

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2018-18A-E

APPLICANT: Vsevolod

PROPERTY: 1 Highland Court
Part of Lot 32 Registered Plan N-246

ZONING: Detached First Density Residential Zone R1

PURPOSE: The Owner has submitted a Minor Variance Application to allow a reduced interior side yard and increased maximum eave projection for a new one storey detached dwelling.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres;
- 2) Section 4.20 of the Zoning By-law states eaves may project 0.7 metres into any required yard;
- 3) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres;
- 4) Section 4.20 of the Zoning By-law states eaves may project 0.7 metres into any required yard; and
- 5) Section 4.20 states chimneys may project 0.7 metres into any required yard.

PROPOSAL:

- A. To permit a reduced minimum northerly interior side yard setback for the proposed one storey detached dwelling to 2.0 metres, thereby, requiring a variance of 2.5 metres;
- B. To permit an eaves projection of 3.1 metres into the required northerly interior side yard, thereby, requiring a variance of 2.4 metres;
- C. To permit a reduced minimum southerly interior side yard setback for the proposed one storey detached dwelling 4.3 metres, thereby, requiring a variance of 0.2 metres;
- D. To permit an eaves projection of 0.8 metres into the required southerly interior side yard, thereby, requiring a variance of 0.1 metre; and
- E. To permit a chimney that projects 2.9 metres into the required northerly interior side yard setback, thereby, requiring a variance of 2.2 metres.

A Location Map and a 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:	July 12, 2018
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend, and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

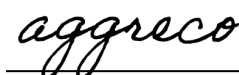
If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

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 21TH DAY OF JUNE, 2018.



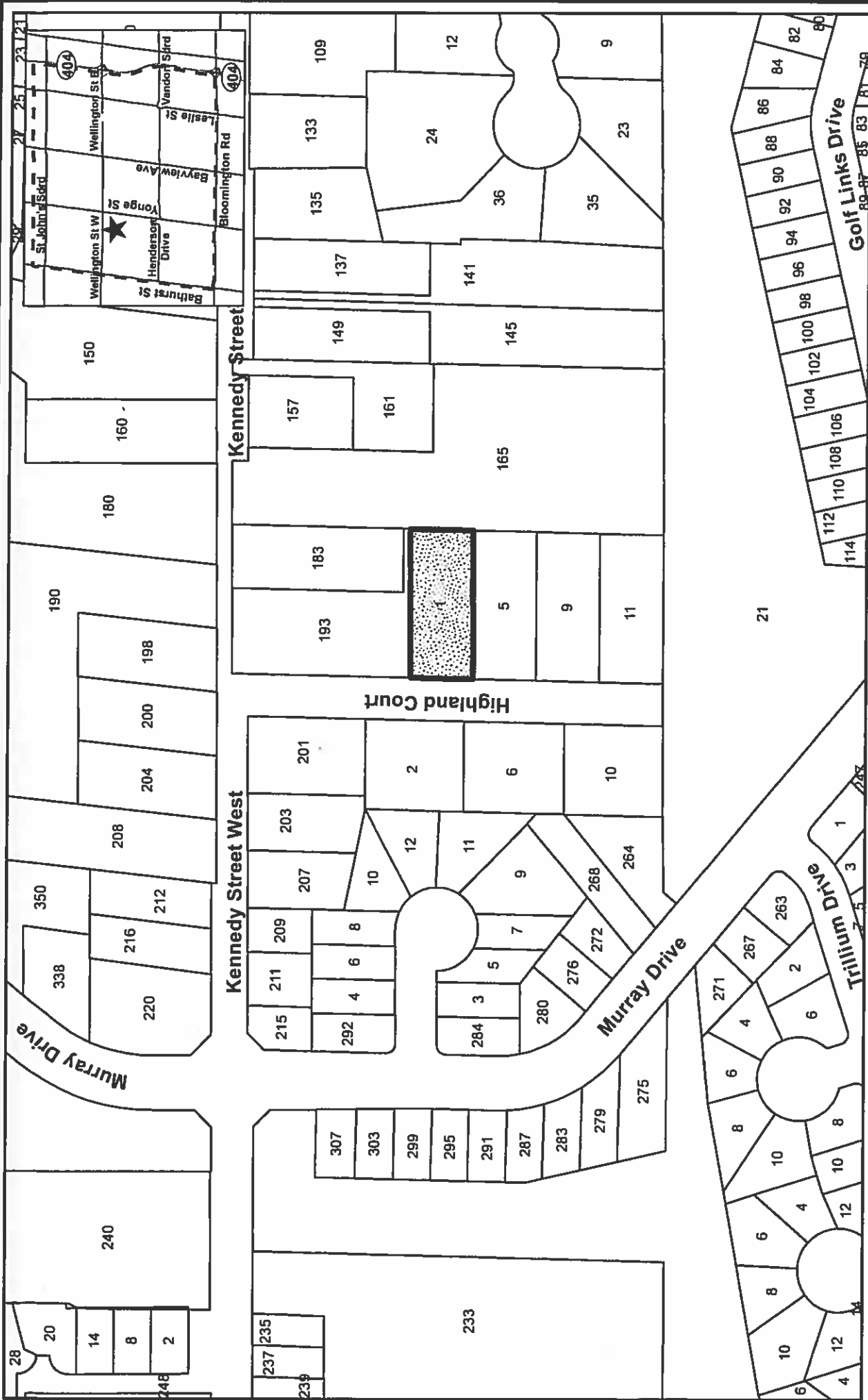
Antonio Greco
Secretary-Treasurer/Planning Technician
Committee of Adjustment

