

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2017-41A-D

**APPLICANT:** Haddock-Lue Shing

**PROPERTY:** 14014 Bayview Avenue  
Plan M2019 Pt Lot 1, RP 65R29283 Part 1

**ZONING:** Estate Residential (ER) Zone by the Town of Aurora  
Zoning By-law 6000-17 and 2213-78

**PURPOSE:** The Owner has submitted a Minor Variance Application to allow construction of a detached garage in the front yard of subject property and construction a detached garage within Oak Ridges Moraine zoned lands.

**BY-LAW**

**REQUIREMENT:**

- 1) Section 4.1.1 of Zoning By-law states any accessory building or structure shall be erected in any yard, except in the front yard.
- 2) Section 14.1.2(i) of Zoning By-law states only uses, buildings and structures permitting on that portion of said lot that is within feature shall be uses legally existing as of November 15, 2001.
- 3) Section 14.1.2(ii) of Zoning By-law states no development or site alteration shall occur on that portion of said lot that is within key natural heritage features, as shown on Schedule B to this By-law, without an amendment to, or relief from the Zoning By-law.
- 4) Section 14.1.4(i) of Zoning By-law states no development or site alteration shall occur on that portion of said lot that contains significant woodland as shown on Schedule B to this By-law, without amendment to, or relief from the Zoning By-law.

**PROPOSAL:**

- 1) MV-2017-41A: The Applicant is proposing to construct one-storey detached garage in front yard; thus requiring Variance from this provision of the By-law.
- 2) MV-2017-41B: The Applicant is proposing to construct one-storey detached garage and associated driveway; thus requiring Variance from this provision of the By-law.
- 3) MV-2017-41C: The Applicant is proposing to construct a one-storey detached garage and associated driveway; thus requiring Variance from this provision of the By-law.
- 4) MV-2017-41D: The Applicant is proposing to construct one-storey detached garage and associated driveway; thus requiring relief from this provision of the By-law.

Note: Previously circulated Notice of Public Hearing had been sent, dated November 16, 2017. Subsequently, an additional Variance (MV-2017-41A) was identified by Town staff. To conform with Planning Act requirements, a revised Notice of Public Hearing is now being sent out.

A Location Map and Sketch illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	FEBRUARY 8, 2018
TIME:	7:00PM
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY

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, you will not be entitled to any further notice of the proceedings.

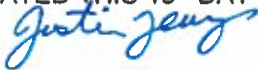
If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Should you require further information on 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 18<sup>th</sup> DAY OF JANUARY 2018.



Justin Leung  
Secretary-Treasurer / Planning Technician  
Committee of Adjustment

