



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-04

APPLICANT: Ng

PROPERTY: 89 Richardson Drive
PLAN 514 LOT 356

ZONING: R3-SN(497) (*Detached Third Density Residential Exception Zone*)

PURPOSE: A Minor Variance Application has been submitted to facilitate a one-storey addition.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.

PROPOSAL:

- a) The applicant is proposing a one-storey addition, which is 1.9 metres 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:	February 10, 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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on February 8, 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on February 10, 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 BManoharan@aurora.ca **no later than 4:30pm on February 11, 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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223.**

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 27TH DAY OF JANUARY 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

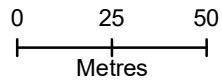
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
89 HENDERSON DRIVE
FILE: MV-2022-04
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



GENERAL NOTES

- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.
- NO WORK TO ENCROACH ON ADJOINING PROPERTY.
- EXCAVATION
EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION
- BEARING CAPACITY
MINIMUM SOIL BEARING CAPACITY 75 KPA. SOIL IS NOT PEAT, FILL OR SENSITIVE CLAY THE DISTANCE BETWEEN THE BOTTOM OF THE FOOTINGS AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTING
- DEPTH OF EXCAVATION
WHEN THE DEPTH OF EXCAVATION EXCEEDS 4'-0", EXCAVATE AT A 45 DEGREE ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS.

STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL
- FLAME SPREAD RATING
EXPOSED SURFACE AREA OF EVERY INTERIOR WALL AND CEILING INCLUDING SKYLIGHTS AND GLAZING, SHALL HAVE MAXIMUM SURFACE FLAME SPREAD RATING OF 150; EXCEPT CEILING OF A PUBLIC CORRIDOR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25. WALLS OF A PUBLIC CORRIDOR SHALL HAVE A MAXIMUM SURFACE FLAME SPREAD RATING OF 75, AND WALL AND CEILINGS OF BATHROOMS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 200.

- DESIGN OF GUARDS TO PREVENT CLIMBING
GUARDS AROUND EXTERIOR BALCONIES, PORCHES, AND DECKS SHALL BE DESIGNED / INSTALLED SO THAT NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 4" (100 MM) AND 2'-11" (900 MM) ABOVE THE FLOOR OF THE BALCONY, PORCH OR DECK WILL FACILITATE CLIMBING
- GAS APPLIANCE AND THEIR VENTS AND CHIMNEYS SHALL BE CERTIFIED AND LABELLED BY A CERTIFICATION AND A TESTING ORGANIZATION ACCREDITED BY THE STANDARD COUNCIL OF CANADA. GAS APPLIANCES TO VENTED AND INSTALLED IN ACCORDANCE WITH THE ENERGY ACT, THE GAS UTILIZATION CODE AND THE MANUFACTURER'S SPECIFICATIONS. INSTALLATION OF A GAS APPLIANCE AND ITS VENTING SYSTEM IS NOT INCLUDED IN THIS PERMIT. PLEASE CONTACT CONSUMER GAS COMPANY FOR APPROVAL.
- LOADS ON GUARDS-O.B.C 4.1.10.1
THE MINIMUM SPECIFIED LOAD APPLIED HORIZONTALLY TO THE SPAN AT THE TOP OF EVERY REQUIRED GUARD SHALL BE
 - 200 LB/FT FOR MEANS OF EGRESS IN GRANDSTANDS, STADIA BLEACHERS AND ARENAS
 - A CONCENTRATED LOAD OF 225 LB APPLIED AT ANY POINT FOR ACCESS WALKWAYS TO EQUIPMENT PLATFORMS, CONTIGUOUS STAIRS AND SIMILAR AREAS WHERE THE GATHERING OF MANY PEOPLE IS IMPROBABLE
 - 0.75 KN/M (50 LB/FT) OR A CONCENTRATED LOADS OF 1.0 KN (225 LB) APPLIED AT ANY POINT, WHICHEVER GOVERNS, FOR LOCATION OTHER THAN DESCRIBED IN CLAUSES (A) AND (B)

INDIVIDUAL ELEMENTS WITHIN THE GUARD, INCLUDING SOLID PANELS AND PICKETS, SHALL BE DESIGNED FOR CONCENTRATED LOAD OF 113 LB AT ANY POINT IN THE ELEMENT.

THE MINIMUM SPECIFIED LOAD APPLIED VERTICALLY AT THE TOP OF EVERY REQUIRED GUARD SHALL BE 100 LB / FT AND NEED NOT BE CONSIDERED TO ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD

- SMOKE ALARMS SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT, INCLUDING BASEMENTS OBC 9.10.18
- CARBON MONOXIDE DETECTOR

IN EACH ROOM THAT CONTAINS A SOLID FUEL-BURNING APPLIANCE, PROVIDE A CARBON MONOXIDE DETECTOR ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THROUGHOUT DWELLING UNIT OR INTERCONNECTED WITH SMOKE ALARM SO THAT WHEN THE CARBON MONOXIDE DETECTOR IS ACTIVATED, IT WILL ACTIVATE THE SMOKE ALARM AS PER 9.32.3.8 OF THE OBC.
- A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE WATER FROM FOUNDATION DRAINS, OVERLAND TO CATCH BASIN CONNECTED TO A STORM SEWER LOCATED WITHIN A PUBLIC THOROUGHFARE OR TO A DRAINAGE DITCH OR DRYWELL AS PER ARTICLE 9.14.5.2.3. DRY WELL SHALL BE NOT LESS THAN 5 M (16'-5") FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM BUILDING. DISCHARGE OF WATER AT ON GRADE SURFACE DRAINAGE THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

ZONING	LOT FRONTAGE 15.24 m	LOT DEPTH 45.72 m	LOT AREA 696.77 m ²
LOT AREA	417.88 m ² [4498.17 sq ft]		
	EXISTING	ADDITION	TOTAL FLOOR AREA
BASEMENT	●		
FIRST FLOOR	90.88 m ² [978.26 sq ft]	46.48 m ² [500.34 sq ft]	137.33 m ² [1478.60 sq ft]

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT CITY OF TORONTO STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.