ATTACHMENTS

- Attachment 1- Location Map
- Attachment 2 – Site Plan

Agenda packages will be available prior to the Hearing at:

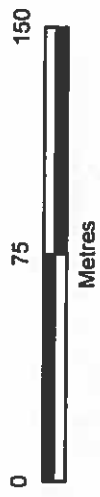
<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>



KEY MAP
 FILE NO: MV-2018-18
 ADDRESS: 1 HIGHLAND COURT
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

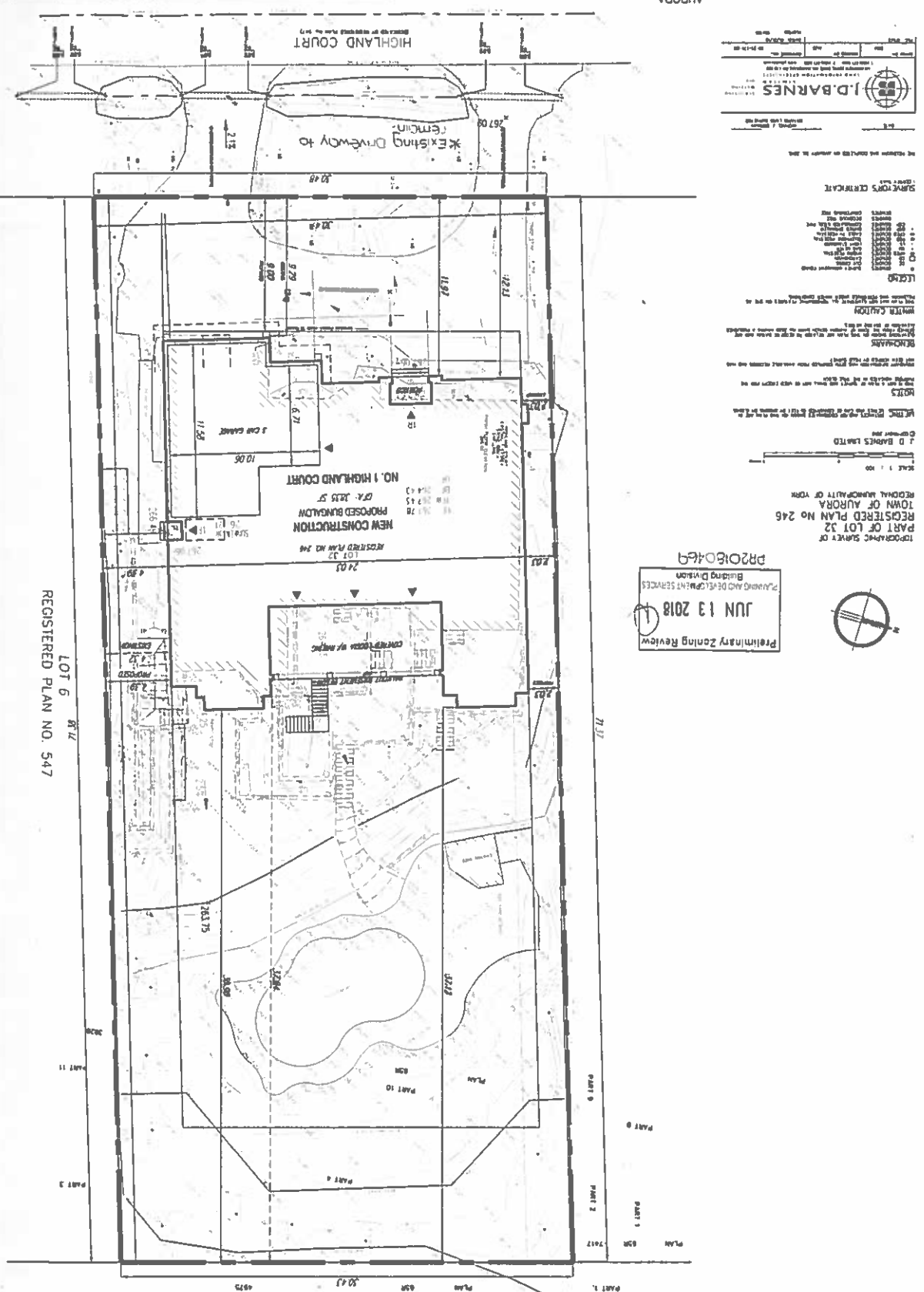


Subject Lands





PROPOSED DWELLING	EXISTING DWELLING	REQUIRED DWELLING	BY LAW 6000-17
	2173 s.m	2173 s.m	R1
	30.48 m	30.48 m	30.48 m
	2173 s.m	2173 s.m	2173 s.m
	9.27 m	9.27 m	9.27 m
	37.84 m	37.84 m	37.84 m
4.32 m/2.03 m	4.39 m/2.03 m	4.32 m/2.03 m	4.32 m/2.03 m
19%	19%	35%	35%
10 m	10 m	10 m	10 m