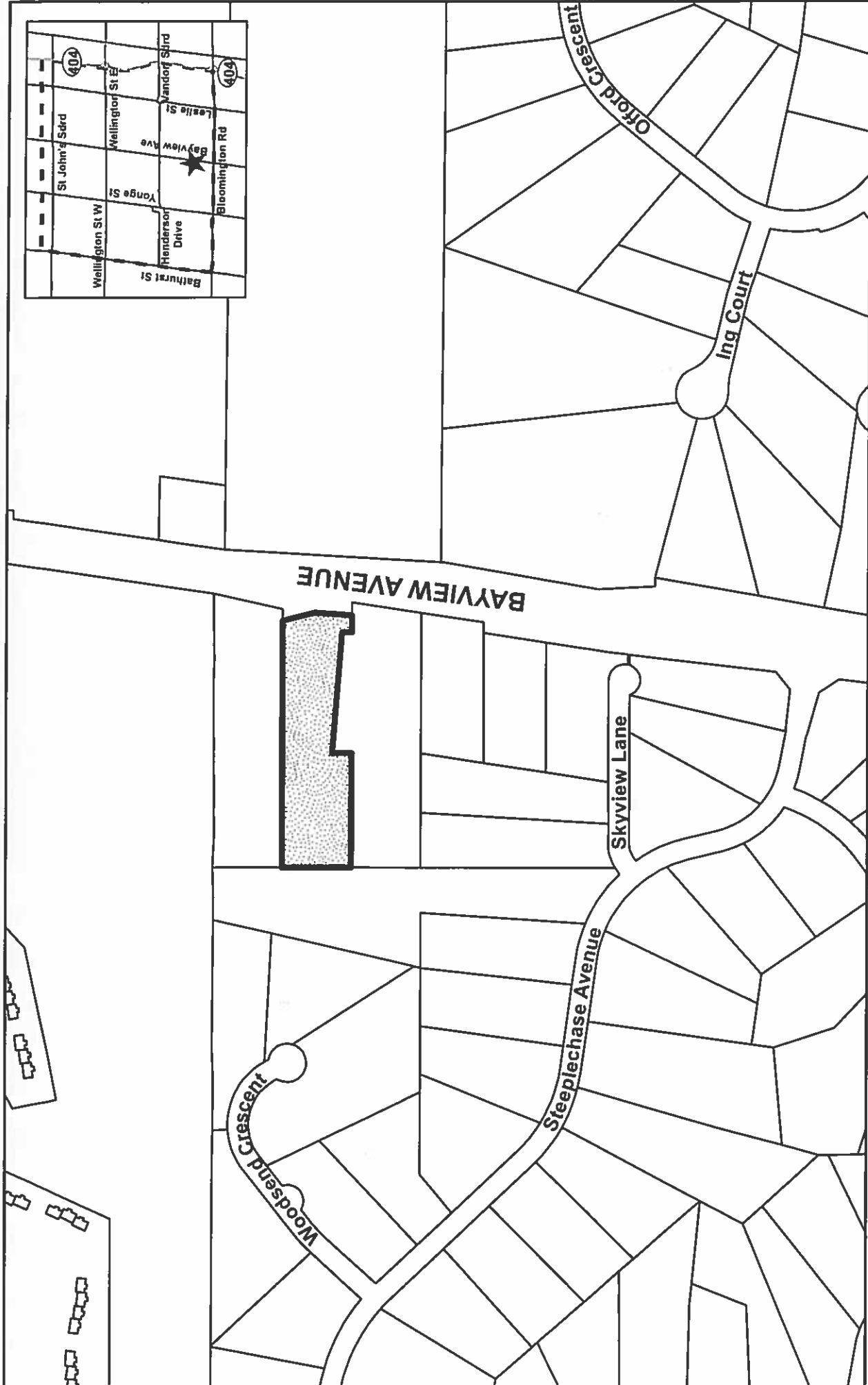
#### ATTACHMENTS

Attachment 1- Location Map

Attachment 2 – Sketch

Agenda packages will be available prior to the Hearing at:

[www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx](http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx)



**KEY MAP**

FILE NO: MV-2017-41  
 ADDRESS: 14014 BAYVIEW AVENUE  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



**Subject Lands**

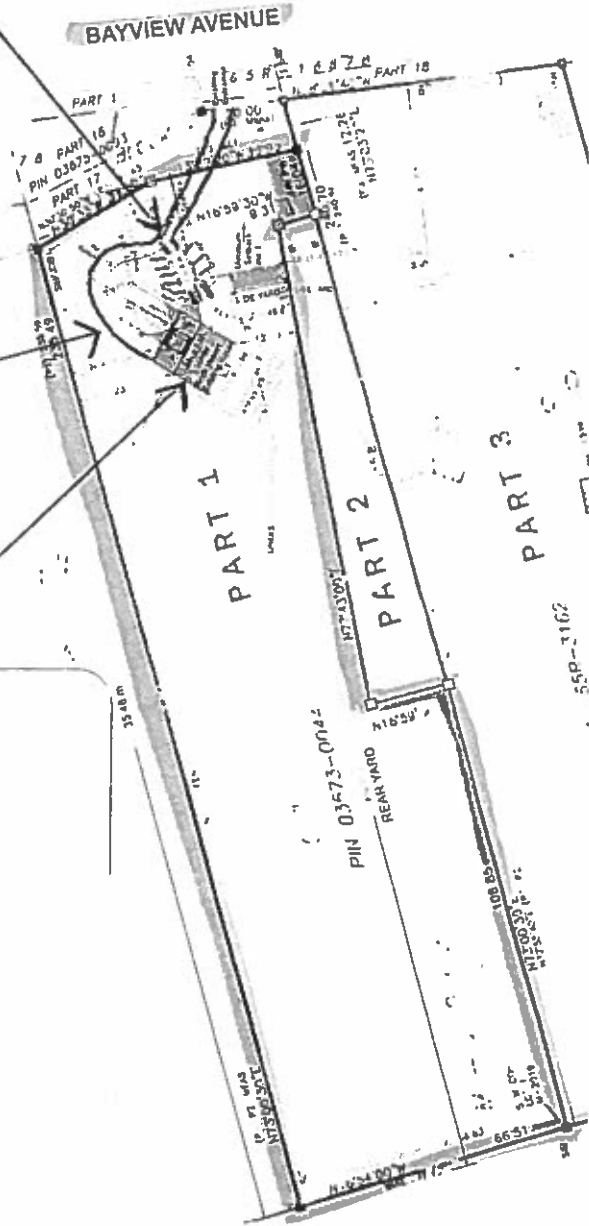


EXISTING TWO STOREY DETACHED DWELLING

EXISTING DRIVEWAY



Location of Proposed Accessory Dwelling



MV-2017-41A: To construct a detached garage in front yard (Zoning By-law states accessory building or structure can be erected in any yard, except in front yard).

MV-2017-41B: To construct one storey detached garage and associated driveway, thus requiring variance from this provision of By-law (Zoning By-law states only uses, buildings and structures can be on lands which were legally existing as of November 15, 2001).

MV-2017-41C: To construct one storey detached garage and associated driveway; thus requiring variance from this provision of By-law (Zoning By-law states no development or site alteration shall occur on lands within key natural heritage features, without amendment to, or relief from By-law).

MV-2017-41D: To construct one storey detached garage and associated driveway; thus requiring variance from this provision of By-law (Zoning By-law states no development or site alteration on lands with significant woodland, without amendment to, or relief from By-law).

Detached Garage For:  
Hadcock Residence  
14014 Bayview Avenue, Aurora

Preliminary Zoning Review  
NOV 2017  
PLANNING AND BUILDING SERVICES  
Building Division