

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2017-45A-D

APPLICANT: Shawn Mogadasian

PROPERTY: 1940 Vandorf Sideroad
Con 3 Pt Lot 16

ZONING: Oak Ridges Moraine Countryside Area (C-ORM) Zone and Oak Ridges Moraine Natural Linkage (NL-ORM) Zone by the Town of Aurora Zoning By-law 6000-17

PURPOSE: The Owner has submitted a Minor Variance Application to allow construction of a detached dwelling within Oak Ridges Moraine zoned lands and to allow increase in building height.

BY-LAW

REQUIREMENT:

- 1) Section 14.4.3(i) of Zoning By-law states no development or site alteration shall occur on Category 1 and Category 2 lands without an amendment or relief of the Zoning By-law.
- 2) Section 17.1 of Zoning By-law does not include detached dwelling as a permitted use.
- 3) Section 17.1.3 of Zoning By-law states new single residential dwellings and related accessory uses on existing lots will only be permitted through Minor Variance or Zoning By-law Amendment.
- 4) Section 17.1.1 of Zoning By-law allows maximum building height of 10.0 metres.

PROPOSAL:

- 1) MV-2017-45A: The Applicant is proposing to construct detached dwelling within Category 2 Landform Conservation Area; thus requiring Variance from this provision of the By-law.
- 2) MV-2017-45B: The Applicant is proposing to construct detached dwelling; thus requiring Variance to allow as a permitted use.
- 3) MV-2017-45C: The Applicant is proposing to construct detached dwelling on existing lot; thus requiring Variance to permit construction.
- 4) MV-2017-45D: The Applicant is proposing to construct detached dwelling with height of 13.9 metres; thus requiring Variance of 3.9 metres.

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:	JANUARY 11, 2018
TIME:	7:00PM
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, 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 21st DAY OF DECEMBER 2017.