LOT 6
 REGISTERED PLAN NO. 547



J.D. BARNES
 ARCHITECTS & ENGINEERS
 1200 EASTERN AVENUE, SUITE 100
 AURORA, ONTARIO L4R 4G7
 TEL: (905) 771-8133 FAX: (905) 771-8133
 WWW.JDBARNES.COM

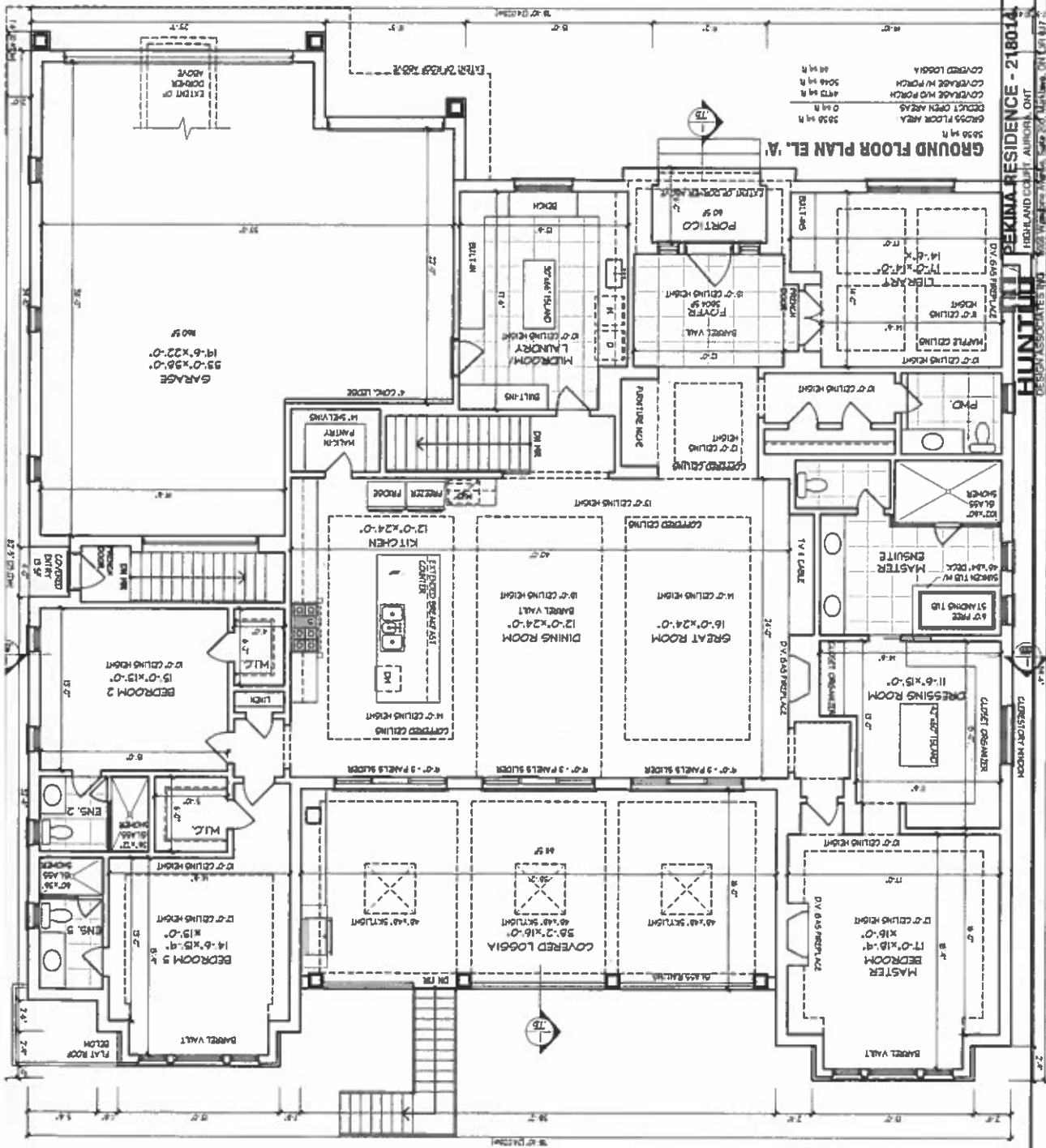
JUN 13 2018
 Preliminary Zoning Review
 Planning and Development Services
 Building Division
 PP20180469



1 HIGHLAND CT.
 SCALE: 1:100
 21807428P01
 PEKINA RESIDENCE - 218014
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 6666 Woodbine Ave., Markham, ON L3R 0J7 • T 905.737.8133 • F 905.737.8236 • MARCH 2018

