



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-39

APPLICANT: Stephen Armes

PROPERTY: 78 Centre St, Aurora, ON L4G1J8
PLAN 107 PT LOT 11 PT LOT 12

**RELATED
APPLICATIONS:** n/a

ZONING: R5 Detached Fifth Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposed detached garage where one corner is 0.28m to property line whereas the by-law requires 1.2m

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- A. Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 1.2 metres.
 - 1. The applicant is proposing a detached garage, which is 0.28 metre to the interior side property 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:	December 8, 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 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 December 6, 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>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on December 8, 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 December 8, 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 24th DAY OF November 2022



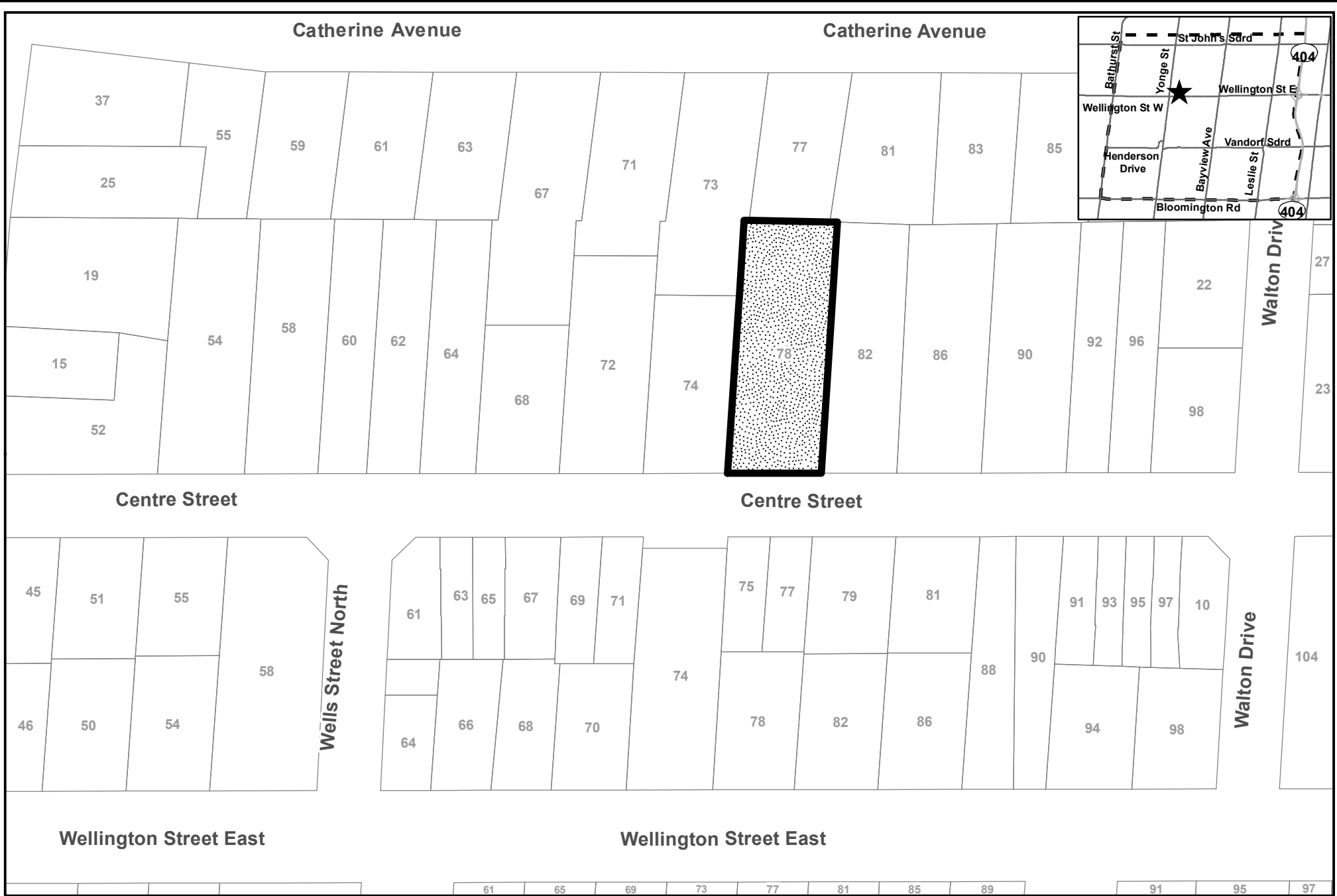
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

