

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2020-21

**APPLICANT:** Dham & Ramsinghani

**PROPERTY:** 183 Kennedy Street West  
PLAN 246 PT LOT 32

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R1 (*Detached First Density Residential Zone*)

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the development of a two (2)-storey detached dwelling.

**BY-LAW  
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 4.5 metres.

**PROPOSAL:**

- a) The applicant is proposing a two (2)-storey detached dwelling, which is 1.02 metres to the easterly interior side 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>November 12, 2020</b>
<b>TIME:</b>	<b>7:00 pm</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 November 10, 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](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on November 12, 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](mailto:BManoharan@aurora.ca) **no later than 4:30pm on November 13, 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](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 29<sup>th</sup> DAY OF OCTOBER 2020



Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

### **ATTACHMENTS**

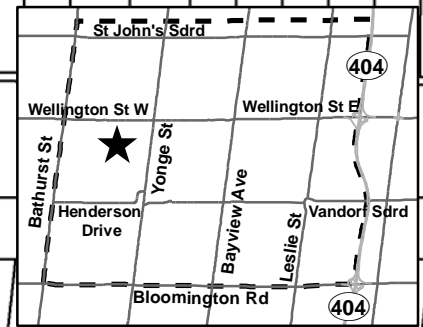
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

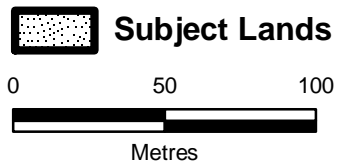
**Agenda packages will be available prior to the Hearing at:**

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



**KEY MAP**

FILE NO: MV-2020-21  
 ADDRESS: 183 KENNEDY STREET WEST  
 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

September 24, 2020

Application # PR20200864

Rajat Dham  
1 Pointon Street  
Aurora, Ontario  
L4G 0J9

Re: **Preliminary Zoning Review**  
183 Kennedy Street West, Aurora, Ontario L4G 2L8

In response to your Preliminary Zoning Review request, the above-noted property is zoned R1 (*Detached First Density Residential 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 interior side yard setback of 4.5 metres.**
    - **The applicant is proposing a two-storey detached dwelling, which is 1.02 metres to the easterly interior side property line.**
    - **Minor Variance required.**
- 2- The subject property is located within the generic regulations of the Lake Simcoe Region Conservation Authority; therefore, an approval from LSRCA is required prior to the issuance of the building permit.
- 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.*

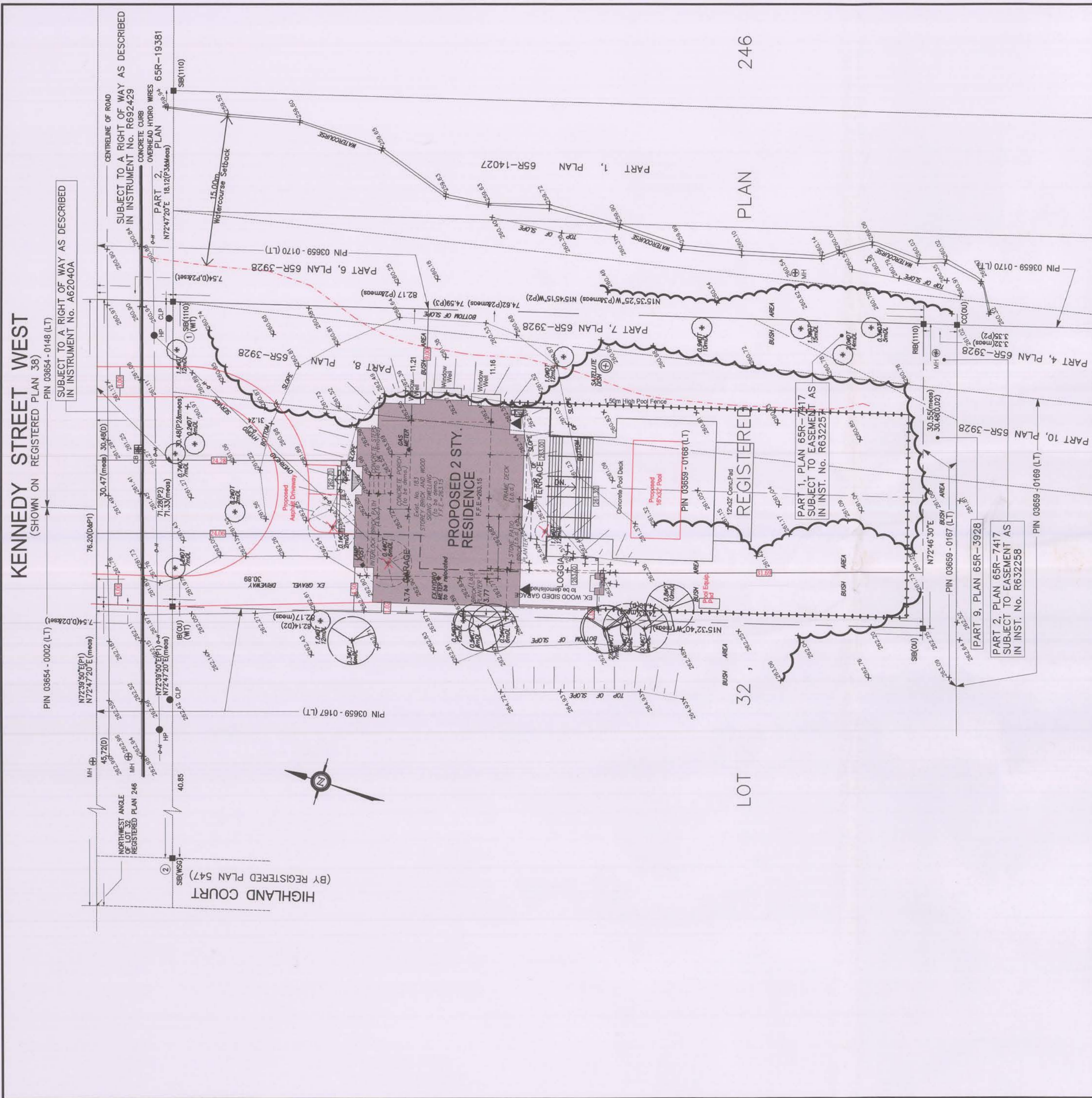
Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

