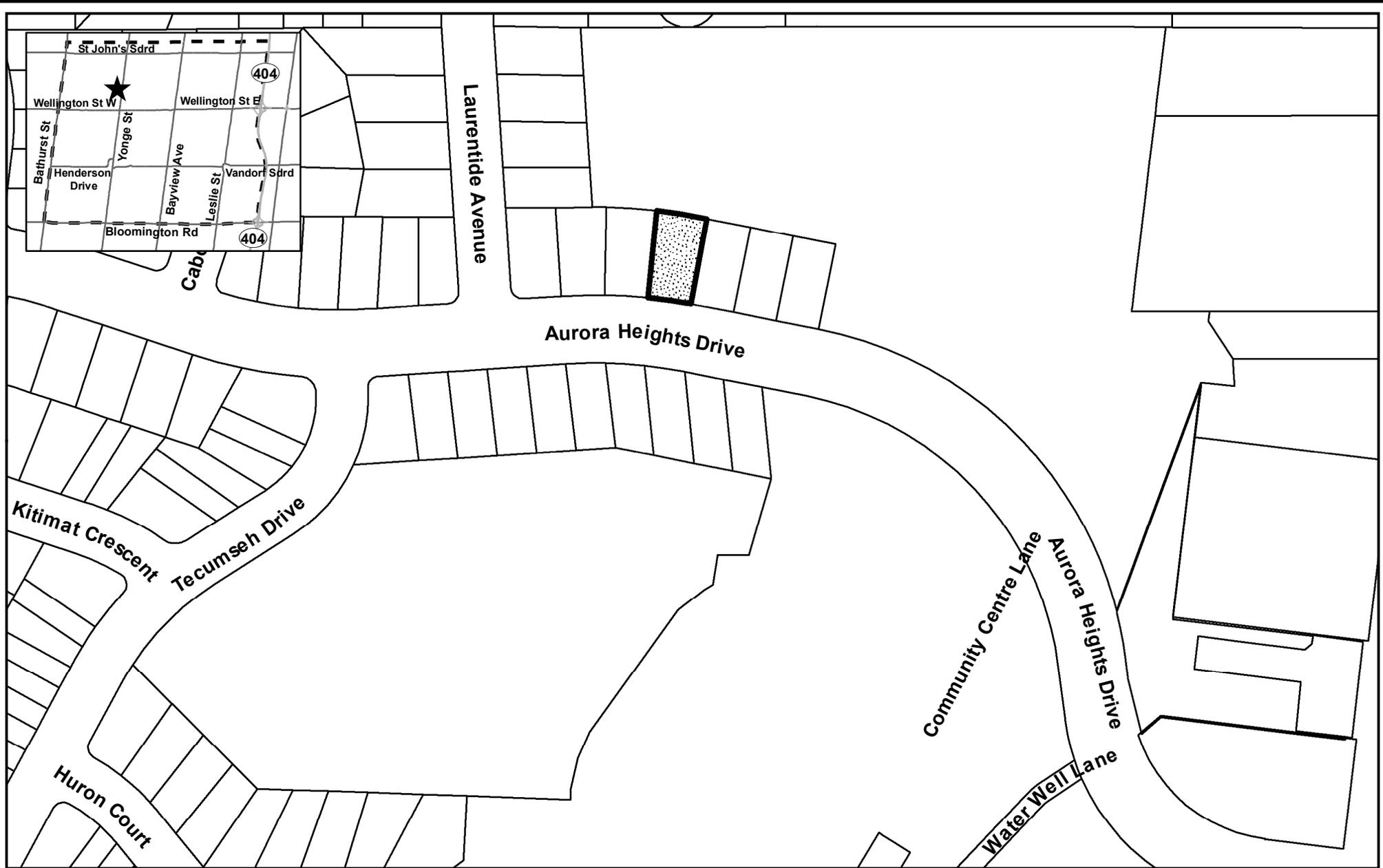
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

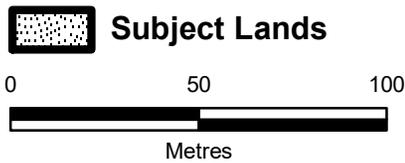
Agenda packages will be available prior to the Hearing at:

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



KEY MAP

FILE NO: MV-2021-08
 ADDRESS: 6 AURORA HEIGHTS DRIVE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



BLOCK B

PIN 03636-0066

C.L.F. 0.115 0.02W

17.16 (P1)

HEDGE

17.12 (M)

SUBJECT TO AN EASEMENT IN FAVOUR OF

U.P.I.G.

