

**NOTICE OF PUBLIC HEARING
CONSENT**

Pursuant to Section 53 (Consent) of *The Planning Act*

FILE NUMBER: C-2019-01

APPLICANT: Vinokurov

PROPERTY: 27 Lacey Court
PLAN 65M2583 LOT 6

ZONING: Third Density Residential Zone (R3)

PURPOSE: The purpose of the above noted Consent Application is to sever the existing lot to allow the creation of one new residential lot fronting onto Lacey Court.

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:	March 7, 2019
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 14th DAY OF FEBRUARY, 2019.



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>

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-02

APPLICANT: Vinokurov

PROPERTY: 27 Lacey Court
PLAN 65M2583 LOT 6

ZONING: Third Density Residential Zone (R3)

PURPOSE: The Owner has submitted a Minor Variance Application to construct a two-storey detached dwelling unit on the severed parcel of land.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum lot frontage of 15.0 metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres for buildings greater than one storey.
- 3) Section 4.20 states eaves may project 0.7 metres into any required yard.

PROPOSAL:

- a) To permit a reduced minimum lot frontage of 13.53 metres for the lot to be severed, thereby, requiring a variance of 1.47 metres.
- b) To permit a reduced minimum easterly interior side yard of 1.2 metres, thereby, requiring a variance of 0.3 metres.
- c) To permit an eaves projection of 0.76 metres into the required easterly interior side yard, thereby, requiring a variance of 0.06 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:	March 7, 2019
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

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DATED THIS 14TH DAY OF FEBRUARY, 2019.



Antonio Greco
Secretary-Treasurer/Planning Technician
Committee of Adjustment

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**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-03

APPLICANT: Vinokurov

PROPERTY: 27 Lacey Court
PLAN 65M2583 LOT 6

ZONING: Third Density Residential Zone (R3)

PURPOSE: The Owner has submitted a Minor Variance Application to construct a two-storey detached dwelling unit on the retained parcel of land.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum lot frontage of 15.0 metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres for buildings greater than one storey.
- 3) Section 4.20 states eaves may project 0.7 metres into any required yard.

PROPOSAL:

- a) To permit a reduced minimum lot frontage of 13.53 metres for the lot to be severed, thereby, requiring a variance of 1.47 metres.
- b) To permit a reduced minimum westerly interior side yard of 1.2 metres, thereby, requiring a variance of 0.3 metres.
- c) To permit an eaves projection of 0.76 metres into the required westerly interior side yard, thereby, requiring a variance of 0.06 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:	March 7, 2019
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

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DATED THIS 14TH DAY OF FEBRUARY, 2019.



Antonio Greco
Secretary-Treasurer/Planning Technician
Committee of Adjustment

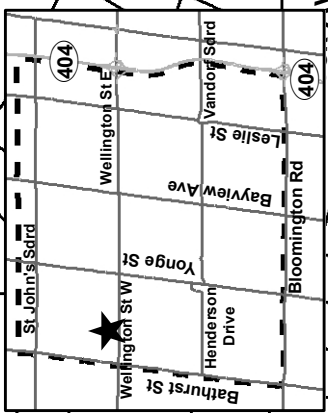
ATTACHMENTS

Attachment 1- Location Map

Attachment 2 – Site Plan

Agenda packages will be available prior to the Hearing at:

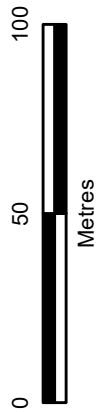
<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>



WELLINGTON STREET WEST

KEY MAP

FILE NO: MV-2019-03
 ADDRESS: 27 LACEY COURT
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



DRAFT

BLOCK 11

P.I.N. 03632-0010 (LT)

N65°56'30"E

32.37

Chain Link Fence

0.09N

Chain Link Fence

0.24N

Chain Link Fence

11.87

44.24

Chain Link Fence

SIB(830)

INST. L754442, LT441550

M.5102.11N

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REGISTERED

RETAINED

SEVERED

LOT 6

PLAN

PART 1

PART 2

REGISTERED

583

PART 7, PLAN 65R-11281

LOT 7

LACEY COURT

(DEDICATED BY REGISTERED PLAN 65M-2583)

