

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-22

APPLICANT: Ameryoun

PROPERTY: 84 Mosley St.
Plan 68 PT Lot 19 PT Lot 20

ZONING: R7 (Special Mixed Density Zone)

PURPOSE: The Owner has submitted a Minor Variance Application to construct a two storey detached dwelling unit.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres;
- 2) Section 4.20 of the Zoning By-law states eaves may project 0.7 metres into any required yard;
- 3) Section 4.20 of the Zoning By-law states encroachments for steps and landings shall be subject to the minimum distance separation of 4.5 metres from the front line.

PROPOSAL:

- a) The applicant is proposing to construct a two storey detached dwelling unit which is 0.9 metres to the interior side property line; thereby, requiring a variance of 0.6 metres;
- b) The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 1.05 metres into the required interior side yard; thereby, requiring a variance of 0.35 metres;
- c) The applicant is proposing to construct front porch steps which is 3.8 metres from the front line; thereby, requiring a variance of 0.7 metres.

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:	September 12, 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 22ND DAY OF AUGUST, 2019.



Antonio Greco
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

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