

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2019-04

**APPLICANT:** Marsland

**PROPERTY:** 77 Wellington Street East  
Plan 68 Lot 9

**ZONING:** Promenade Downtown Shoulder-Special Mixed Density Residential (PDS4) (130)

**PURPOSE:** The Owner has submitted a Minor Variance Application in requesting a reduction in three parking spaces in order to support a daycare centre which is a permitted use for this site.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.130.2 of the Zoning By-law requires a minimum of 13 parking spaces.

**PROPOSAL:**

- a) To permit a maximum of 10 parking spaces, thereby, requiring a variance of 3 parking spaces.

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.

<b>DATE:</b>	<b>February 14, 2019</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

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 24<sup>TH</sup> DAY OF JANUARY, 2019.



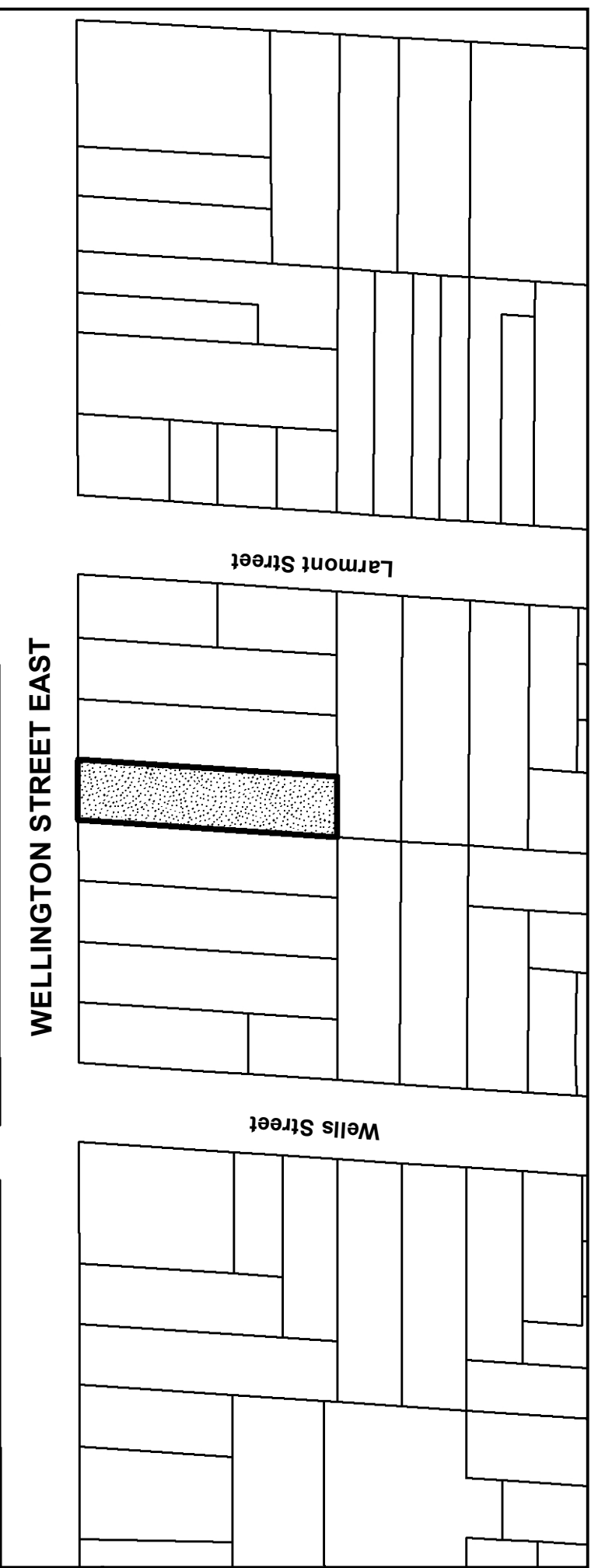
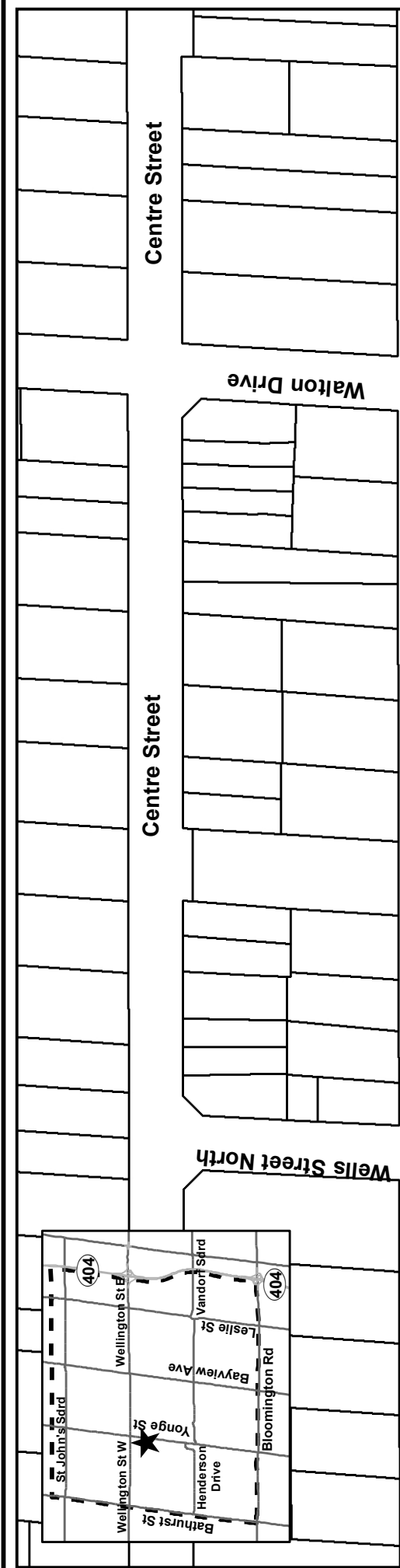
Antonio Greco  
Secretary-Treasurer/Planning Technician  
Committee of Adjustment

