



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2021-35

**APPLICANT:** Dormlind Developments Limited

**PROPERTY:** 62 Royal Hill Court  
PLAN 65R-3298 LOT 23

**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 6.7 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.

<b>DATE:</b>	<b>December 9, 2021</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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](mailto: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](mailto: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](mailto: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](mailto: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 25<sup>th</sup> 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>

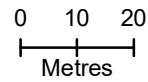


# LOCATION MAP

62 ROYAL HILL COURT  
 FILE: MV-2021-35



**SUBJECT LANDS**

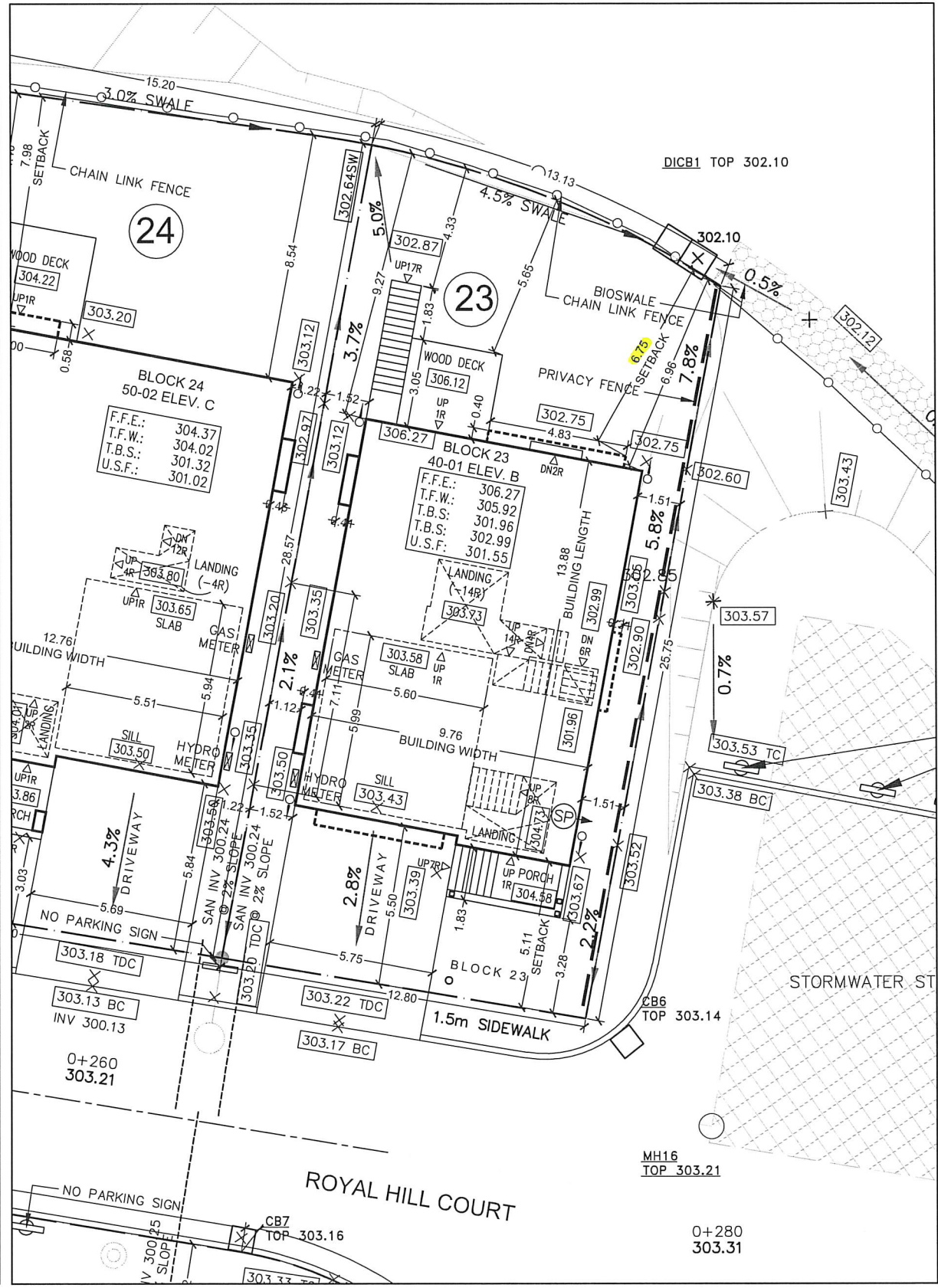


**LEGEND:**

- 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
- 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**



