

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-11

APPLICANT: Vatani

PROPERTY: 10 Hawthorne Lane
PLAN 597 LOT 3

ZONING: Detached Second Density Residential Exception Zone (R2) (2)

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

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 requires a minimum front yard setback of 9.0 metres.
- 2) Section 4.20 states eaves may project 0.7 metres into any required yard.
- 3) Section 7.2 requires a minimum interior side yard setback of 3.0 metres.
- 4) Section 5.6.1a) iii) allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0 metres or greater, with the exception that the maximum driveway width at the street line shall not exceed 6.0 metres.

PROPOSAL:

- a) The applicant is proposing to construct a two storey detached dwelling unit which is 7.1 metres to the front property line; thereby, requiring a variance of 1.9 metres.
- b) The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 2.1 metres into the required front yard; thereby, requiring a variance of 1.4 metres.
- c) The applicant is proposing to construct two storey detached dwelling unit which is 2.75 metres to the east interior side property line; thereby, requiring a variance of 0.25 metre.
- d) The applicant is proposing a driveway width of 6.7 metres; thereby, requiring a variance of 0.7 metres at the street line.

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:	June 13, 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 23RD DAY OF MAY, 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>

10 HAWTHORNE LANE - ZONING INFORMATION

ZONING:	R2-2			
LOT AREA:	9282.44 sq.ft. (862.57 m ²)			
ALLOWABLE COVERAGE: (35%)	3248.87 sq.ft. (301.82 m ²)			
AREAS				
MAIN LEVEL (INCL. GARAGE)	3143.80 sq.ft. (292.04m ²)			
SECOND LEVEL	3003.66 sq.ft. (279.44 m ²)			
LOWER LEVEL	2641.46 sq.ft. (245.94 m ²)			
ATTACHED GARAGE	510.81 sq.ft. (47.45 m ²)			
TOTAL	5638.65 sq.ft. (523.66 m²)			
**EXCLUDING LOWER LEVEL, ATTACHED GARAGE				
PROPOSED COVERAGE: (53.86%)	3143.80 sq.ft. (292.04m ²)			
SETBACKS				
FRONT (NORTH)	29'-5" (9m)	29'-5" (9.14m)	ALLOWABLE	PROPOSED
REAR (SOUTH)	29'-6" (9m)	29'-6" (9m)		
SIDE (EAST)	9'-10 1/2" (3.0m)	9'-2" (2.74m)		
SIDE (WEST)	9'-10 1/2" (3.0m)	9'-10 1/2" (3.0m)		
BUILDING HEIGHT	32'-9 3/4" (10.00m)	29'-1 1/2" (8.89m)		
MID POINT OF SLOPED ROOF				

AVERAGE GRADE CALCULATION
 AVERAGE GRADE: 267.58
 (267.61+267.71+267.46+267.55/4 = 267.58)
 GRADES HIGHLIGHTED ON CORNERS OF PROPOSED HOUSE IN SITE PLAN



