

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-16

APPLICANT: Pontisso

PROPERTY: 10 Jasper Drive
PLAN 517 LOT 141

**RELATED
APPLICATIONS:** n/a

ZONING: R3-SN(497) (Detached Third Density Residential Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate a one-storey addition with integral garage.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.
- 2) Section 4.20 of the Zoning By-law states open porches and decks require a minimum setback of 4.5 metres from the front property line.

PROPOSAL:

- a) The applicant is proposing a one-storey addition with integral garage, which is 5.13 metres to the front property line.
- b) The applicant is proposing a front porch and steps which is 3.42 metres to the front 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:	September 10, 2020
TIME:	7:00 pm
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 September 8, 2020.** 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 September 10, 2020.** 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 September 11, 2020.**

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 27th DAY OF AUGUST 2020



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

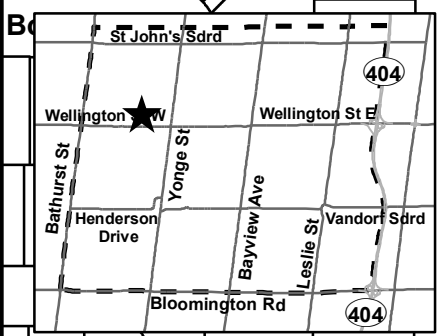
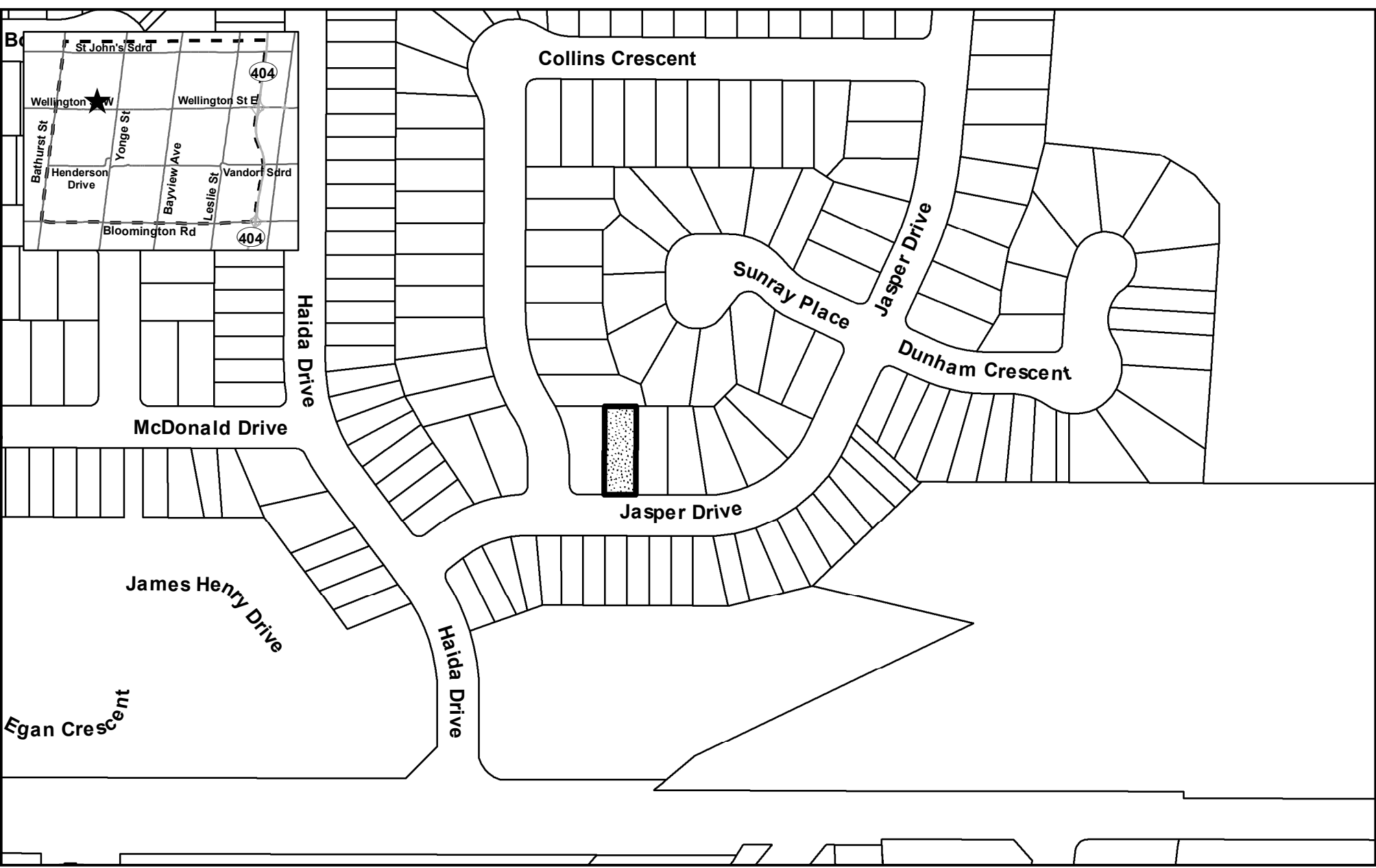
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