BELL CANADA

IN

WOOD SHED

INST. No. A16307A

1.22

LOT 9
PIN 03636-0063(LT)

LOT 8
PIN 03636-0062

LOT 10
PIN 03636-0064

No. 8
1 STOREY
BRICK DWELLING
F.F.E. = 256.32

CONC. PORCH

B.R.W.

PROPOSED GARAGE

PROPOSED GARAGE

ASPHALT DRIVEWAY

No. 4
1 STOREY
BRICK DWELLING
F.F.E. = 255.46

PROPOSED SITE PLAN

SITE STATISTICS		
ZONING	R3-SN and R7-SN (497)	
LOT AREA	568.47m ² (6118.96 ft ²)	
LOT WIDTH	16.78m (55'-0")	
LOT DEPTH	33.63m (110'-0")	
FRONT YARD SETBACK (SOUTH)		
REQUIRED	MIN. 6m (19' 8" 1/4)	PROVIDED
7.645m (25'-1")		
SIDE YARD SETBACK (WEST)		
REQUIRED	1.5m (5ft) and 3m (9'10" 1/8ft) beyond the Main Rear Wall of the adjacent Dwellings	PROVIDED
1.558m (5'-1'11/4")		
SIDE YARD SETBACK (EAST)		
REQUIRED	1.5m (5ft) and 3m (9'10" 1/8ft) beyond the Main Rear Wall of the adjacent Dwellings	PROVIDED
1.5m (5'-3")		
REAR YARD SETBACK (NORTH)		
REQUIRED	MIN. 8.38m (27'-6")	PROVIDED
11.082m (36'-4" 1/4")		
BUILDING HEIGHT (EST. GRAD TO PEAK OF ROOF)		
REQUIRED	MAX. 9.9m (32'-5' 3/4")	PROVIDED
9.881m (32'-5")		
COVERAGE STATISTICS		
LOT FOOTPRINT (COVERAGE)		
REQUIRED	35% or 235m ² whichever is less.	PROVIDED
200.90m ² (2162.5ft ²) 35.34%		
MISC AREAS		
FRONT PORCH		
REQUIRED	4.95m ² (53.33 ft ²)	PROVIDED
COVERED ARER DECK AND STEPS		
REQUIRED	24m ² (258.33ft ²)	PROVIDED
WALKOUT AND STEPS		
REQUIRED	17.8m ² (191.67 ft ²)	PROVIDED
TOTAL GFA		
REQUIRED	MAX. 370m ² (3982.6ft ²)	PROVIDED
367.33m ² (4169ft ²) 104%		
PROPOSED STATISTICS		
UNDERSIDE OF FOOTING		
REQUIRED	253.12 (-12'-00")	PROVIDED
TOP OF BASEMENT SLAB		
REQUIRED	253.42 (-11'-00")	PROVIDED
T.F.W.		
REQUIRED	256.46 (-1'-00")	PROVIDED
FINISH FLOOR ELEVATION		
REQUIRED	256.77 (0'-00")	PROVIDED
SECOND FLOOR ELEVATION		
REQUIRED	260.12 (11'-00")	PROVIDED
TOP OF ROOF PEAK		
REQUIRED	264.82 (87'-5")	PROVIDED

SITE PLAN INFO FOR THIS SITE TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
LOT 9, REGISTERED PLAN 475
TOWN OF AURORA, REGIONAL MUNICIPALITY OF YORK
PREPARED BY: Z. ZENG (MADRAN SURVEYORS LIMITED), OCTOBER 15TH, 2020



No.	Revision/Issue	Date
A	ISSUE FOR ZONING	20201025
B	ISSUE FOR STABLE NEIGHBORHOOD	20210117
C	REVISED AS PER TOWNS COMMENTS	20210224

PR20201215
Preliminary Zoning Review
MB
MAR 11 2021
PLANNING AND DEVELOPMENT SERVICES
Building Division

