



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-34

APPLICANT: Dormlind Developments Limited

PROPERTY: 22 Kingwood Lane
PLAN 65R-3298 LOT 1

ZONING: R4(501) (*Detached Fourth Density Residential Exception Zone*)

PURPOSE: A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling on the property.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5 metres.

PROPOSAL:

- a) The applicant is proposing a two-storey detached dwelling, which is 6.5 metres to the rear 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:	December 9, 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 December 7, 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 December 9, 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 December 10, 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 NOVEMBER 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>

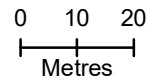


LOCATION MAP

22 KINGWOOD LANE
 FILE: MV-2021-34



SUBJECT LANDS

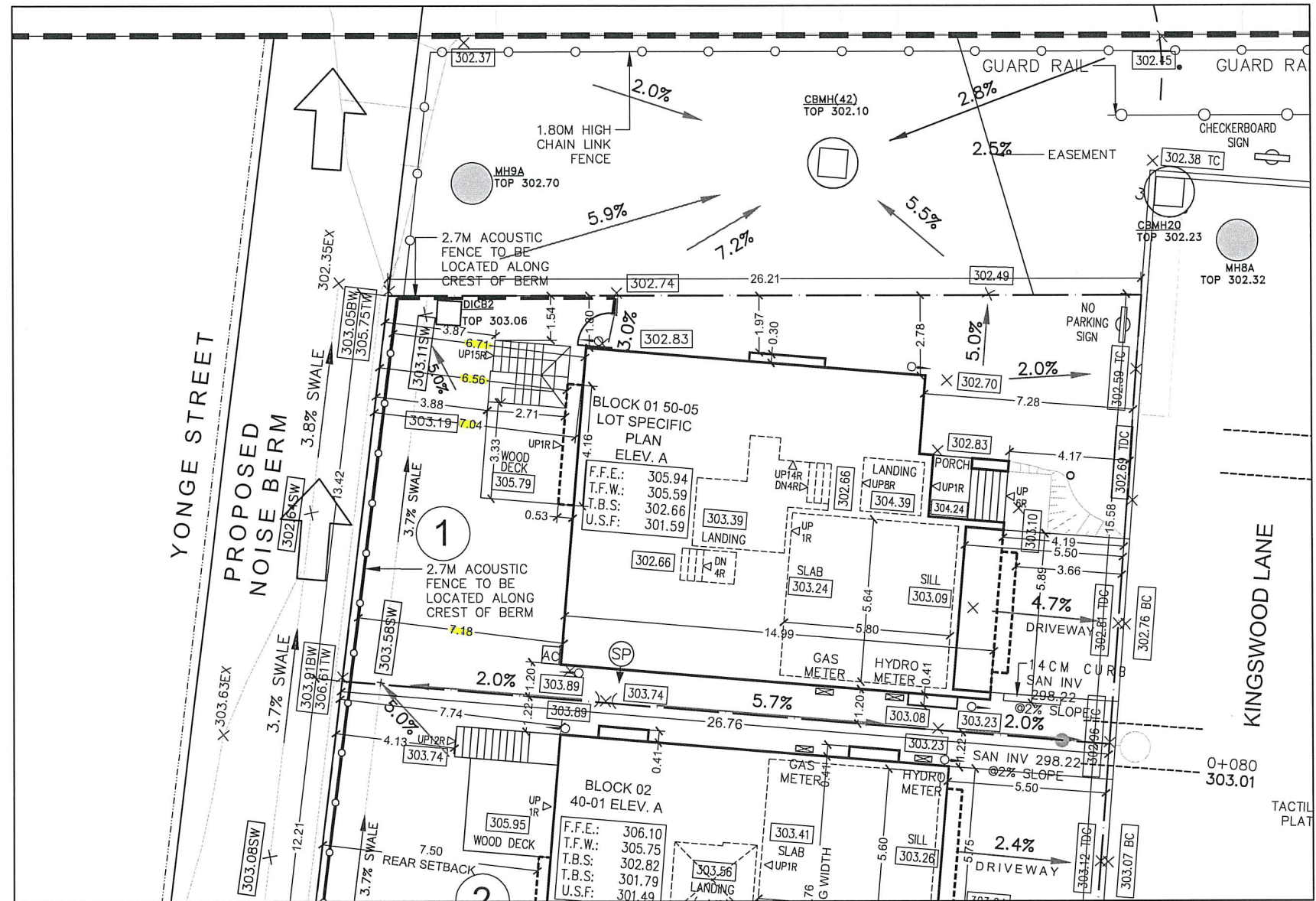


LEGEND:

- F.F.E. FINISHED FLOOR ELEVATION
- T.F.W. TOP OF FOUNDATION WALL
- T.B.S. TOP OF BASEMENT SLAB
- U.S.F. UNDER SIDE OF FOOTING
- R RISER
- CENTER LINE OF ROADS
- BIOSWALE / INFILTRATION GALLERY
- 100-200mmØ RIP-RAP
- GEOWEB SYSTEM
- RETAINING WALL
- UNDERGROUND STORAGE
- SANITARY SEWER AND MANHOLE
- STORM SEWER AND MANHOLE
- CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
- CATCHBASIN
- DOUBLE CB
- OIL GRIT SEPARATOR
- SUMP PUMP DISCHARGE LOCATION
- YORK REGION BASE MOUNTED LIGHT POLE / PRIVATE CONCRETE LIGHT POLE
- ELECTRICAL 0.46m HANDHOLE
- 7/11 DENOTES SEWER/WATERMAIN CROSSING
- COMMUNITY MAILBOX
- DOOR/STEPS
- DOWNSPOUT TO SPLASH PAD
- 25mm COPPER WATER SERVICE CONNECTION
- SANITARY LATERAL CONNECTION
- PRIVATE FIRE HYDRANT
- VALVE AND BOX
- EXISTING DECIDUOUS TREE
- AC AIR CONDITIONING
- EX EX-GRAD-ELEV-SITE
- C-C GRAD-ELEV-LOTS-SPLT
- H&V FIRE HYDRANT

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Nov. 9, 2021
RECEIVED

SUBMISSION No. 1

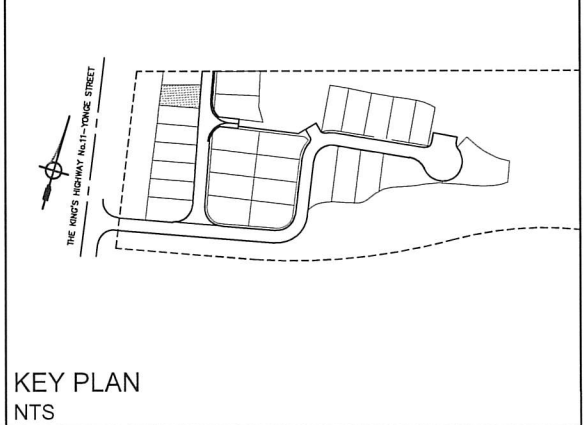


MODEL 50-05 ELEVATION A AREA CALCULATIONS

GROUND FLOOR PLAN	1678.51 FT ² [155.94 M ²]
SECOND FLOOR PLAN	1667.10 FT ² [154.88 M ²]
DEDUCT OPEN AREAS	0.00 FT ² [0.00 M ²]
ADD FINISHED BASEMENT	444.43 FT ² [41.29 M ²]
GROSS FLOOR AREA	3790.04 FT ² [352.11 M ²]
COVERAGE W/ PORCH	1739.17 FT ² [161.57 M ²]
COVERAGE W/O PORCH	1678.51 FT ² [155.94 M ²]

LOT	PERMITTED	PROPOSED	LOT	PERMITTED	PROPOSED
LOT #1	50%	34.1%	LOT #21	50%	31.08%
LOT #2	50%	40.5%	LOT #22	50%	40.17%
LOT #3	50%	39.8%	LOT #23	50%	38.0%
LOT #4	50%	39.0%	LOT #24	50%	43.76%
LOT #5	50%	42.75%	LOT #25	50%	43.88%
LOT #6	50%	41.85%	LOT #26	50%	43.43%
LOT #7	50%	34.55%	LOT #27	50%	39.6%
LOT #8	50%	39.76%			
LOT #9	50%	42.72%			
LOT #10	50%	41.75%			
LOT #11	50%	41.44%			
LOT #12	50%	39.94%			
LOT #13	50%	33.26%			
LOT #14	50%	41.47%			
LOT #15	50%	43.9%			
LOT #16	50%	43.89%			
LOT #17	50%	33.08%			
LOT #18	50%	37.9%			
LOT #19	50%	34.29%			
LOT #20	50%	39.73%			