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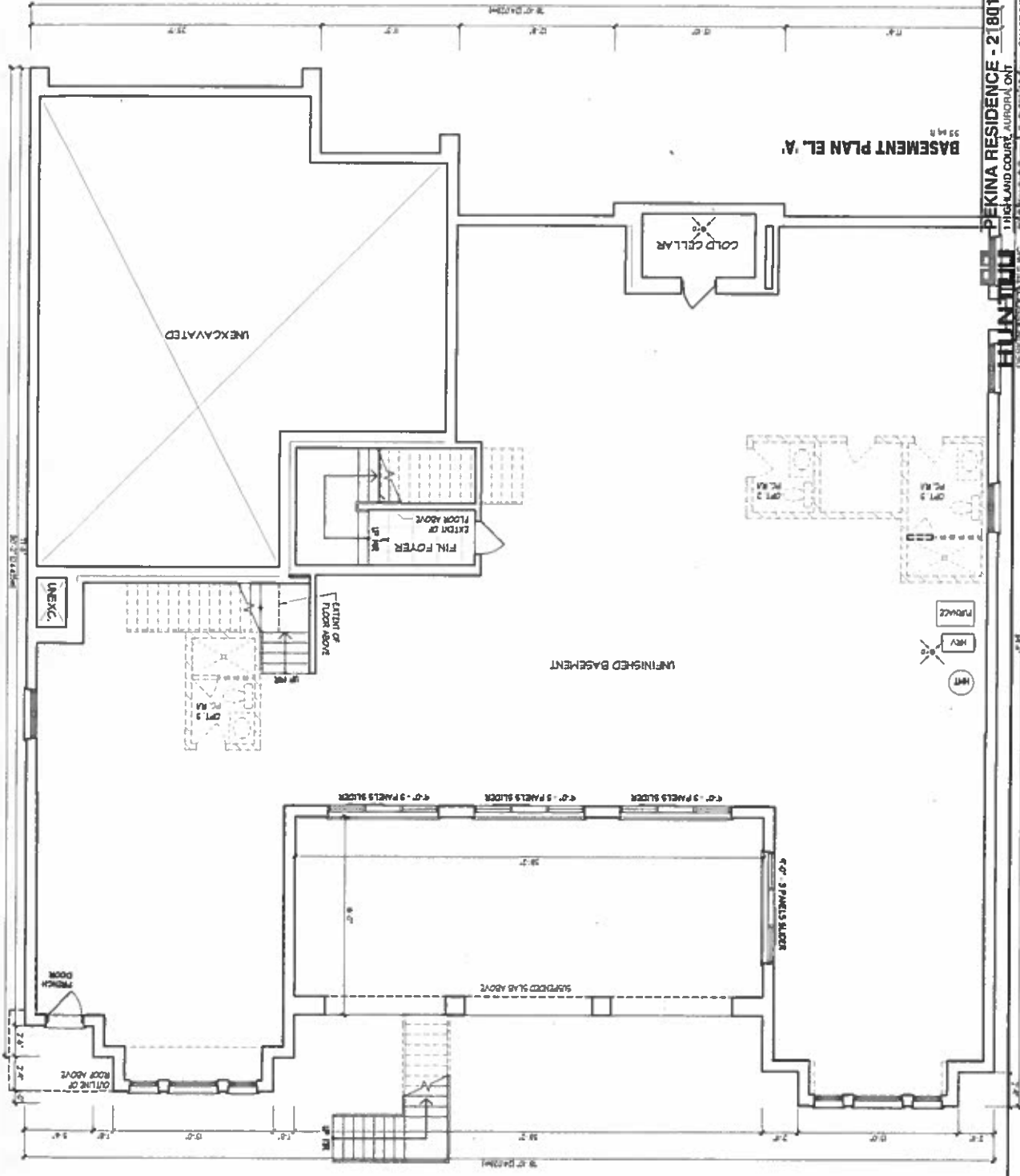


GROUND FLOOR PLAN EL. A'