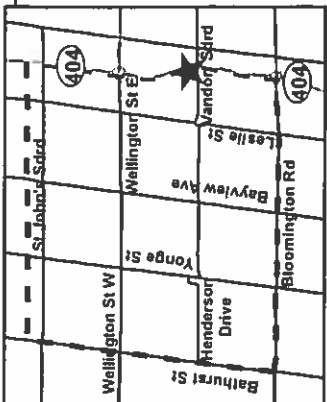
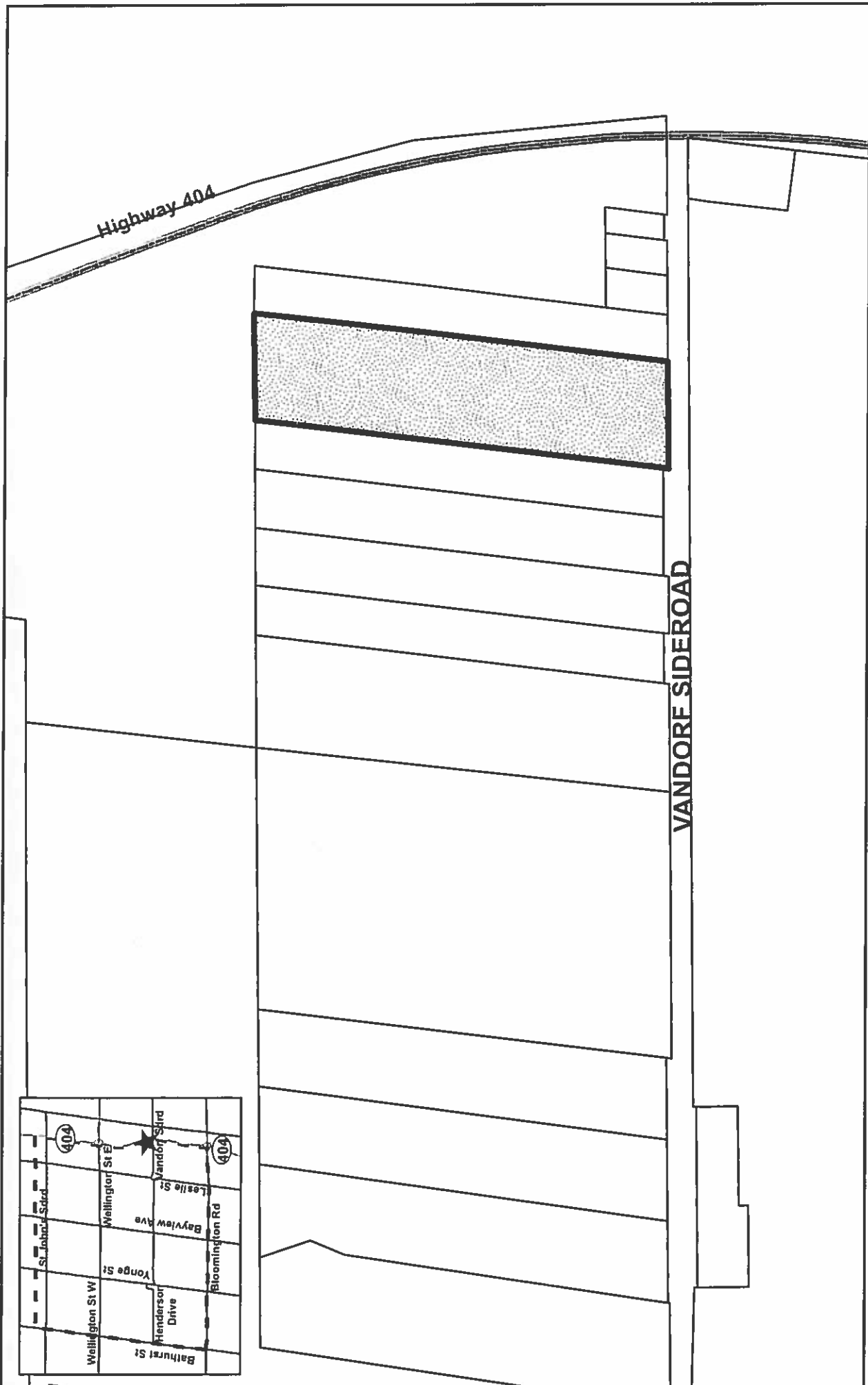
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