P.I.N. 03632-0016 (LT)

INST. L757990, LT441550

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SCHEDULE

PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA sq.m
1	6	65M-2583	03632-0024 (LT)	947.6
2				998.9

PLAN OF SURVEY OF
LOT 6
REGISTERED PLAN 65M-2583
TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200



ALEX MARTON LIMITED
 ONTARIO LAND SURVEYORS
 2019

METRIC

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

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- WITNESS MONUMENT
- SHORT STANDARD IRON BAR
- IRON BAR
- NORTH SOUTH EAST WEST
- E-W-PETZOLD LIMITED, O.L.S.
- REGISTERED PLAN 65M-2583
- PRODUCTION
- CALC

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
 THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS
 REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM
 ZONE 17, NAD 83 (CSRS) (1997.0).
 COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF
 O. REG 216/10
 THE UTM COORDINATES CANNOT, IN THEMSELVES, BE USED
 TO RE-ESTABLISH CORNERS OR BOUNDARY SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP 1	4872770.22	621411.16
ORP 2	4872717.97	621361.15

FOR BEARING COMPARISON, THE FOLLOWING ROTATION WAS APPLIED:
 TO RP-1'00'50" COUNTERCLOCKWISE.

BEARING NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND DERIVED FROM OBSERVED REFERENCE
 POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17,
 NAD 83 (CSRS) (1997.0 EPOCH).

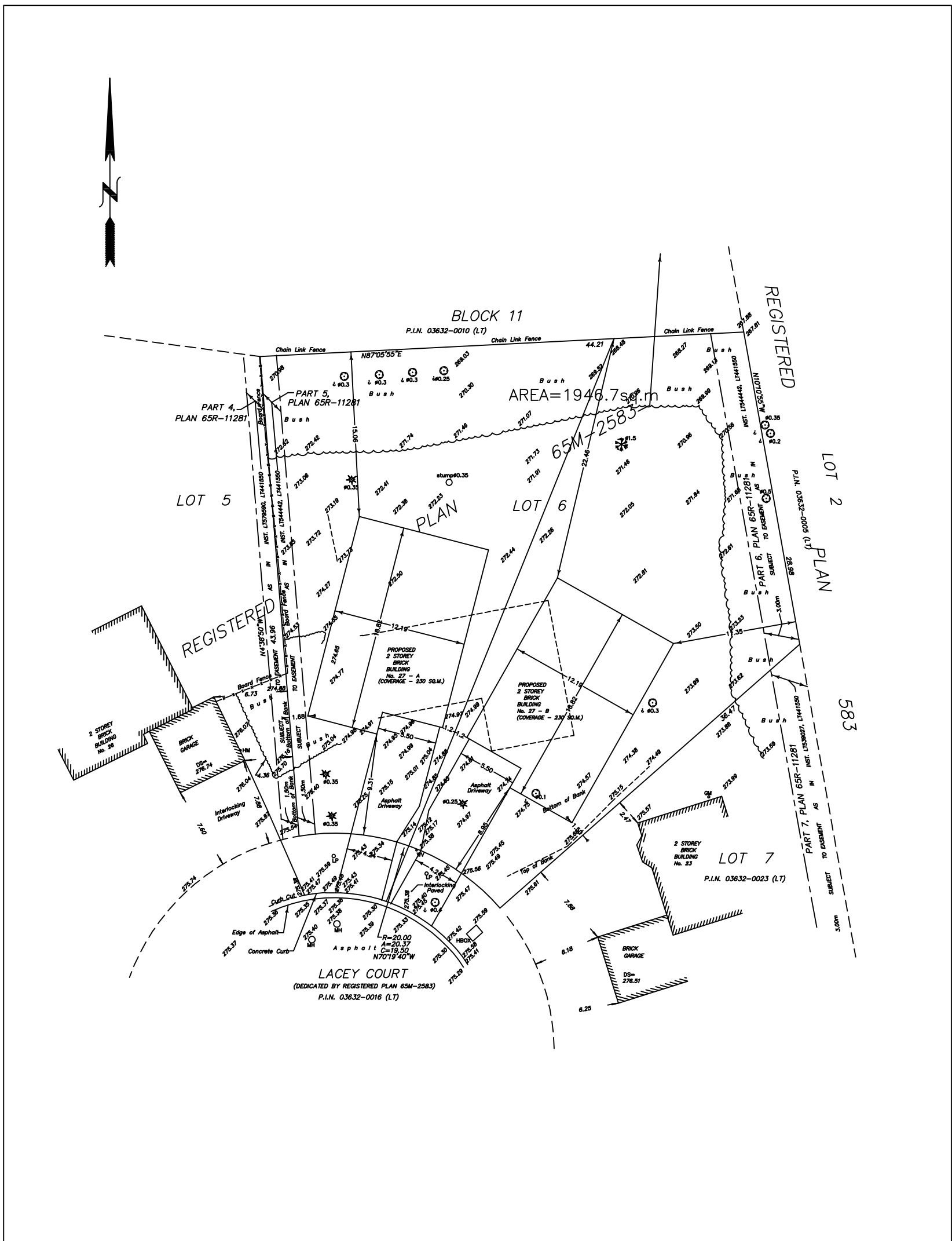
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID
 DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989.