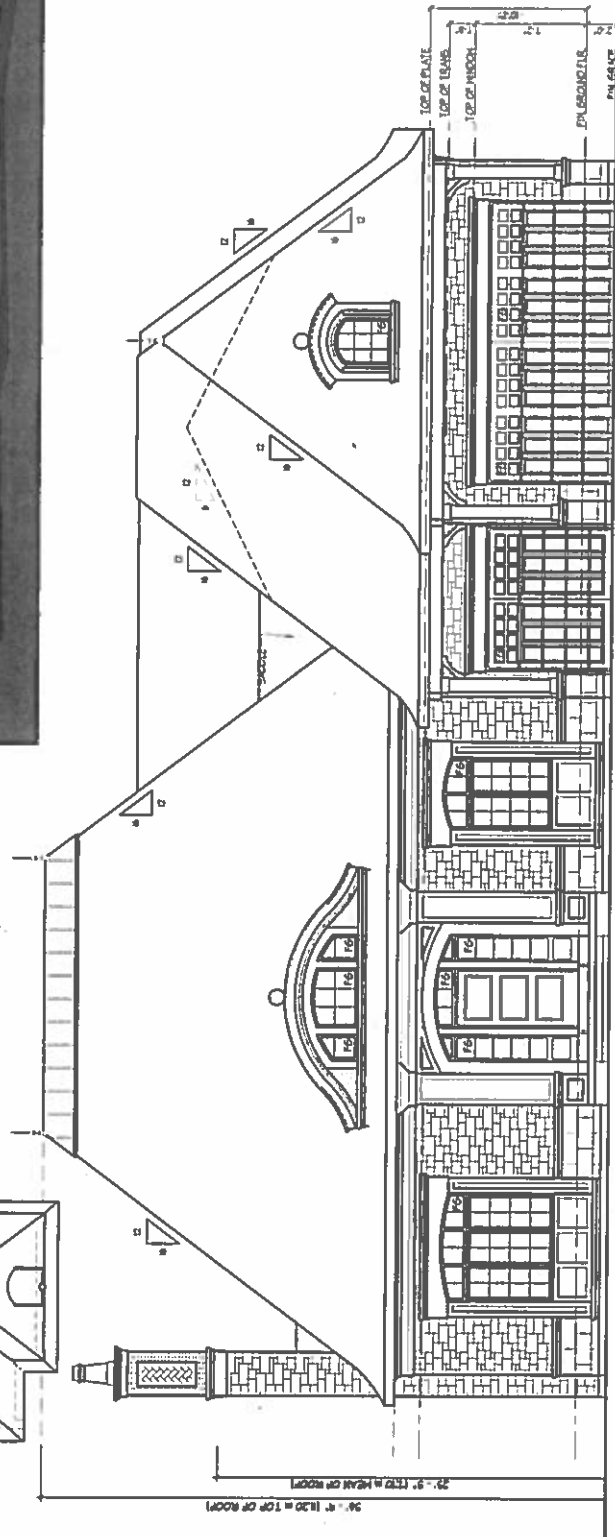
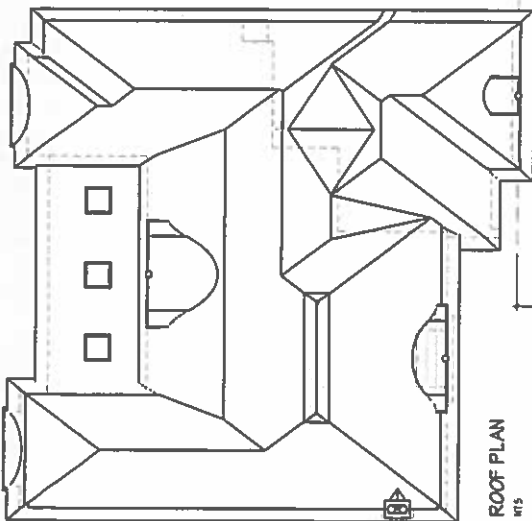
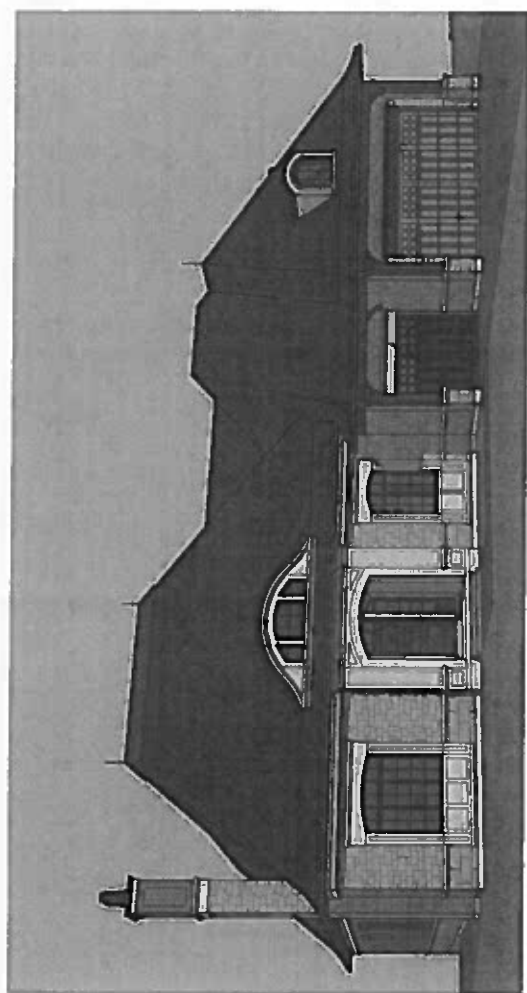
62000 FLOOR AREA	5050 sq ft
DECKT OPEN AREA	0 sq ft
COVERED W/ PORCH	4970 sq ft
COVERED W/ PORCH	5040 sq ft
COVERED LOGGIA	60 sq ft

HUNTINGTON PEKINA RESIDENCE - 218014
 HIGHLAND COUNTY, CALIFORNIA, ONTARIO
 DESIGN ASSOCIATES LTD. 2000 West 12th Street, Suite 207, Uxbridge, ON L9R 1K7
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CUSTOM RESIDENCE
 3838 SF. • 53 SF FIN Foyer
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FRONT ELEVATION, 'A'