DRAWING NO	A1.0
DRAWN BY	SA
CHECKED BY	PJH
DATE	APR 2019
BCIN	4208
SCALE	1/8" = 1'-0"
PROJECT NO	19-005
SITE PLAN	

PROJECT
 10 HAWTHORNE LANE
 AURORA
 ONTARIO

ASSOCIATION OF ARCHITECTS OF ONTARIO

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 124 MERTON STREET SUITE 204
 TORONTO, ONTARIO M5S 2Z2
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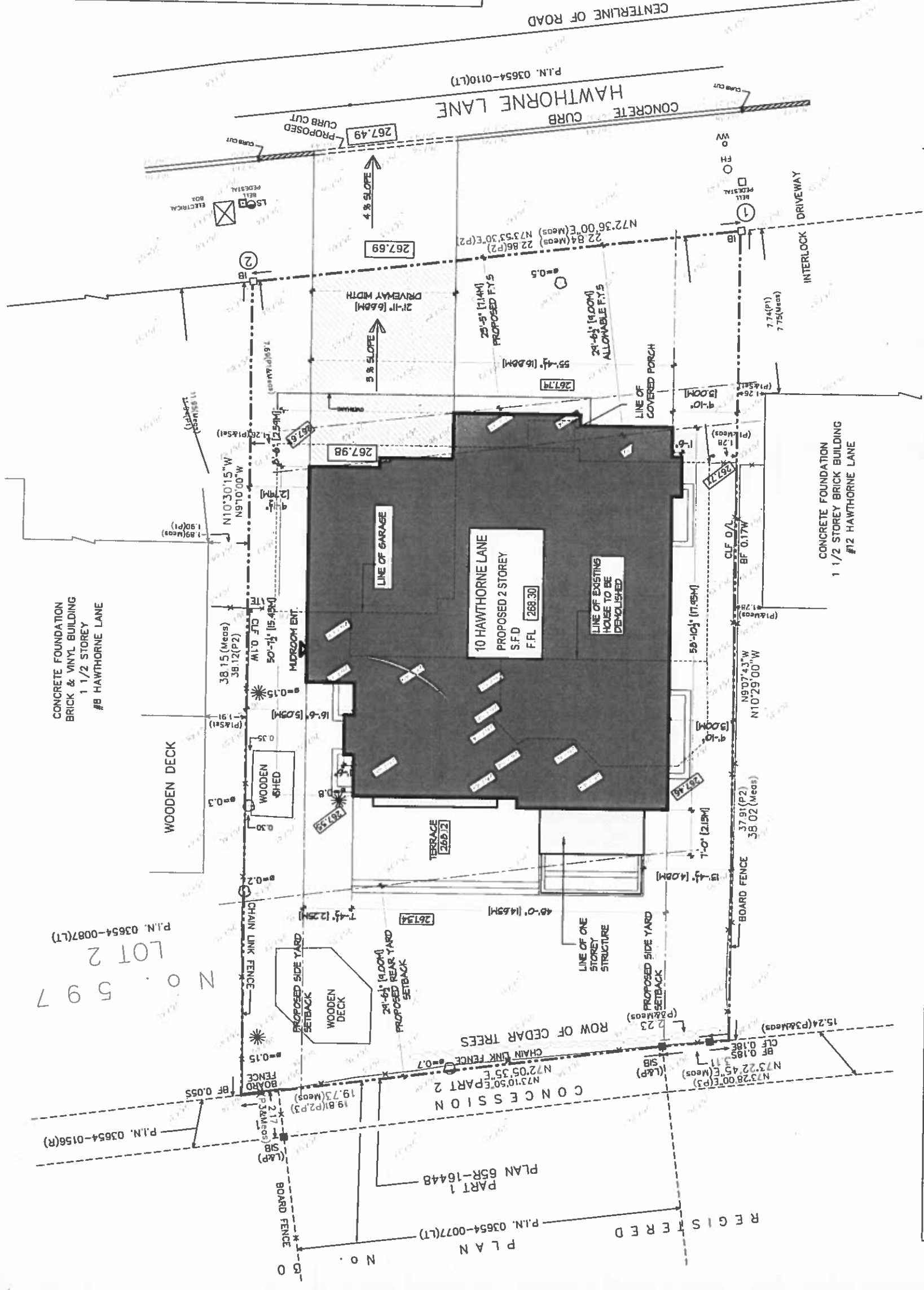


These architectural drawings are the property of Peter Higgins Architect Inc, 124 Merton Street, Suite 204, Toronto, Ontario.

In consideration for full payment of the architectural services rendered, the use of these drawings and any supporting attachments is granted to the client/agency responsible for the construction of the aforementioned titled project, as designed, depicted and detailed on these drawings.

These architectural drawings shall not be reproduced or used for any other purpose at any other address by any other person, firm or corporation without the written consent of Peter Higgins Architect Inc.

REVISIONS / ISSUE DATES	ISSUED FOR ZC
1 MAY (0).19	
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4	
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7	



N O . 5 9 7
 LOT 2
 P.L.N. 03654-0087(LT)

PLAN
 PART 1
 PLAN 65R-16448
 P.L.N. 03654-0077(LT)

R E G I S T E R E D