**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,

A handwritten signature in cursive script, appearing to read "Melissa Bozanin".

Melissa Bozanin  
*Zoning & Application Examiner*



1 ARCHITECTURAL SITE PLAN  
SCALE: 1:200



3 KEY PLAN  
SCALE: N.T.S.

**SITE STATISTICS**

	METRIC	IMPERIAL
TOTAL LOT AREA	2,504.36 SQ.M.	26,957.59 sq.ft.
LOT FRONTAGE	30.47m	99.97 FT.
PROP. GROUND FLOOR AREA	240.22 m <sup>2</sup>	2,585.83 sq.ft.
PROP. GARAGE AREA	75.41 m <sup>2</sup>	811.69 sq.ft.
PROP. COVERED PORCH AREA	62.48 m <sup>2</sup>	672.60 sq.ft.
PROPOSED G.F.A.	378.11 m <sup>2</sup>	4,070.12 sq.ft.
PROPOSED BUILDING COVERAGE	378.11 m <sup>2</sup>	4,070.12sq.ft.(15.1%)
ALLOWABLE BUILDING COVERAGE	876.53 m <sup>2</sup>	9,435.16sq.ft.(35.0%)
BUILDING HEIGHT	9.36 m	30'-8 3/8"
ALLOWABLE BUILDING HEIGHT(MAX.)	10.00 m	32'-9 3/4"
CURRENT ZONING	R-1(7)	

2 SITE SUMMARY  
SCALE: N.T.S.

PR 2020-0864  
Preliminary Zoning Review  
M. 1507  
SEP 24 2020  
PLANNING AND DEVELOPMENT SERVICES  
Building Division

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.



**SITE ACCREDITATION:**  
PART OF  
PLAN OF  
PART OF LOT 32  
REGISTERED PLAN 246  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
INFORMATION TAKEN FROM A SURVEY PREPARED BY:  
DELPH & JENKINS NORTH LTD.  
ONTARIO LAND SURVEYOR  
JUNE 8, 2020

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY  
0.3048.

**SITE LEGEND:**

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	FINISHED BASEMENT ELEVATION
	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	PROPOSED ADDITION AREA
	TREE HOARDING
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

REF.	DATE:	DESCRIPTION:
4	09.10.20	ISSUED FOR ZONING CERTIFICATE
3	09.08.20	ISSUED FOR REVIEW
2	09.03.20	INCREASED GARAGE WIDTH
1	09.01.20	ISSUED FOR REVIEW



CLIENT:  
**PROPOSED  
DHAM RESIDENCE**

ADDRESS: 183 KENNEDY STREET WEST  
CITY: AURORA, ONTARIO

DRAWING TITLE:  
**PROPOSED  
SITE PLAN**

DRAWN: D.D.	SCALE:
DATE: 08/25/20	AS NOTED
JOB NO.: 20-682	SHEET: A2.0



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

**PRELIMINARY, NOT FOR CONSTRUCTION**



4	09.10.20	ISSUED FOR ZONING CERTIFICATE
3	09.08.20	GENERAL REVISIONS
2	09.03.20	GENERAL REVISIONS
1	09.01.20	ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:



CLIENT:  
**DHAM RESIDENCE**  
ADDRESS: 183 KENNEDY STREET W.  
CITY: AURORA, ONTARIO  
DRAWING TITLE:  
**NORTH ELEVATION**

DRAWN: D.D.	SCALE:
DATE: 9/10/20	1/4"=1'-0"
JOB NO.: 20-682	SHEET: A5.1

DOCUMENTAL/MCO CONSULTANTS PROJECT #E15034M RESIDENCE/ARCHITECTURE/RESIDENCE DESIGN/NO. 03-20-000





# 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