



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-35

APPLICANT: DUNN STEVEN CLARKE

PROPERTY: 174 Corner Ridge Rd, Aurora, ON L4G6L5
PLAN 65M2748 LOT 23

**RELATED
APPLICATIONS:** n/a

ZONING: R3(125) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
Rear & side lot line setbacks for inground pool

**THE FOLLOWING
VARIANCES ARE
REQUIRED:** The applicant is proposing an inground pool, which is 0.9m to the
side lot line.

A Location Map and 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:	October 13, 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town's website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on October 11, 2022.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Delegation-Request>

Provide written comments. Please email your comments to the Secretary Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on October 13, 2022** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

*Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1*

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on October 13th, 2022.**

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

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 29th DAY OF September 2022



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/agendas>



Bathurst Street

Corner Ridge Road

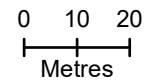
Klees Crescent

Mathew Lepper Court

Timberline Trail

LOCATION MAP
174 CORNER RIDGE ROAD
FILE: MV-2022-35
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





Planning and Development Services
Building Division
(365)500-3125

Town of Aurora
100 John West Way
Aurora, Ontario L4G 6J1
www.aurora.ca
building@aurora.ca

August 09, 2022

Permit Application No. PR20220897

Steven Dunn
174 Corner Ridge Road
Aurora, ON L4G 6L5

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
174 Corner Ridge Rd, Aurora, ON L4G6L5
PLAN 65M2748 LOT 23

In response to your Preliminary Zoning Review request, the above-noted property is zoned R3(125) (Detached Third Density Residential) by the Town of Aurora Zoning By-law # 6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
 - a. - **Section 4.12 of the Zoning By-law requires inground pools shall be setback a minimum of 1.2m from the rear and side lot lines.**
 - **The applicant is proposing an inground pool, which is 0.9m to the side lot line.**
 - **Minor Variance required.**
- 2- The subject property has registered easement 65R-13484. The pool appears to be encroaching into the easement.
- 3- Any tree removal shall be in accordance with the Town of Aurora Tree By-law # 5850-16. For more information, please call the Parks Department at (905) 727-3123 extension 3223.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

Note: you will be required to make a new application and pay a separate fee if you decide to revise or change your proposal or to include additional information after the review has been completed.

Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

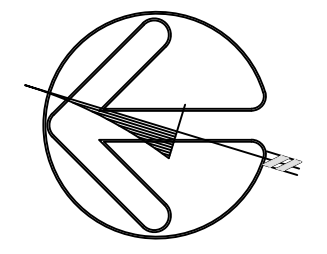
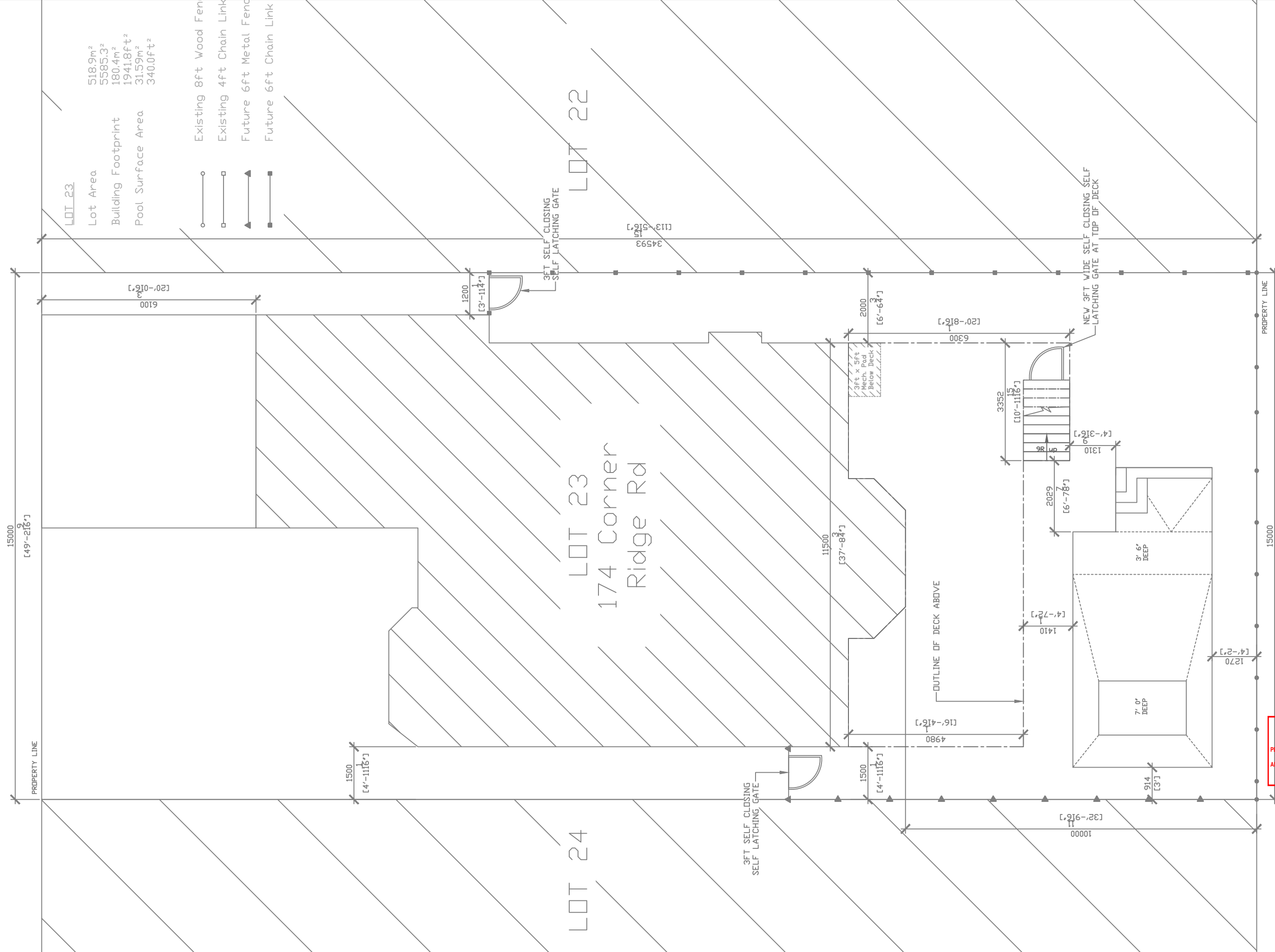
This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

Regards,

A handwritten signature in black ink, appearing to be a stylized name.

Permit Technician/ Plans Examiner

Corner Ridge Rd



TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: August 21, 2022
RECEIVED

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220897 DATE: Aug. 9, 2022
 APPROVED BY: *Hana Hossain*
 PRELIMINARY ZONING REVIEW

NO.	DATE	DESCRIPTION
5	AUG 2 2022	ISSUED FOR COORDINATION
4	DCT 15 2021	ISSUED FOR COORDINATION
3	DCT 05 2021	ISSUED FOR COORDINATION
2	DCT 04 2021	ISSUED FOR COORDINATION
1	SEPT 21 2021	ISSUED FOR COORDINATION

REVISIONS

ADVANCED COMMERCIAL POOL AND SPA
 5170A TIMBERLEA BLVD
 MISSISSAUGA ON CA
 L4W 2S5

WWW.ADVANCEDCPG.CA

174 Corner Ridge Rd. Residential Pool
 Proposed Condition Scale 1/100