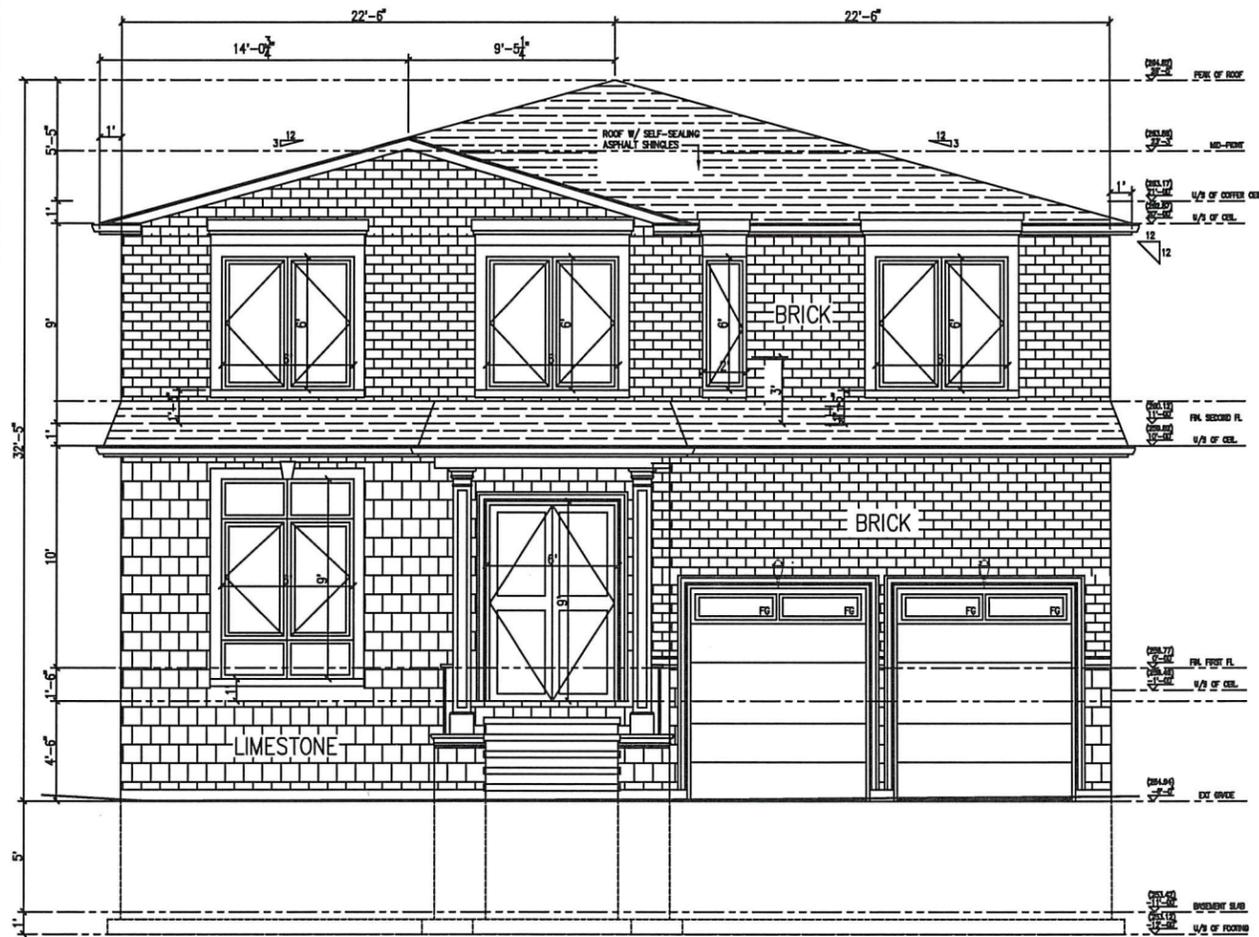
CLIENT:

STAMP NORTH

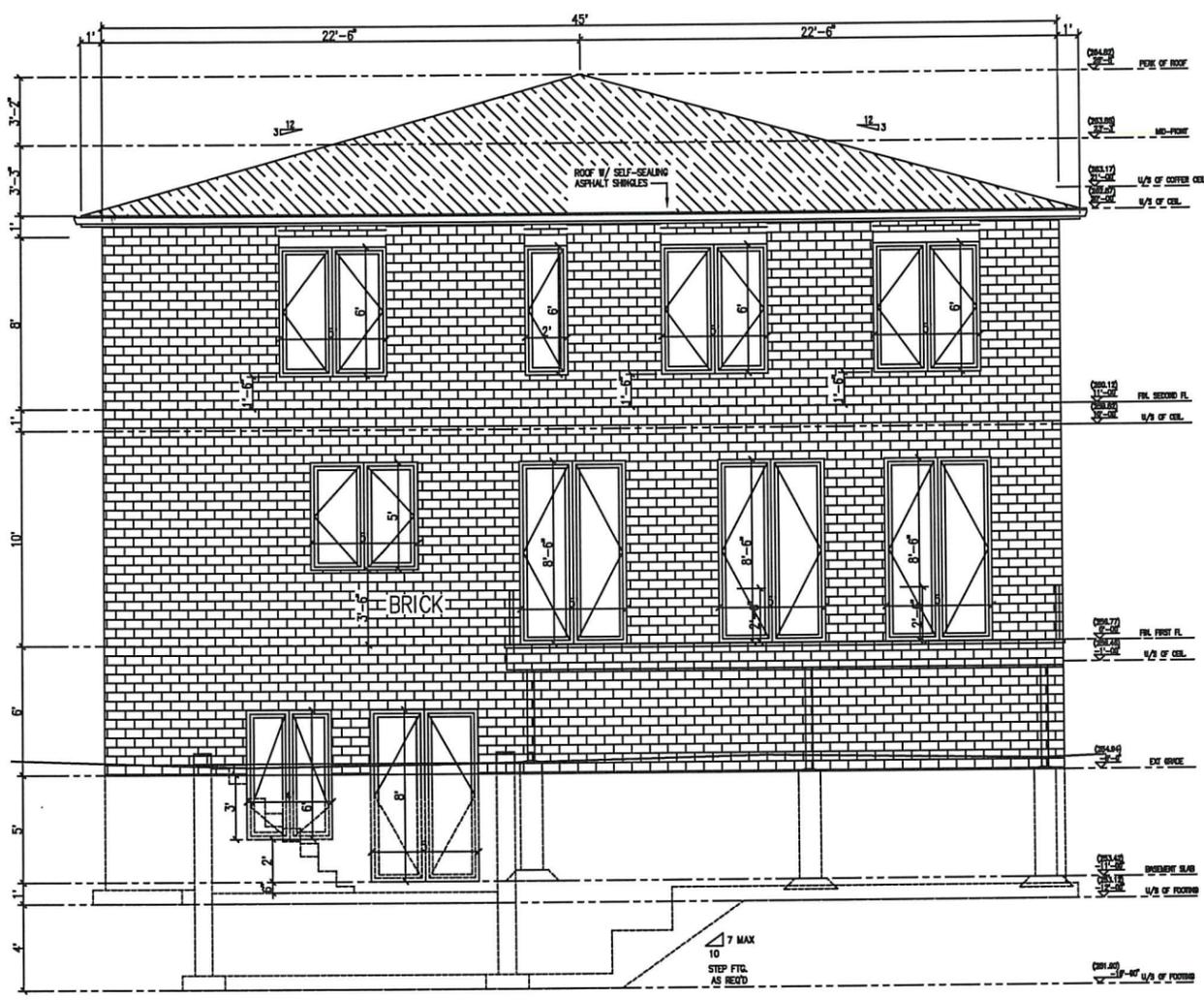
PROJ TITLE
PROPOSED NEW 2-STY
DWELLING
6 AURORA HEIGHTS DR, AURORA
L4G 2W4

DWG TITLE
PROPOSED SITE PLAN &
STATISTICS

SCALE 1/16" = 1'-0" DATE 2020.10
DRAWN BY WOZ CHECKED BY WOZ
PROJ NO. DWG NO. A01



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

No	Revision/Issue	Date
A	ISSUE FOR ZONING	20201025
B	ISSUE FOR STABLE NEIGHBORHOOD	20210117
C	REVISED AS PER TOWNS COMMENTS	20210224

Preliminary Zoning
MA
 MAR 11 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