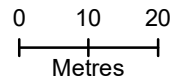
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
78 CENTRE STREET
FILE: MV-2022-39
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



CENTRE STREET

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: **Oct. 17, 2022**
RECEIVED

SUBMISSION No. 1



15645 BAYVIEW AVE, ON, AURORA, L4G 0S3

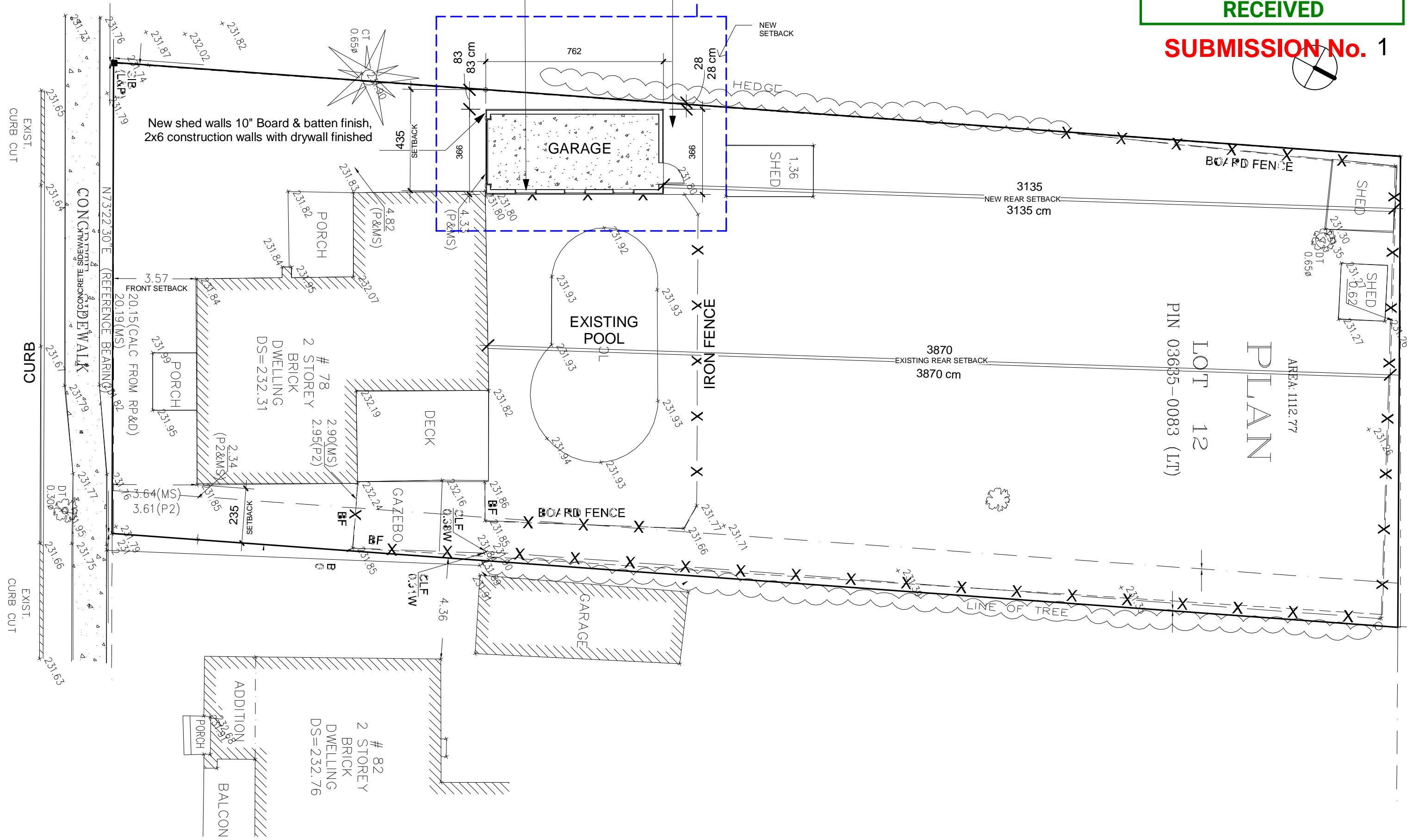
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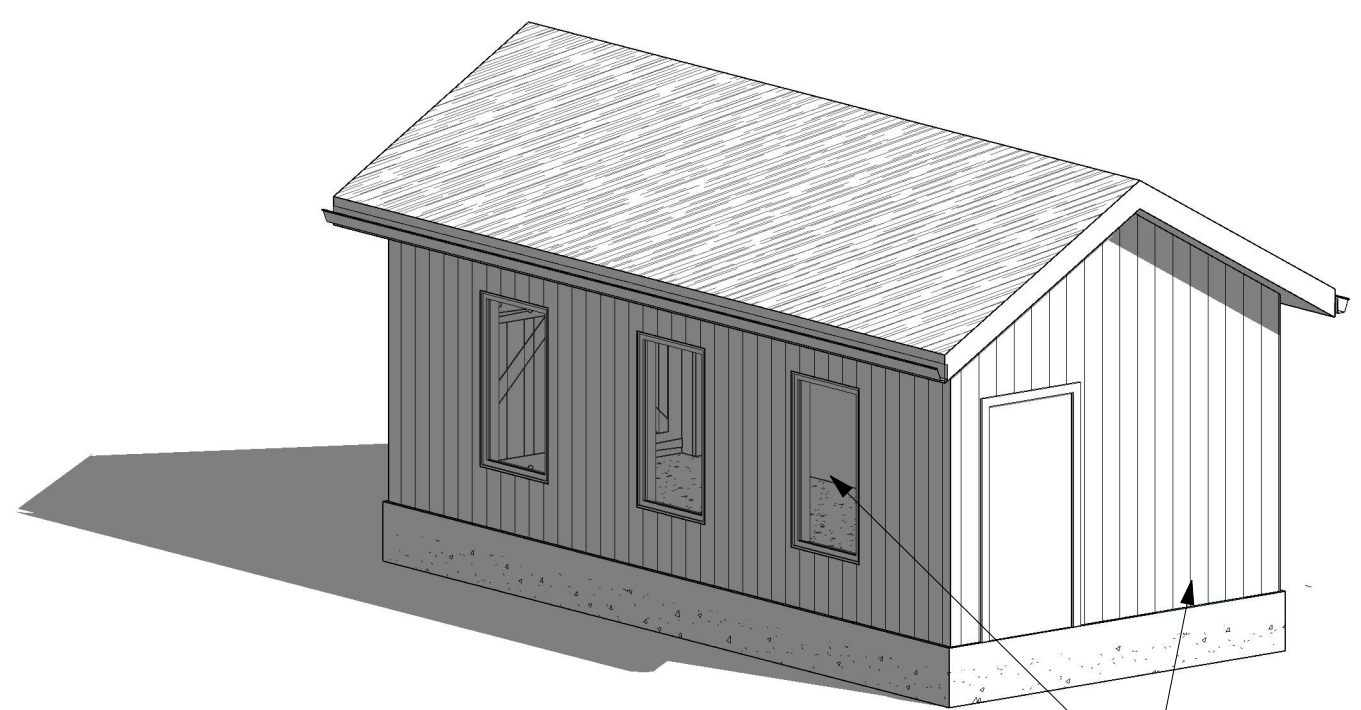