DATE

ALEX MARTON
 ONTARIO LAND SURVEYOR

ALEX MARTON LIMITED
 ONTARIO LAND SURVEYORS
 160 APPLEWOOD CRESCENT, UNIT 8,
 CONCORD, ONTARIO, L4K 4H2
 PHONE: 905-878-9689 FAX: 905-878-0770
 E-MAIL: alex@amsturveysing.ca
 WEBSITE: www.amsturveysing.ca

PARTY CHIEF: F.V.W.	FILE NAME: 2018-287_R_PLAN.DWG
DRAWN: I.K.	PLOT SCALE: 1:200
CHECKED: A.M.	PROJECT No. 2018-287



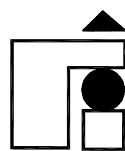
SITE PLAN

SCALE 1:400
 DERIVED FROM
 TOPOGRAPHIC SURVEY
 OF LOT 6
 REGISTERED PLAN 65M - 2583
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK
 ALEX MARTON LIMITED
 ONTARIO LAND SURVEYORS
 NOVEMBER 30, 2018

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE
 USED FOR ANY REAL ESTATE TRANSACTIONS.

NOTE
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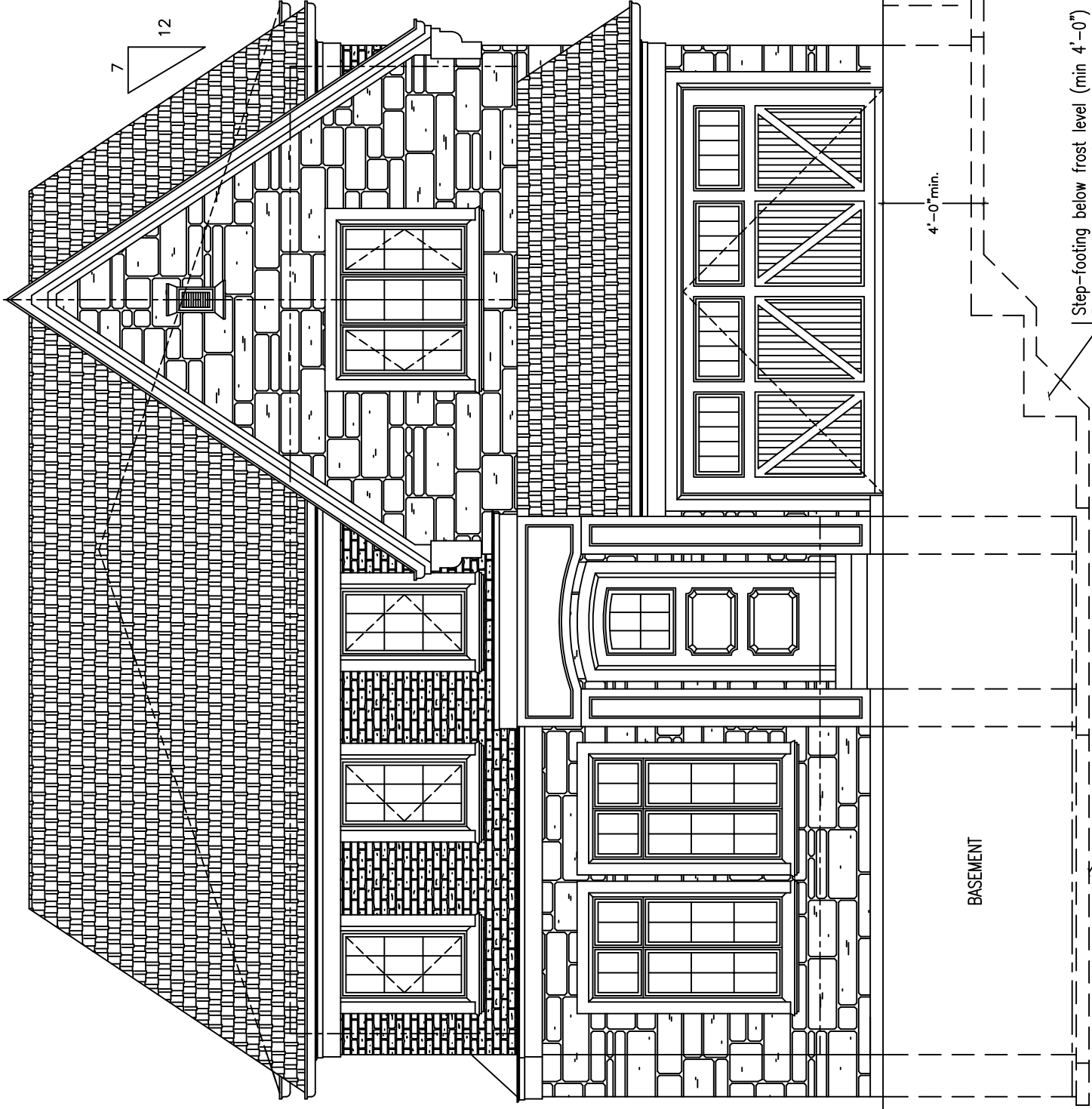
GUITBERG GROUP INC.



33 BELVEDERE CRES.
 RICHMOND HILL
 ONTARIO, L4C 8W1
 TEL. (905) 508-7436
 FAX. (905) 508-7453

SEVERANCE PROPOSAL
 AT #27 LACEY COURT
 CITY OF VAUGHAN, ON

SITE PLAN



TOP OF THE ROOF
9.55 (31'-4")

2ND. FLOOR CEILING
6.40 (21'-0")

FIN. 2ND. FLOOR
3.66 (12'-0")

FIN. 1ST. FLOOR
0.00

FIN. BSMT. SLAB
-3.05 (-10'-0")

M.P. of the Roof

Building height 8.75m

28'-8"

2'-10"

Average Grade

0.00

Fin. Grade Level

4'-0" min.

Fin. Grade Level

BASEMENT

OUTLINE OF CONCRETE FOOTING AND FOUNDATION

REFER TO O.B.C. 9.15.3.