#### **ATTACHMENTS**

Attachment 1- Location Map  
Attachment 2 – Site Plan

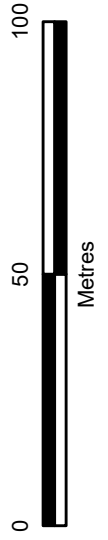
**Agenda packages will be available prior to the Hearing at:**

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



**KEY MAP**

FILE NO: MV-2019-04  
 ADDRESS: 77 WELLINGTON STREET EAST  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



WELLINGTON STREET EAST

APPROXIMATE LOCATION OF EXISTING CURBS AND PAVEMENT MARKINGS PER AERIAL PHOTO

**SITE STATISTICS:**

ZONING PDS4 (130). TOWN OF AURORA ZONING BY-LAW #6000-17

USE PERMITTED: DAYCARE CENTRE  
**PROPOSED: DAYCARE CENTRE**

MIN. WIDTH OF GRASSED STRIP ALONG THE ENTIRE SOUTHERN PROPERTY LINE EXTENDING NORTHWARD ALONG THE EASTERN PROPERTY LINE  
 PERMITTED: 1.5M  
 EXISTING: 1.5M

MIN. DISTANCE OF GRASSED STRIP ALONG THE ENTIRE SOUTHERN PROPERTY LINE EXTENDING NORTHWARD ALONG THE EASTERN PROPERTY LINE  
 PERMITTED: 31.5M  
 EXISTING: 31.5M

MIN. WIDTH OF GRASSED STRIP ALONG THE ENTIRE WESTERN PROPERTY LINE  
 PERMITTED: 0.9M  
 EXISTING: 0.9M

MIN. DISTANCE OF A CLOSE BOARD FENCE ALONG THE ENTIRE SOUTHERN PROPERTY LINE EXTENDING NORTHWARD ALONG THE EASTERN PROPERTY LINE  
 PERMITTED: 40.0M  
 EXISTING: 40.0M