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PEKINA RESIDENCE - 218014

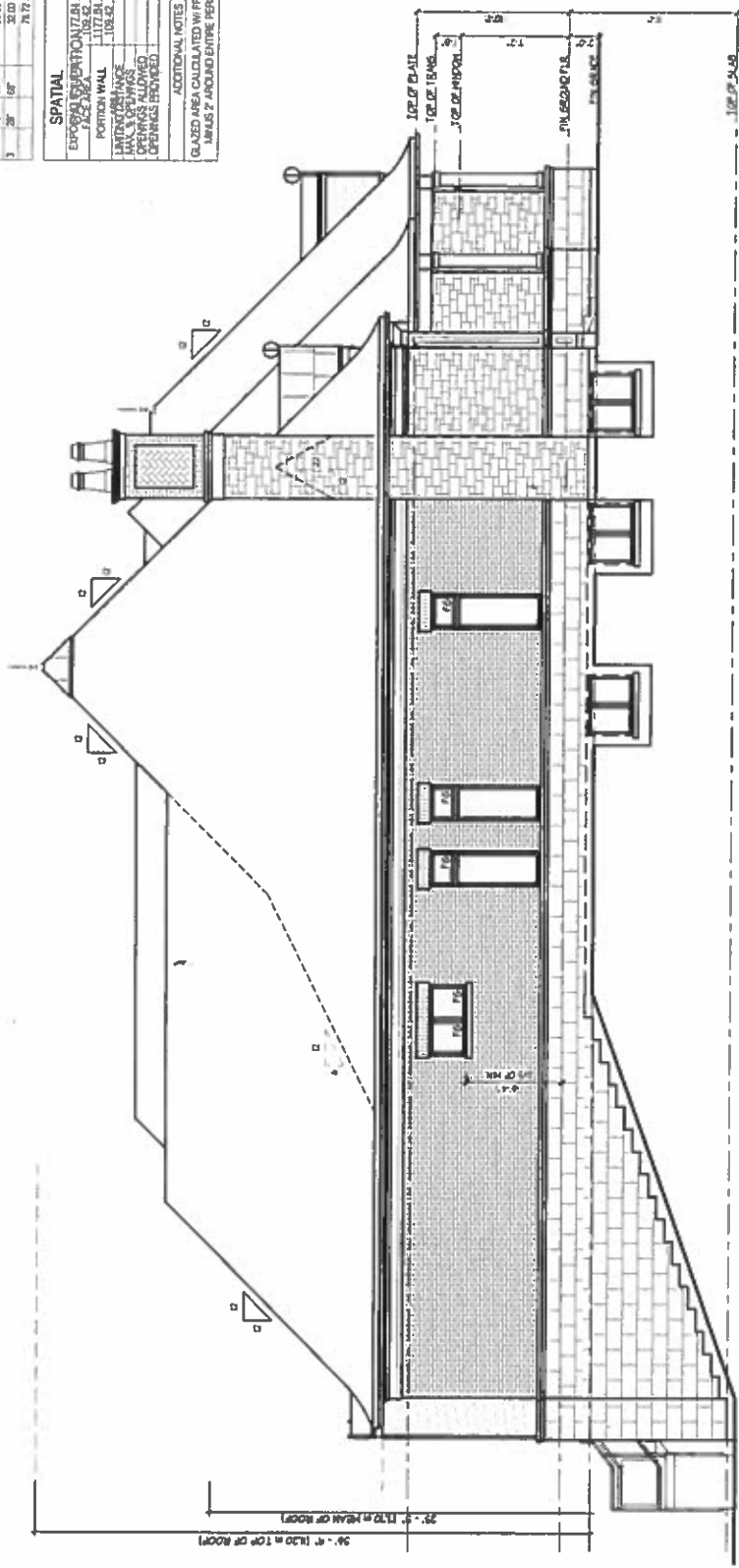
CUSTOM RESIDENCE
 3038 SF • 53 SF FIN. Foyer

WINDOW SUMMARY
 PER O.B.C. TABLE 9.10.15.4
 LEFT SIDE ELEVATION A -
 STANDARD PLAN

QUANT	HTH	WTH	AREA
3	20"	20"	8.00 SF
1	54"	30"	9.30 SF
3	48"	20"	23.30 SF
3	20"	10"	30.00 SF
			70.72 SF

SPATIAL	
EXPOSURE	108.42 S.F.
FACE AREA	108.42 S.F.
PORTION WALL	108.42 S.F.
LANTERN	2.00 S.F.
OPENINGS ALLOWED	54.72 S.F.
OPENINGS PROVIDED	69.39 S.F.

ADDITIONAL NOTES:
 GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER



LEFT SIDE ELEVATION, 'A'

EXTENTS OF SPATIAL
 CALCULATIONS
 REFER TO WINDOW SUMMARY FOR ADDITIONAL
 INFORMATION

Preliminary Zoning Review
JUN 13 2018
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PEKINA RESIDENCE - 218014
 1 HIGHLAND COURT, AURORA, ONT.
 T: 905.717.5131 or F: 905.717.2266
 M: 905.717.5131 or F: 905.717.2266
 MAY 2018 • SSP #218014DS-CUST