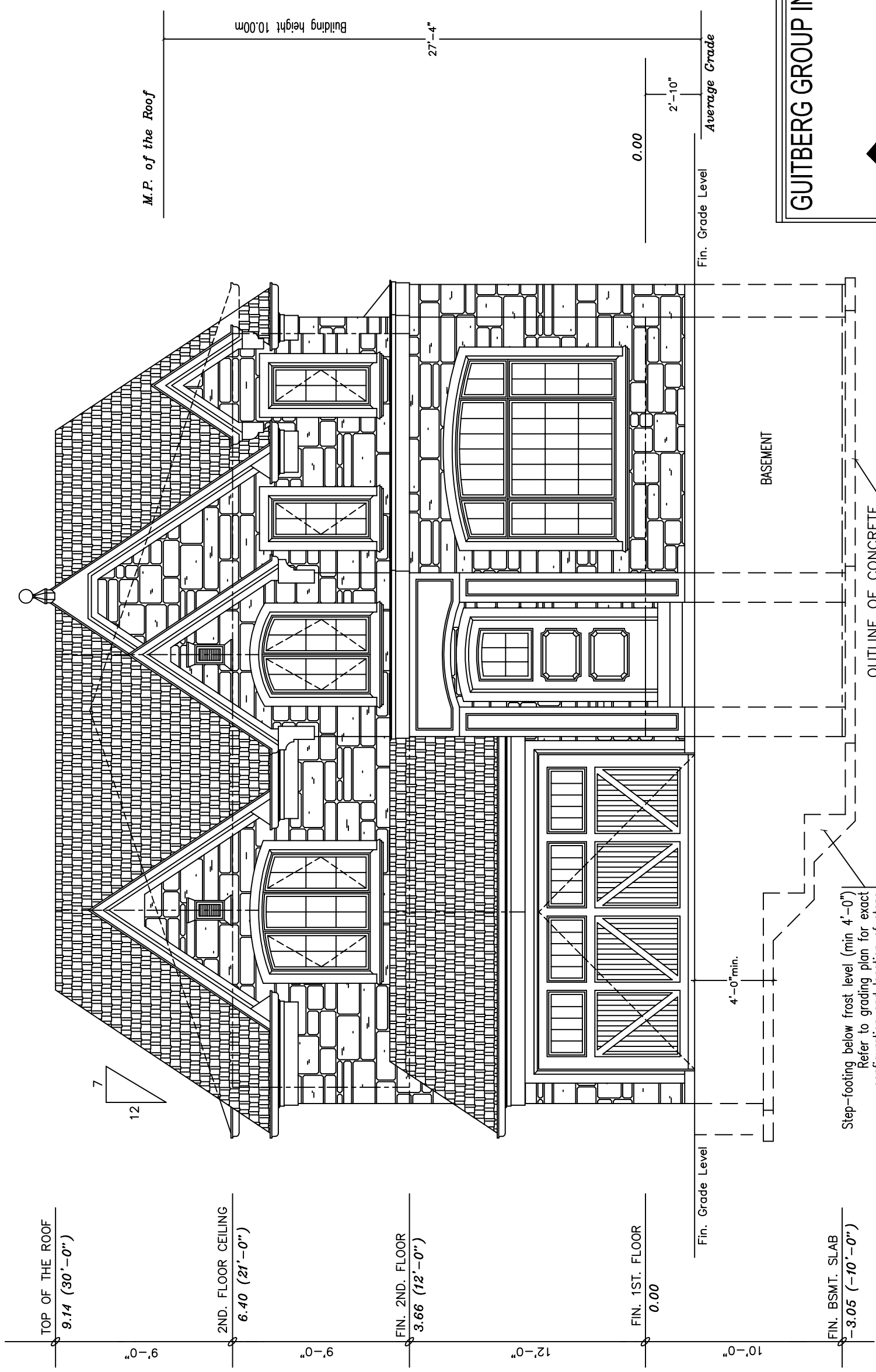
Step-footing below frost level (min 4'-0")
Refer to grading plan for exact configuration and location of steps

GUITBERG GROUP INC.

33 BELVEDERE CRES.
RICHMOND HILL
ONTARIO, L4C 8W1
TEL. (905) 508-7436
FAX. (905) 508-7453

SEVERANCE PROPOSAL
AT #27-A LACEY COURT
CITY OF VAUGHAN, ON

SOUTH ELEVATION



TOP OF THE ROOF
9.14 (30'-0")

2ND. FLOOR CEILING
6.40 (21'-0")

FIN. 2ND. FLOOR
3.66 (12'-0")

FIN. 1ST. FLOOR
0.00

FIN. BSMT. SLAB
-3.05 (-10'-0")

M.P. of the Roof

Building height 10.00m

2'-10"

0.00

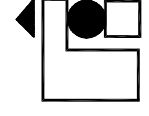
Fin. Grade Level
Average Grade

BASEMENT

Step-footing below frost level (min 4'-0")
Refer to grading plan for exact
configuration and location of steps

OUTLINE OF CONCRETE
FOOTING AND FOUNDATION
REFER TO O.B.C. 9.15.3.

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ONTARIO, L4C 8W1
TEL. (905) 508-7436
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SEVERANCE PROPOSAL
AT #27-B LACEY COURT
CITY OF VAUGHAN, ON

SOUTH ELEVATION