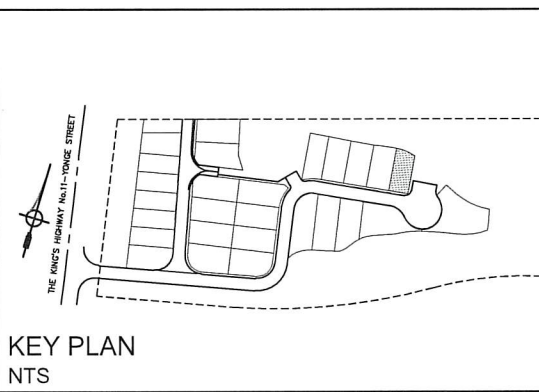
MODEL 40-01 ELEVATION B  
 AREA CALCULATIONS

GROUND FLOOR PLAN	1492.95 FT <sup>2</sup> [138.70 M <sup>2</sup> ]
SECOND FLOOR PLAN	1462.42 FT <sup>2</sup> [135.88 M <sup>2</sup> ]
DEDUCT OPEN AREAS	2.19 FT <sup>2</sup> [0.2 M <sup>2</sup> ]
ADD FINISHED BASEMENT	170.73 FT <sup>2</sup> [15.88 M <sup>2</sup> ]
GROSS FLOOR AREA	3123.91 FT <sup>2</sup> [290.22 M <sup>2</sup> ]

COVERAGE W/ PORCH	1591.95 FT <sup>2</sup> [147.89 M <sup>2</sup> ]
COVERAGE W/O PORCH	1492.95 FT <sup>2</sup> [138.70 M <sup>2</sup> ]

- 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: \_\_\_\_\_

LOT COVERAGE PERMITTED PROPOSED

LOT #1	50%	34.1%
LOT #2	50%	40.5%
LOT #3	50%	39.8%
LOT #4	50%	39.0%
LOT #5	50%	42.75%
LOT #6	50%	41.85%
LOT #7	50%	34.55%
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%

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 (LOT) 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.

LOT COVERAGE (Cont'd) PERMITTED PROPOSED

LOT #21	50%	31.08%
LOT #22	50%	40.17%
LOT #23	50%	38.0%
LOT #24	50%	43.76%
LOT #25	50%	43.88%
LOT #26	50%	43.43%
LOT #27	50%	39.6%

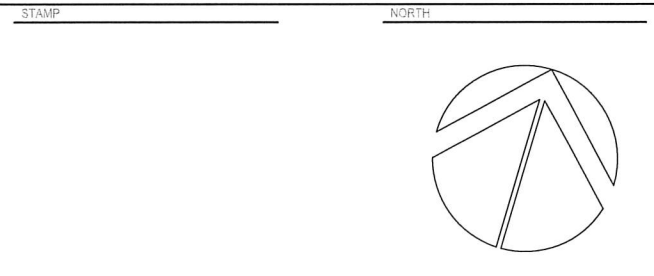
TOTAL BUILDING AREA: 4717m<sup>2</sup> -6.79% PER NET LOT AREA (LOT COVERAGE)  
 GROSS FLOOR AREA: 9098.7m<sup>2</sup>  
 THE IMPERVIOUS AREA: 10341m<sup>2</sup> -14.9% PER NET LOT AREA  
 GROSS LOT AREA: 71453.7m<sup>2</sup>  
 NET LOT AREA: 69399m<sup>2</sup>  
 DISTURBED AREA: 16949m<sup>2</sup> -24.4% PER NET LOT AREA

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

PR20211428  
 Preliminary Zoning Review  
  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

NO.	DATE	REVISION DESCRIPTION	NOTE
01	2021-05-15	ISSUED FOR REVIEW	CONSULTANTS
02	2021-07-28	ISSUED FOR PERMIT	CITY
03	2021-08-19	ISSUED FOR REVIEW	CONSULTANTS
04	2021-11-08	ISSUED FOR COA	CITY

NOTE  
 THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).  
 USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.  
 THE DRAWING IS NOT COORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED.  
 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.



PROJ. REV. NO. **USG 16-198**

SHEET TITLE **SITING PLAN- LOT 23**  
 SCALE: 1:200

PROJECT **ROYAL HILL**  
 14029 YONGE ST. Aurora ON L4G 0P1

DWG. NO. \_\_\_\_\_

DESIGN \_\_\_\_\_

11"x17" SHEET SIZE

**URBANSCAPE**  
 ARCHITECTS

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



# 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](mailto: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