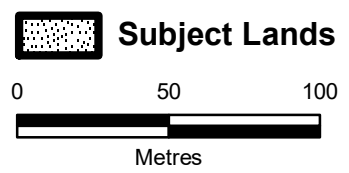
Agenda packages will be available prior to the Hearing at:

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



KEY MAP

FILE NO: MV-2020-16
 ADDRESS: 10 JASPER DRIVE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT





Town of Aurora
Planning and Development Services
Building Division
100 John West Way, Box 1000
Aurora, ON L4G6J1
(905)-727-3123 ext. 4388
Fax: (905) 726-4731
building@aurora.ca

July 29, 2020

Permit Application No. PR20200505

Ken Jentas
32 Sky Harbour Drive
Brampton, O L6Y 0C1

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
10 Jasper Drive, Aurora, ON L4G3B8
PLAN 517 LOT 141

The above-noted property is zoned R3-SN(497) (*Detached Third Density Residential Exception Zone*) by the Town of Aurora Zoning By-law # 6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
 - a. - **Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.**
 - The applicant is proposing a one-storey addition with integral garage, which is 5.13 metres to the front property line.
 - **Minor Variance required.**
 - b. - **Section 4.20 of the Zoning By-law states open porches and decks require a minimum setback of 4.5 metres from the front property line.**
 - The applicant is proposing a front porch and steps which is 3.42 metres to the front property line.
 - **Minor Variance required.**
- 2- The subject property is within the Stable Neighbourhood area and is subject to a Site Plan Review process through the Planning & Development Services Division. Please contact (905) 727-3123 extension 4226 or planning@aurora.ca.
- 3- Any tree removal shall be in accordance with the Town of Aurora Tree By-law # 5850-16. For more information, please call (905) 727-3123 extension 3223.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

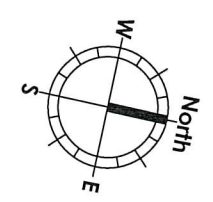
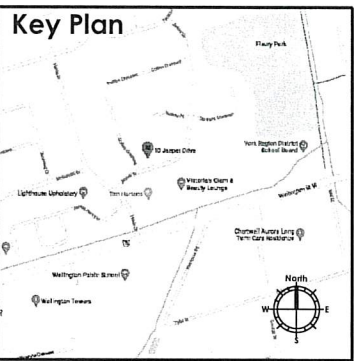
Regards,



Melissa Bozanin
Zoning & Application Examiner
905-7272-3123 ext 4394

Site Statistics (Metric) Lot Frontage: 15.24 - Zone R3-SN (497)		Key Plan	
Lot A		Gross Floor Area Calculation	
Lot Depth	42.67	Existing GFA	99.89
Lot Area	647.31	Proposed GFA	94.03
Zone	R3-SN	Total GFA	193.92
Lot Coverage Calculation			
Existing Dwelling Area	99.89	Front Yard Soft Landscaping	
Proposed Dwelling Area	83.53	Front Yard Area	147.54
Proposed Porch & Stairs	8.93	Front Porch and Stairs	18.59
Total	192.35	Driveway & Walkway Area	55.40
Total Coverage	29.72%	Total Soft Landscape Area	50.01%