MIN. WIDTH OF THE ENTRANCE AND EXIT RAMP PERMITTED: 4.5M  
**PROPOSED: 5.50M**

MIN. PARKING REQUIREMENT PERMITTED: 13 SPACES  
**PROPOSED: 10 SPACES**

MANOEUVERING SPACE (90 DEGREE SPACES) REQUIRED: 7.0M  
 EXISTING: APPROX. 7.15M

MIN NO. OF BARRIER FREE PARKING SPACES (FOR 1-12 PARKING SPACE) REQUIRED: 1 SPACE (TYPE A)  
**PROPOSED: 1 SPACE (TYPE A)**

MIN. LOT AREA PERMITTED: 460M2  
 EXISTING: 1011.71M2

MIN. LOT FRONTAGE PERMITTED: 15M  
 EXISTING: 15.49M

MIN. FRONT YARD PERMITTED: 6M  
 EXISTING: 9.3M

MIN. REAR YARD PERMITTED: 7.5M  
 EXISTING: 39.7 M

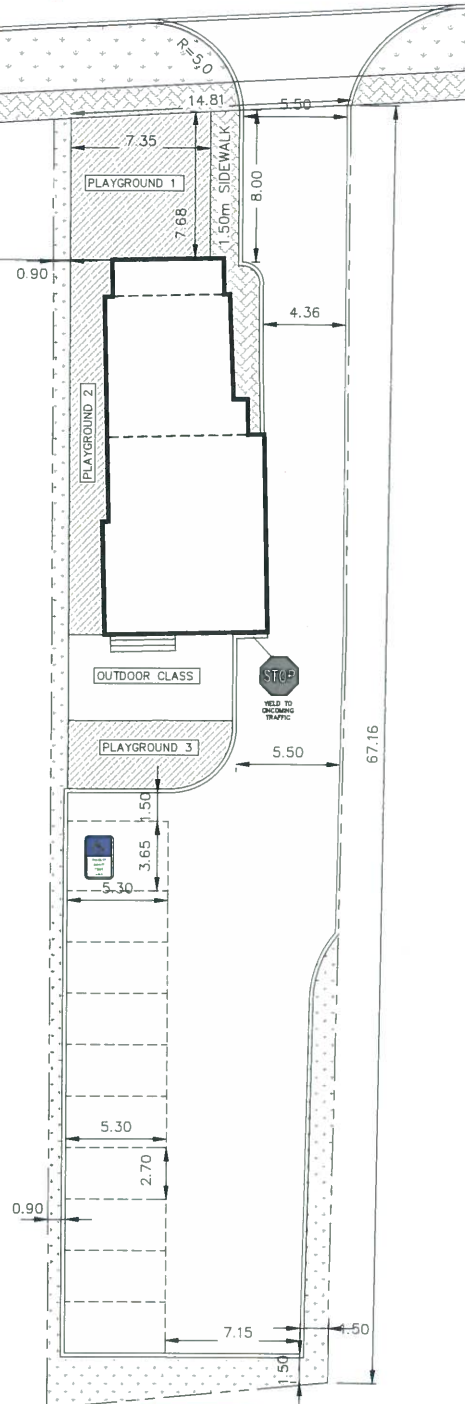
MIN. INTERIOR SIDE YARD FOR TWO-STORY PERMITTED: 1.5M  
 EXISTING: 4.2M & 2.5M

MAX. HEIGHT PERMITTED: 10M  
 EXISTING: APPROX. 5.75 M

MAX. LOT COVERAGE PERMITTED: 35%  
 EXISTING: 13.7%

 PROPERTY LINE PER TOPO SURVEY DATED MAY 10, 1988 BY JOHN C. MOORE

 EXISTING BUILDING PER TOPO SURVEY DATED MAY 10, 1988 BY JOHN C. MOORE



Preliminary Zoning Review  
 PR20190021  
 JAN 22 2019  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

NOTE: ONE STAFF WILL ASSIST THE PICK-UP/DROP-OFF ACTIVITIES AS WELL AS GUIDING VEHICLES WITHIN THE SITE.