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



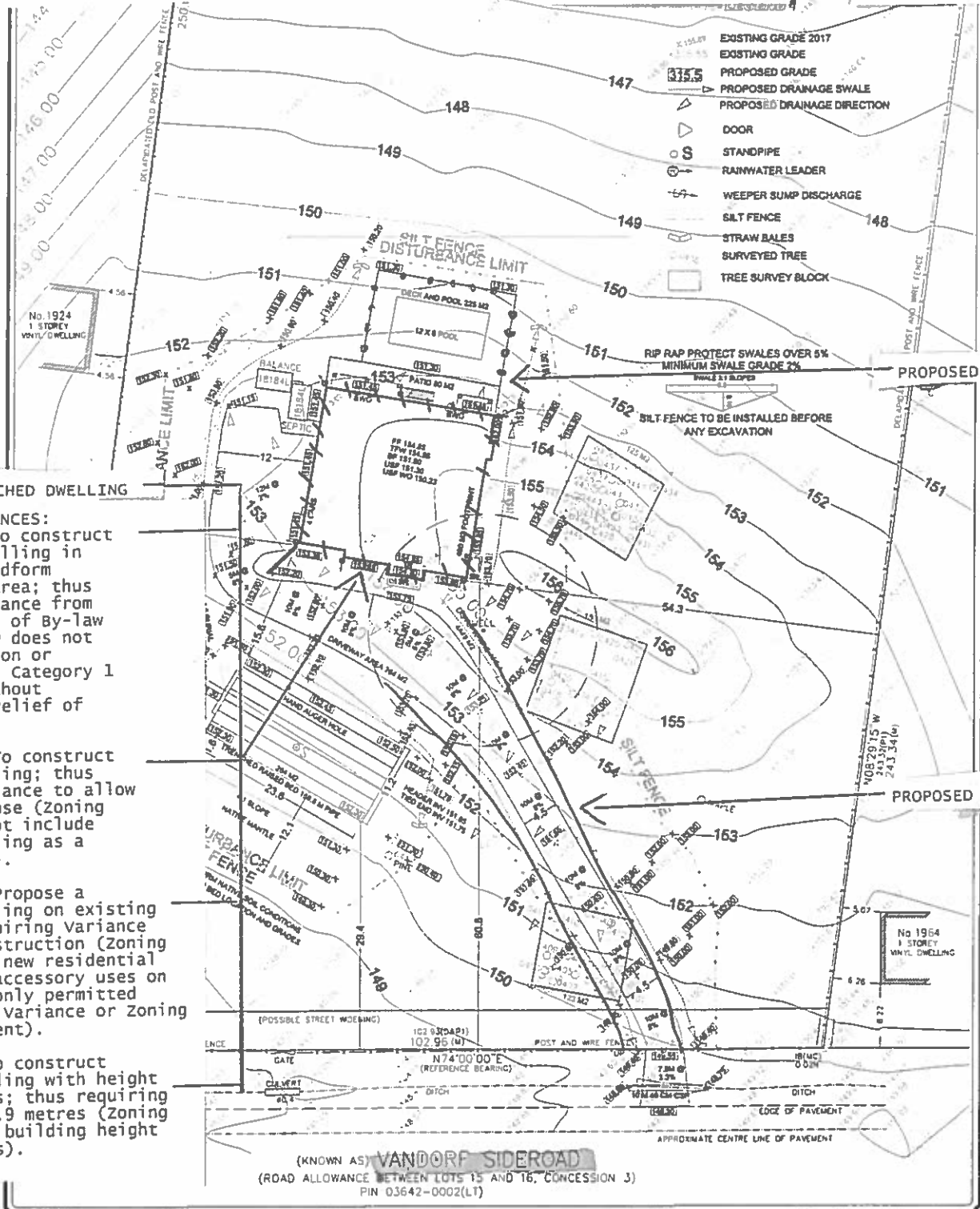
Subject Lands



KEY MAP
 FILE NO: MV-2017-45
 ADDRESS: 1940 VANDORF SIDEROAD
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



PROPOSED RESIDENCE
1840 VANDORF SIDEROAD
TOWN OF AURORA



- EXISTING GRADE 2017
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED DRAINAGE SWALE
- PROPOSED DRAINAGE DIRECTION
- DOOR
- STANDPIPE
- RAINWATER LEADER
- WEEPER SUMP DISCHARGE
- SILT FENCE
- STRAW BALES
- SURVEYED TREE
- TREE SURVEY BLOCK

PROPOSED DETACHED DWELLING

PROPOSED VARIANCES:
MV-2017-45A: To construct a detached dwelling in Category 2 Landform Conservation Area; thus requiring Variance from this provision of By-law (Zoning By-law does not allow alteration or development in Category 1 or 2 lands without amendment or relief of By-law).

MV-2017-45B: To construct detached dwelling; thus requiring Variance to allow as permitted use (Zoning By-law does not include detached dwelling as a permitted use).

MV-2017-45C: Propose a detached dwelling on existing lot; thus requiring Variance to permit construction (Zoning By-law states new residential dwelling and accessory uses on existing lot only permitted through Minor Variance or Zoning By-law Amendment).

MV-2017-45D: To construct detached dwelling with height of 13.9 metres; thus requiring Variance of 3.9 metres (Zoning By-law allows building height of 10.0 metres).

(KNOWN AS) VANDORF SIDEROAD
(ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSION J)
PIN 03642-0002(L1)