TOTAL BUILDING AREA: 4717m² -6.79% PER NET LOT AREA (LOT COVERAGE)
 GROSS FLOOR AREA: 9098.7m²
 THE IMPERVIOUS AREA: 10341m² -14.9% PER NET LOT AREA
 GROSS LOT AREA: 71453.7m²
 NET LOT AREA: 69399m²
 DISTURBED AREA: 16949m² -24.4% PER NET LOT AREA



- NOTES:**
- SANITARY LATERAL INVERTS SPECIFIED ARE DESIGN INVERTS.
 - AS-BUILT ELEVATIONS MAY BE DIFFERENT. BUILDER TO CONFIRM INVERTS PRIOR TO CASTING OF FOOTINGS.
 - ALL UTILITIES TO BE IN ACCORDANCE WITH DESIGN PLANS FROM THE UTILITY COMPANIES (EG BELL, ALECTRA, ETC.)
 - PROPOSED TREES TO BE COORDINATED WITH LANDSCAPE PLANS.

- LOT:** _____
- REVIEWED FOR:**
1. GRADING AS BEING IN CONFORMANCE WITH THE DRAINAGE CONCEPTS SHOWN ON THE APPROVED LOT GRADING PLANS PREPARED BY SCS CONSULTING GROUP LTD.
 2. CONFORMANCE WITH THE TOWN OF AURORA GRADING STANDARDS.

DATE: _____
 REVIEWED BY: _____

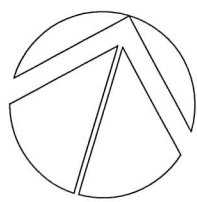
IT IS THE BUILDER'S COMPLETE RESPONSIBILITY TO ENSURE THAT ALL PLANS SUBMITTED FOR APPROVAL FULLY COMPLY WITH THE ARCHITECTURAL GUIDELINES AND ALL APPLICABLE REGULATIONS AND REQUIREMENTS INCLUDING ZONING PROVISIONS AND ANY PROVISIONS IN THE SUBDIVISION AGREEMENT. THE CONTROL ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR EXAMINING OR APPROVING SITE (LOTTING) PLANS OR WORKING DRAWINGS WITH RESPECT TO ANY ZONING OR BUILDING CODE OR PERMIT MATTER OR THAT ANY HOUSE CAN BE PROPERLY BUILT OR LOCATED ON ITS LOT.

THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE APPLICABLE ARCHITECTURAL DESIGN GUIDELINES APPROVED BY THE TOWN OF AURORA.

Preliminary Zoning Review
 NOV 09 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20211409

NO.	DATE	REVISION DESCRIPTION	NOTE
04	2021-09-07	ISSUED FOR PERMIT	CITY
05	2021-10-05	ISSUED FOR PERMIT	CITY
06	2021-10-08	ISSUED FOR REVIEW	CONSULTANTS
07	2021-11-04	ISSUED FOR REVIEW	CONSULTANTS
08	2021-11-08	ISSUED FOR COA	CITY

STAMP _____ NORTH _____ PROJ. REV. NO. _____ DWG NO. _____



SHEET TITLE: USG 16-198
 SITING PLAN- LOT 1
 SCALE: 1:200
 PROJECT: ROYAL HILL
 14029 YONGE ST. Aurora ON L4G 0P1

DESIGN

URBANSCAPE ARCHITECTS
 236 Lesmill Road Toronto, ON M3B 2T5
 phone: 416.850.0021
 info@urbanscapearchitect.com | www.urbanscapearchitect.com

NOTE
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 AND THE DATED REVISION FIELD STATES:
 ISSUED FOR CONSTRUCTION.
 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ANY DISCREPANCIES AND ERRORS TO BE
 REPORTED TO THE CONSULTANT(S) DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING



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