Legal Information	
PLAN OF SURVEY OF LOTS 141 REGISTERED PLAN No. 517 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK	
Climactic Data Location: Aurora Design Snow Load (9.4.2.2.): 1.50 kpa Wind Load (q50) (sb-1.2.): 0.44 kpa	
Scope of Work Interior Alteration and two story addition on right side of existing house.	

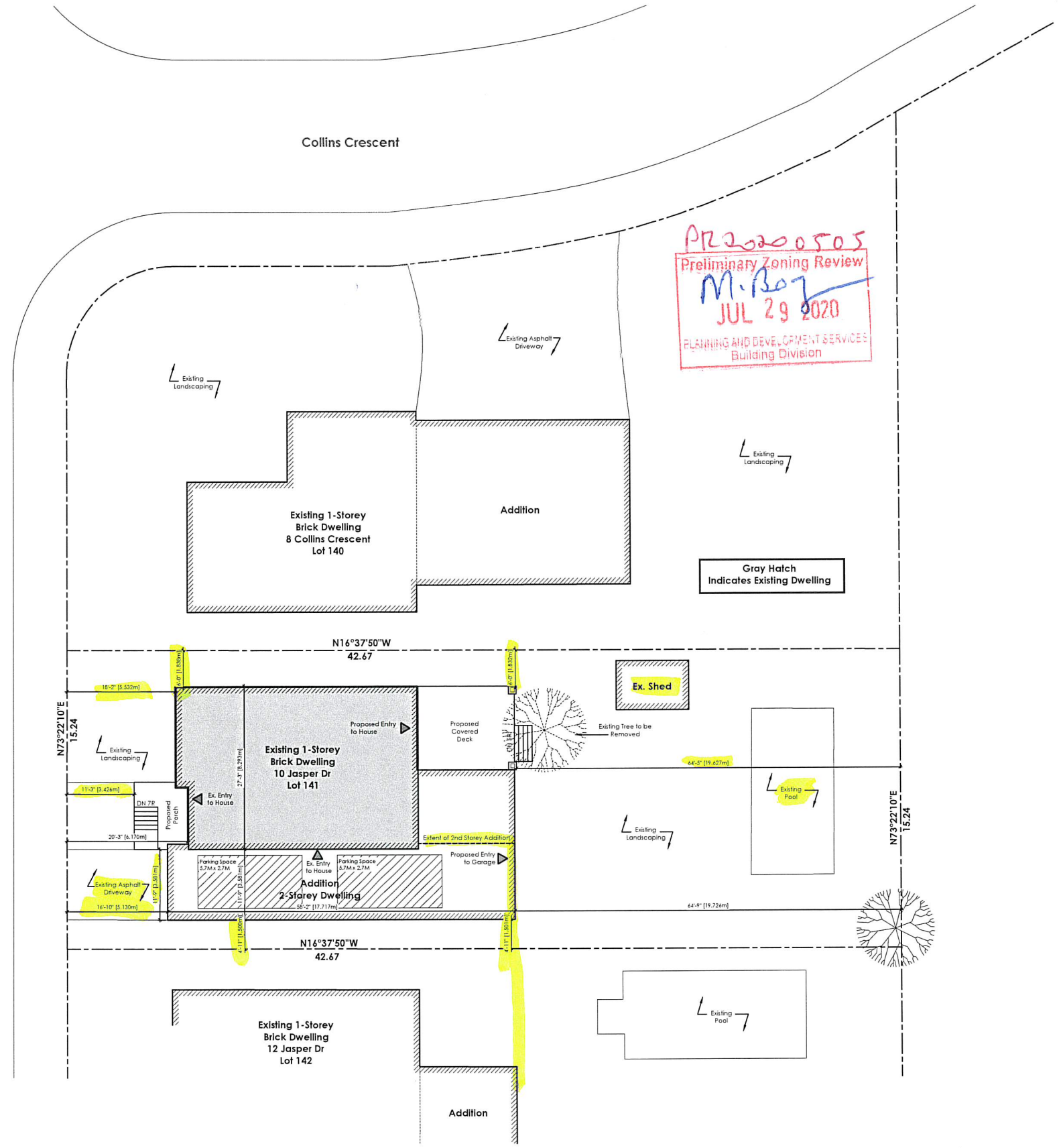


Siteplan Notes

- All working drawings submitted to the Building Division as part of a Building Permit application shall be in conformity with the approved site plan drawings as approved by the Development Services Division.
- The Owner is responsible for ensuring that tree protection hoarding, placed at the drip line of the trees, is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Division. No materials (i.e. building materials, soil, construction vehicles, equipment, etc.) may be stockpiled within the area of hoarding.
- All utility companies will be notified for locates prior to the installation of the hoarding that lies within the limits of the COB boulevard area.
- Should the installation of below ground services require hoarding to be removed. Open Space staff (at: open.space@brampton.ca) are to be contacted prior to the commencement of such work. Should an Alternative service route not be possible, staff will inspect and document the condition of the vegetation and servicing installation in order to minimize damage to the vegetation.
- The Owner (or Applicant as applicable) will be responsible for the cost of any utilities relocations necessitated by the Site Plan Approval and Building Permit.
- The existing on-site drainage pattern shall be maintained.
- Grades must be met within 33% maximum slope at the property lines and within the site.
- The structural design of any retaining wall over 0.60 m (2.00 ft.) in height or any retaining wall located on a property line is shown on the Site Plan and Grading Plan and is to be approved by the Consulting Engineer for the project.
- The portions of the driveway within the municipal boulevard will be paved by the Owner at their own expense.
- At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.