CUSTOM RESIDENCE
 3000 SF • S3 SF FM FOYER

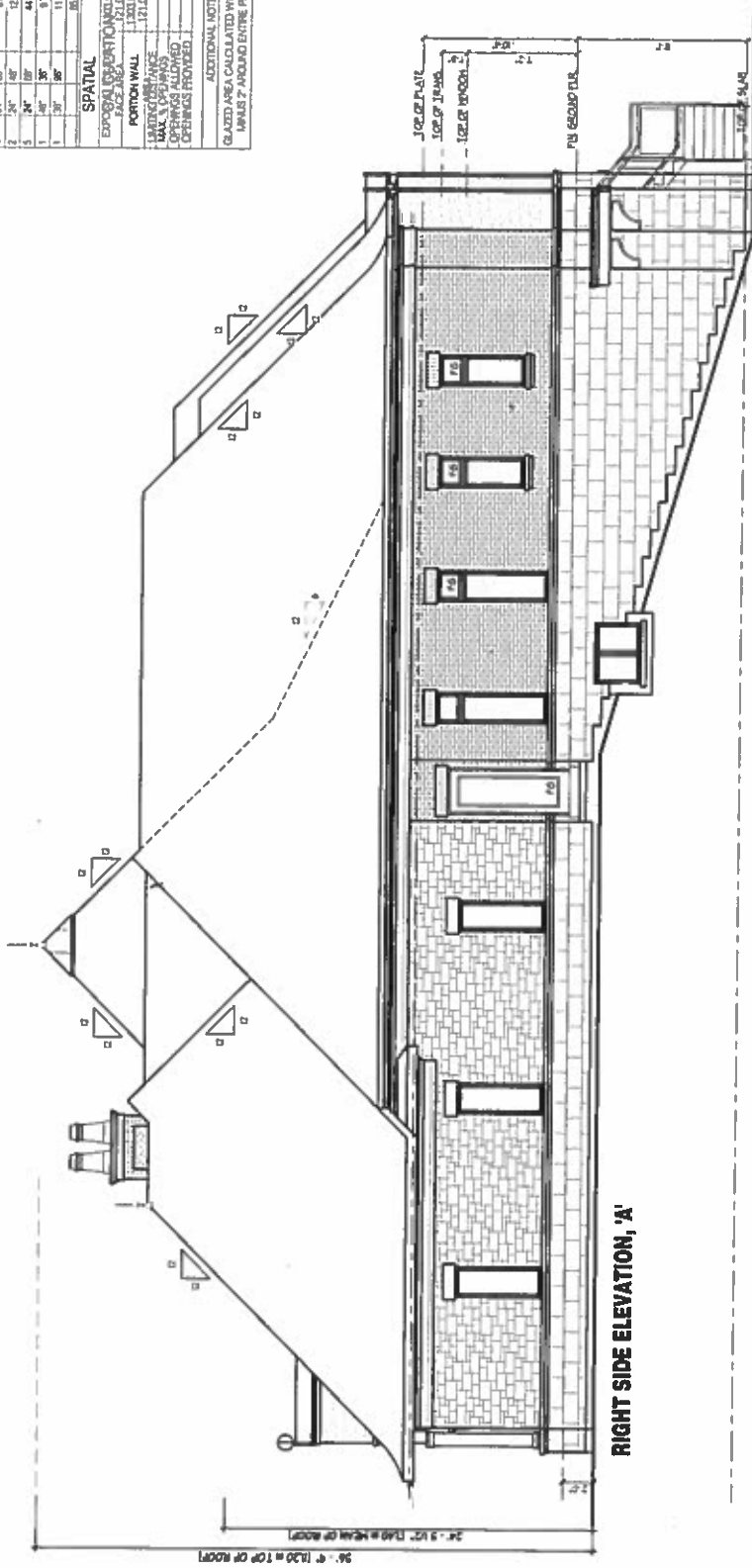
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WINDOW SUMMARY
PER O.B.C. TABLE 9.10.15.4
RIGHT SIDE ELEVATION A -
STANDARD PLAN

QUANT.	WIDTH	HEIGHT	WINDOW/DOOR FRAME SIZE (SF)
1	0.00'	0.00'	0.00 SF
2	24"	20"	8.89 SF
3	24"	18"	12.22 SF
4	24"	18"	44.44 SF
5	24"	30"	17.78 SF
6	24"	30"	11.22 SF
7	24"	30"	18.33 SF

SPATIAL	
EXPOSED PORTION OF WALL	25.7
PORTION WALL	120.04
LABOR (PER HOUR)	5.14
WALK UP/DOWN	12.0
OPENINGS ALLOWED	14.37 SF
OPENINGS PROVIDED	18.36 SF