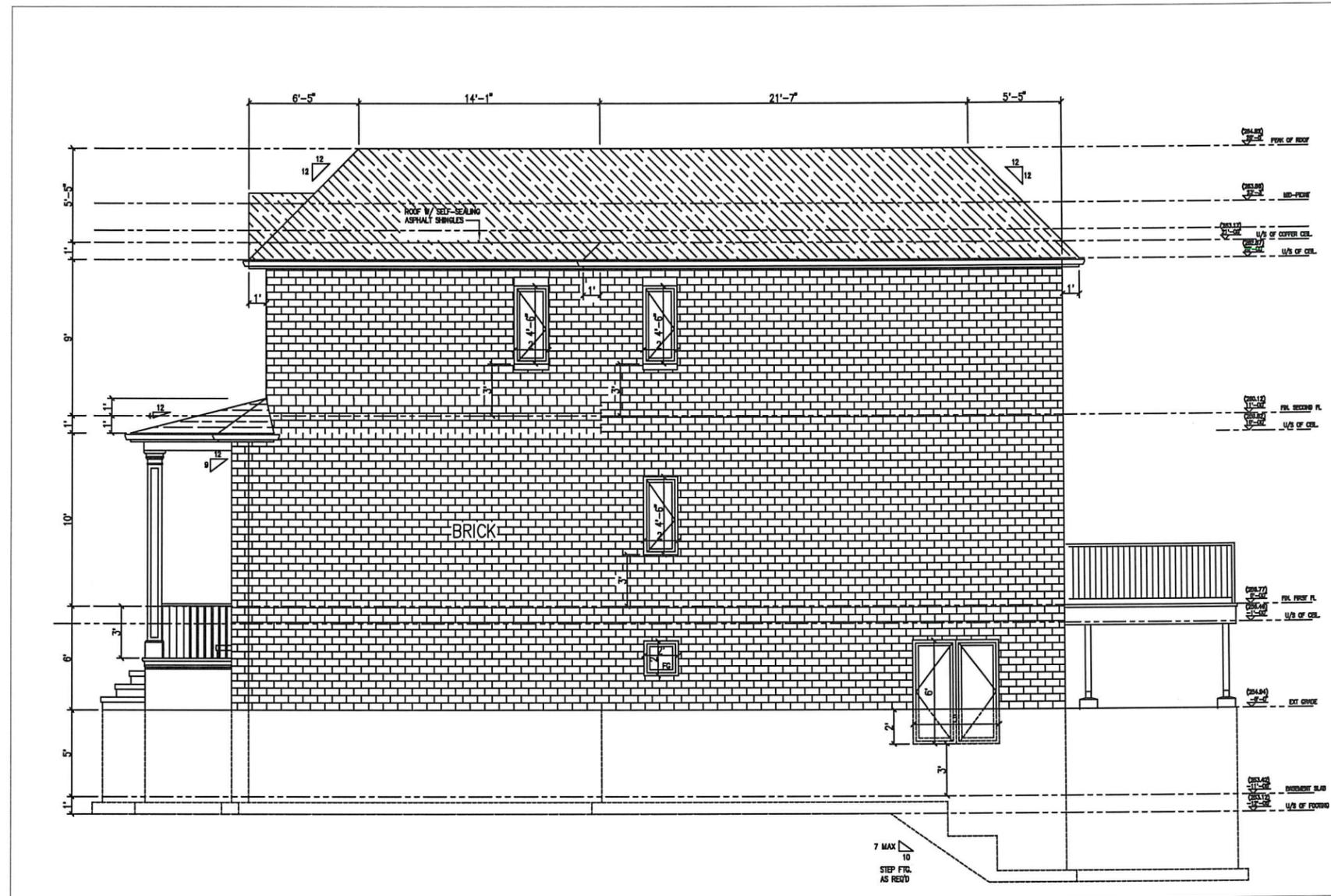
CLIENT

STAMP NORTH

PROJ TITLE
 PROPOSED NEW 2-STY DWELLING
 6 AURORA HEIGHTS DR, AURORA L4G 2W4

DWG TITLE
 PROPOSED FRONT & REAR ELEVATIONS

SCALE 1/8" = 1'-0" DATE 2020.10
 DRAWN BY WOZ CHECKED BY WOZ
 PROJ NO. DWG NO. A04



PROPOSED EAST ELEVATION

No.	Revision/Issue	Date
A	ISSUE FOR ZONING	20201025
B	ISSUE FOR STABLE NEIGHBORHOOD	20210117
C	REVISED AS PER TOWNS COMMENTS	20210224

Preliminary Zoning
MB
 MAR 11 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