- All proposed curbing at the entrances to the site is to terminate at the property line or at the municipal sidewalk.
- Construction materials are not to be put out for garbage collection.
- All damaged landscape areas will be reinstated with topsoil and sod following construction activity.
- Any COB boulevard trees damaged or removed are to be replaced with minimum 70mm caliper deciduous trees to the satisfaction of the COB at the owner's expense.
- All excess excavated materials will be removed from the site at the owner's expense.
- There are no existing or proposed easements on the property

General notes

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal r.o.w.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractors expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties



Rear and Side Yard Addition Permit

permitguys.ca
1-32 Sky Harbour Drive,
Brampton ON L6Y 0C9
Tel: 416 479 9556
Email: info@permitguys.ca

Agent Name
Mali Zaman
Contact Information
X101, Mzaman@permitguys.ca
Agent ID#
1001

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Name: **Permitguys.ca Inc.** Signature: **110882**
Registration Info: **Permitguys.ca Inc.**

Title
Site Plan
Project Name
10 Jasper Dr
Project No.
20-26

Drawn By: **KJ**
Checked By: **MZ**
Date: **2020-06-08**
Scale: **1:300**

Municipality
Aurora, ON
Filename
10 JASPER DR-V17

Sheet No.
A1



Preliminary Zoning Review
MB
 JUL 29 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

Proposed Front Elevation

permitguys.ca

1-32 Sky Harbour Drive,
 Brampton ON L6Y 0C9
 Tel: 416 479 9556
 Email: info@permitguys.ca

Agent Name
Mali Zaman
 Contact Information
x101, mzaman@permitguys.ca
 Agent ID#
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The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information

Name
 Registration Info. **Permitguys.ca Inc.** Signature
110882

Title
Proposed Front Elevation

Project Name
10 Jasper Dr

Project No. 20-26 Drawn By KJ Checked By MZ Date 2020-06-08 Scale 3/16"=1'0"

Municipality
Aurora, ON
 Filename
10 JASPER DR-V17

Sheet No.
A11



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