Door and window positioned may have a ± 4" tolerance aproximate.
 Location to be coordinated on site

ZONING INFORMATION

THE SUBJECTED PROPERTY ZONE IS AS - R7

ZONING INFORMATION AS PER ZBA # 6000-17		
LOT AREA	1114.21 SQM	
LOT COVERAGE	35 % AS PER ZONING BY LAW # 6000-17	
	EXISTING	PROPOSED
	35% AS PER BY LAW	
HOUSE	10.15 % 113.20 SQM	
EXISTING SHED/S	1.92 % 21.30 SQM	
GARAGE		2.51 % 28 SQM
TOTAL COVERAGE		14.58 % 162.50 SQM
INTERIOR SIDE YARD	1.5 M ZONING BY LAW REQ 4.30 M EXISTING	SETBACK PROPOSED ON 0.28 M GARAGE SIDE
INTERIOR SIDE YARD	EXISTING-NO TOUCH	
REAR SET BACK	7.5 M ZONING BY LAW REQ 38.70 M EXISTING	SETBACK PROPOSED ON 31.35 M REAR
FRONT SETBACK	EXISTING-NO TOUCH	
HEIGHT	10 M ZONING BY LAS REQ	EXISTING-NO TOUCH



2 PERSPECTIVE

NEW CONSTRUCTION WALLS (BOARD AND BATTEN FINISH) WINDOWS AND DOORS MAY BE RESIZED AND COORDINATED ON SITE

No.	Description	Date

78 Centre St Aurora, ON L4G 1J8
 Proposing New Garage

Site Plan

Project Name	78 Center St
Date	
Drawn by	M.A
Checked by	E.J

A1

Scale 1 : 150

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Oct. 17, 2022
RECEIVED

SUBMISSION No. 1



15645 BAYVIEW AVE., ON, AURORA, L4G 0S3

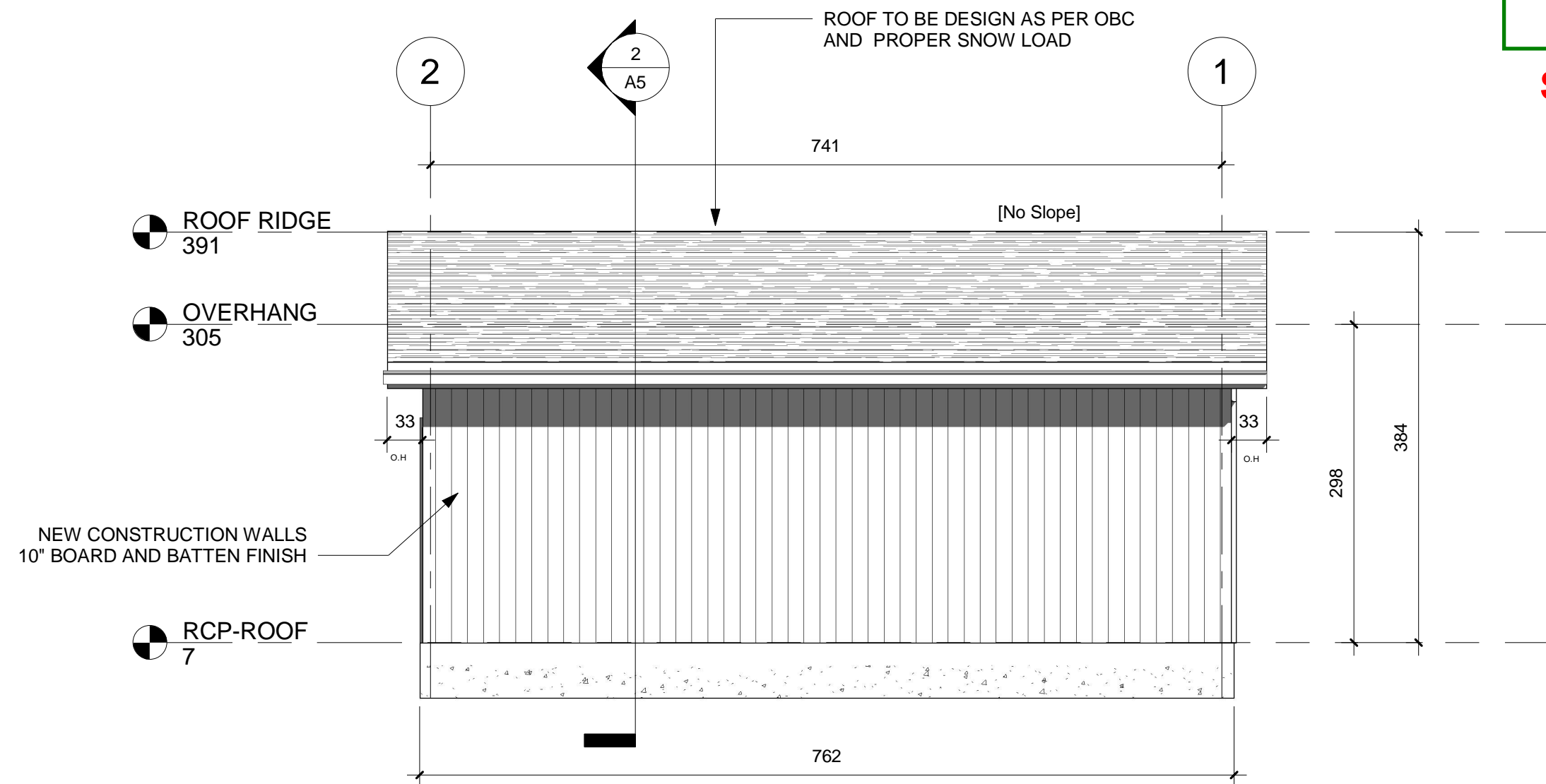
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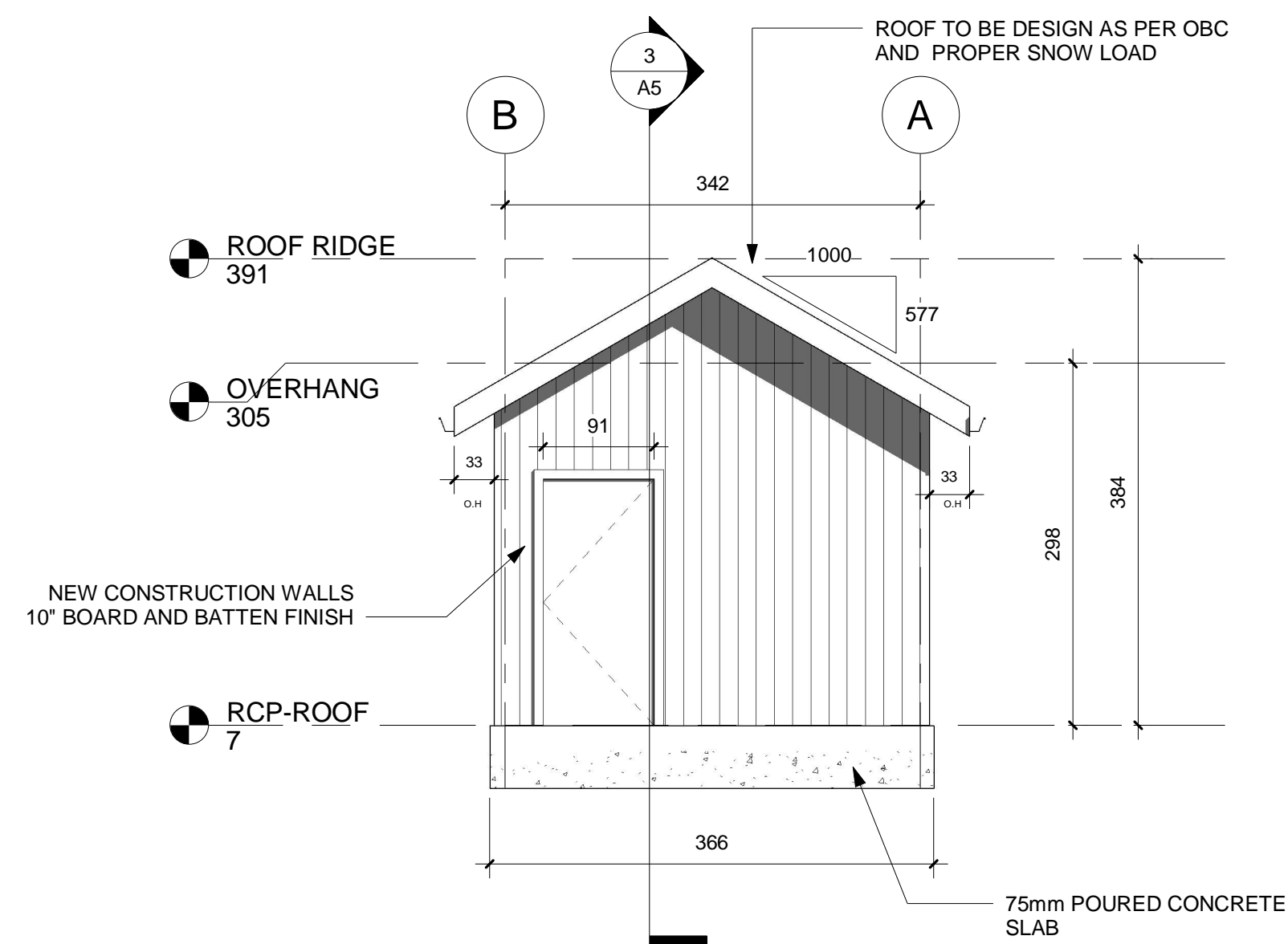
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2 North
 1 : 50