ADDITIONAL NOTES
GLAZED AREA CALCULATED BY FRAME SIZE
MINUS 2" AROUND ENTIRE PERIMETER



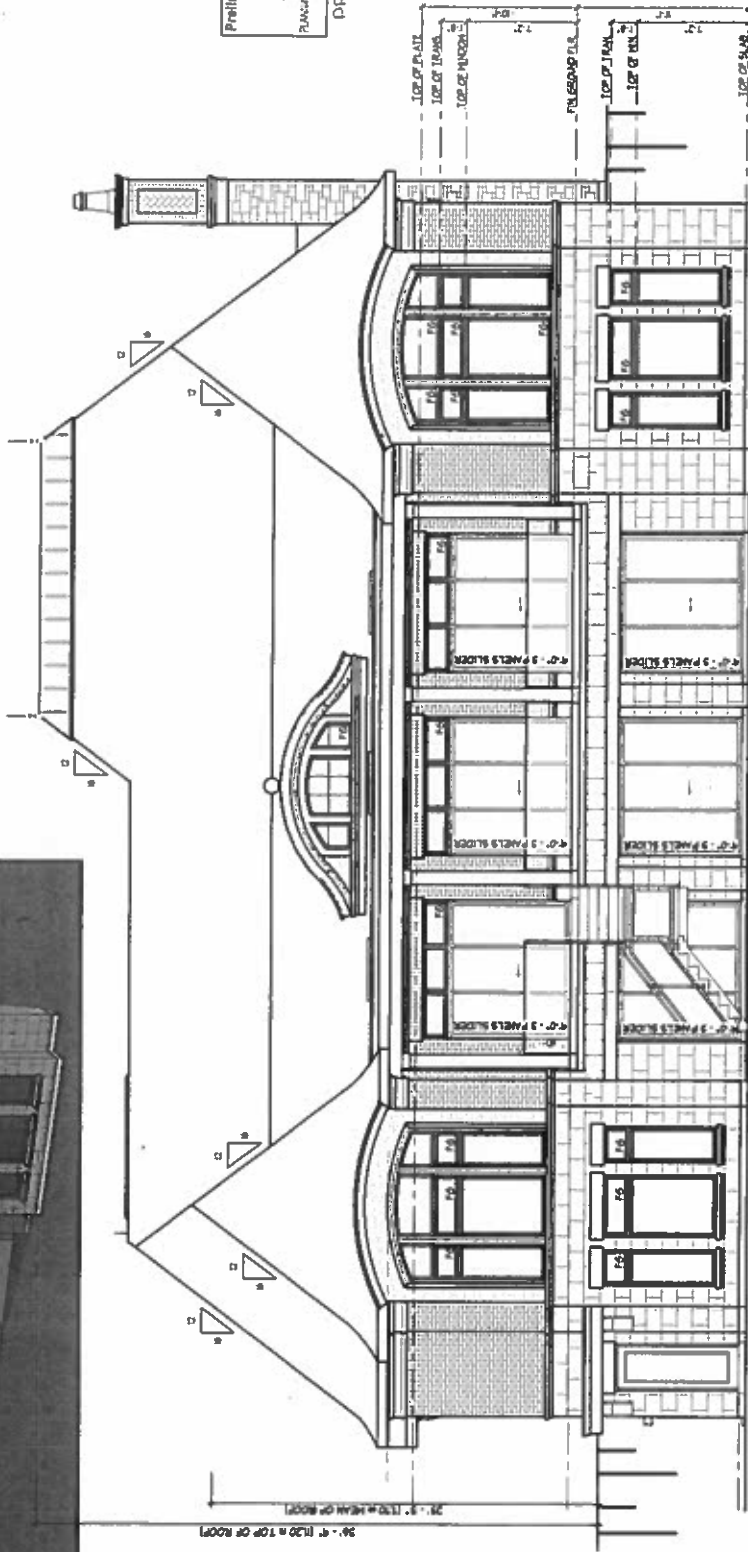
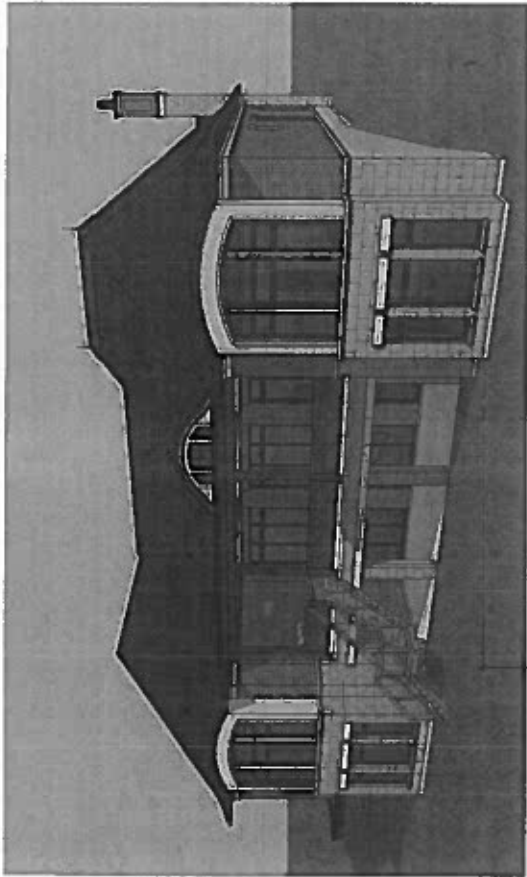
RIGHT SIDE ELEVATION, 'A'

EXTENTS OF SPATIAL
CALCULATIONS
REFER TO WINDOW SUMMARY FOR ADDITIONAL
INFORMATION

Preliminary Zoning Review
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1 HIGHLAND COURT, AURORA, ONT.

CUSTOM RESIDENCE
3638 SF • 53 SF FN. FOYER



Preliminary Zoning Review
 JUN 13 2018
 PLANNING BOARD OFFICE OF RECORDS
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REAR ELEVATION, 'A'
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