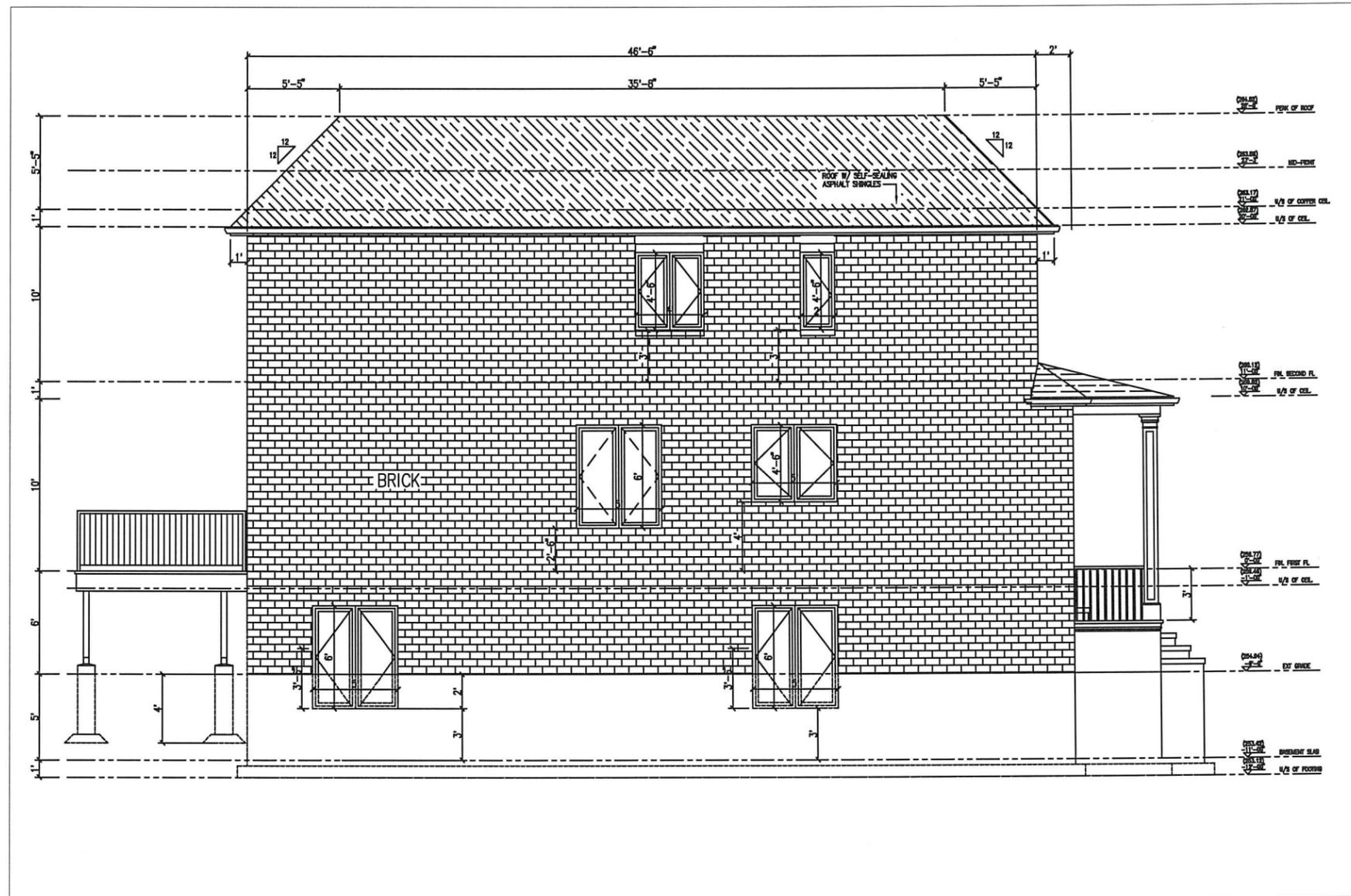
CLIENT

STAMP NORTH

PROJ TITLE:
 PROPOSED NEW 2-STY
 DWELLING
 6 AURORA HEIGHTS DR, AURORA
 L4G 2W4

DWG TITLE:
 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" DATE: 2020.10
 DRAWN BY: WOZ CHECKED BY: WOZ
 PROJ NO. DWG NO. A05



PROPOSED WEST ELEVATION

No.	Revision/Issue	Date
A	ISSUE FOR ZONING	20201025
B	ISSUE FOR STABLE NEIGHBORHOOD	20210117
C	REVISED AS PER TOWNS COMMENTS	20210224

Preliminary Zoning Review
MB
 MAR 11 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

CLIENT:

STAMP NORTH

PROJ TITLE
 PROPOSED NEW 2-STY
 DWELLING
 6 AURORA HEIGHTS DR, AURORA
 L4G 2W4

DWG TITLE
 PROPOSED WEST ELEVATION

SCALE 1/8" = 1'-0" DATE 2020.10
 DRAWN BY WQZ CHECKED BY WQZ
 PROJ NO. DWG NO. A06



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