1 East
 1 : 50

No.	Description	Date

78 Centre St Aurora, ON L4G 1J8
 Proposing New Garage

**East & North
 Elevations**

Project Name 78 Center St
 Date
 Drawn by M.A
 Checked by E.J

A3

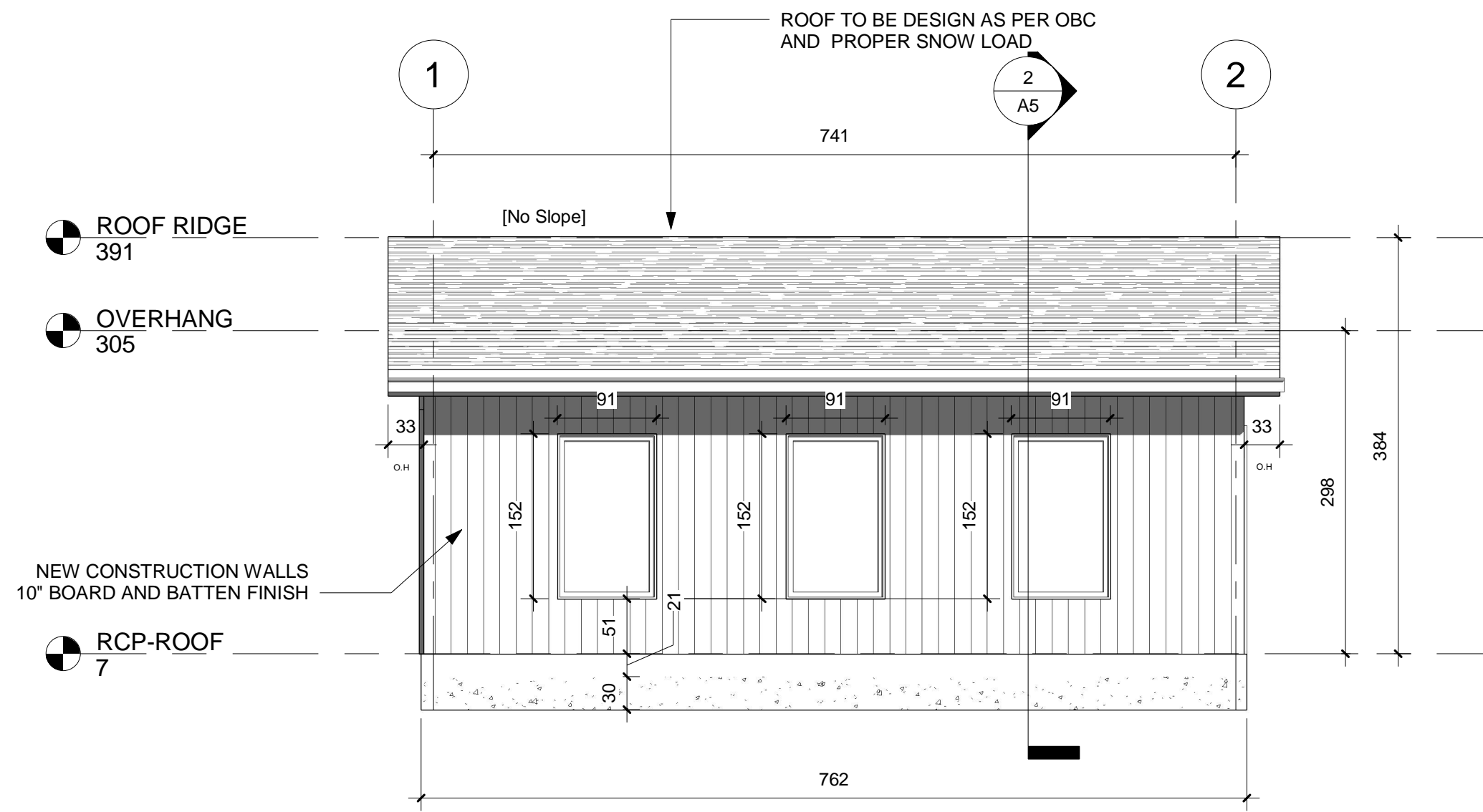
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TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Oct. 17, 2022
RECEIVED

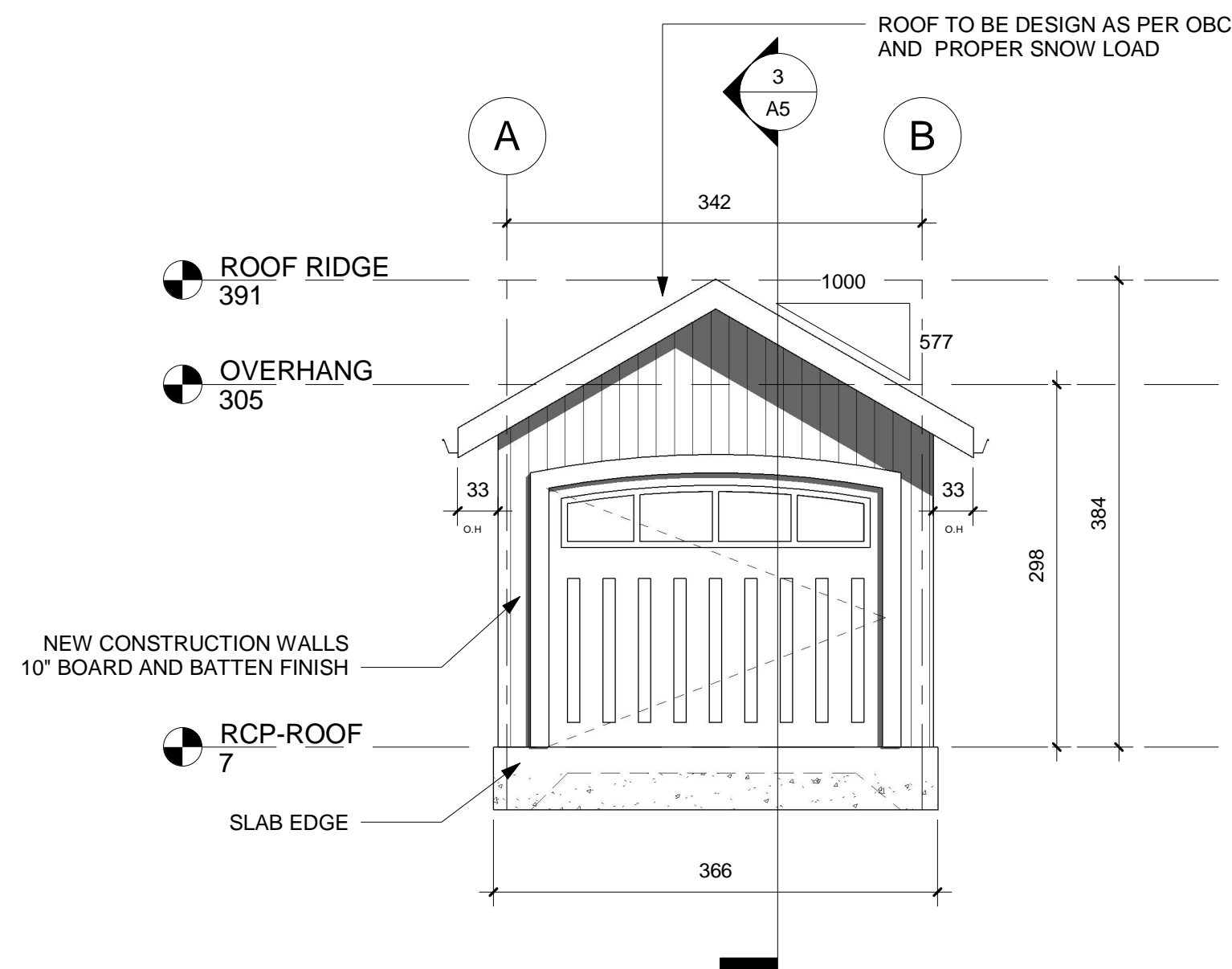
SUBMISSION No. 1



15645 BAYVIEW AVE, ON, AURORA, L4G 0S3



① South
1 : 50



② West
1 : 50

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No.	Description	Date

78 Centre St Aurora, ON L4G 1J8
 Proposing New Garage

**West & South
 Elevations**

Project Name	78 Center St
Date	
Drawn by	M.A
Checked by	E.J

A4

Scale 1 : 50



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771