RAIN WATER ROOF LEADERS
ALL RAIN WATER ROOF LEADERS TO DISCHARGE ONTO CONCRETE SPLASH PADS WITH FLOWS DIRECTED TOWARDS RICHARDSON DRIVE AND THE REAR YARD AREA.

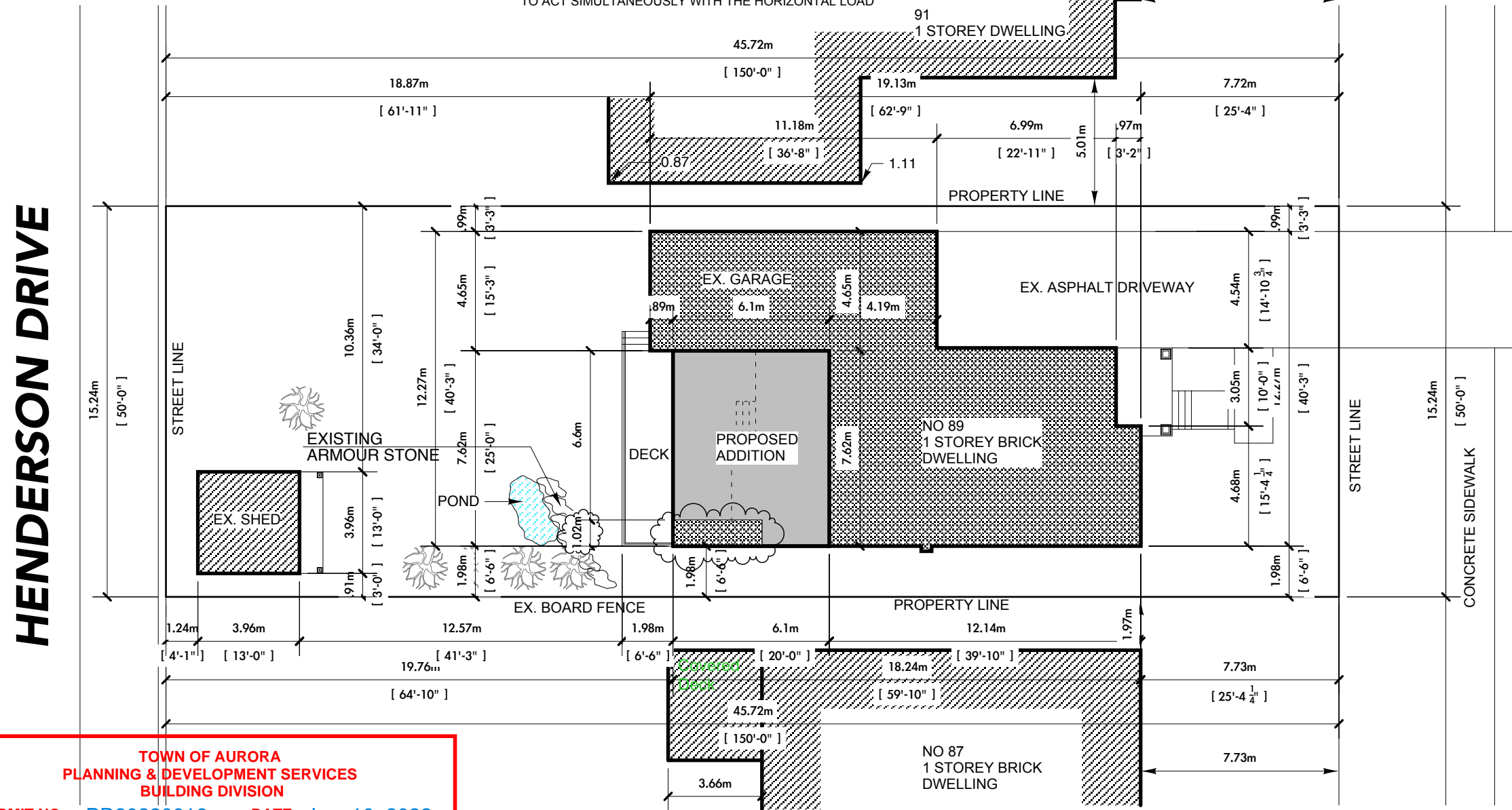
CONTRACTOR/BUILDER TO DETERMINE THE LOCATION AND DEPTH OF EXISTING SANITARY SEWER CONNECTION PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW OF PROPOSED FIXTURES WITHIN THE BASEMENT AREA.



3 EX. FRONT VIEW
A-1 SCALE: NTS

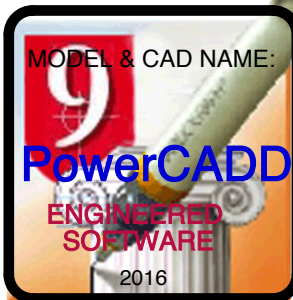


2 EX. REAR VIEW
A-1 SCALE: NTS



**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20220016 DATE: Jan. 10, 2022
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW

1 SITE PLAN
A-1 SCALE: 1:200M



The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
TONY VALENTIN 20917
Name BCIN
Signature Date 19 10 21
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code
TONY VALENTIN DESIGN 28858
Firm Name BCIN

PROJECT TITLE:
PROPOSED ADDITION AND ALTERATIONS TO EX. DWELLING

DRAWING TITLE:
SITE PLAN & STATISTICS

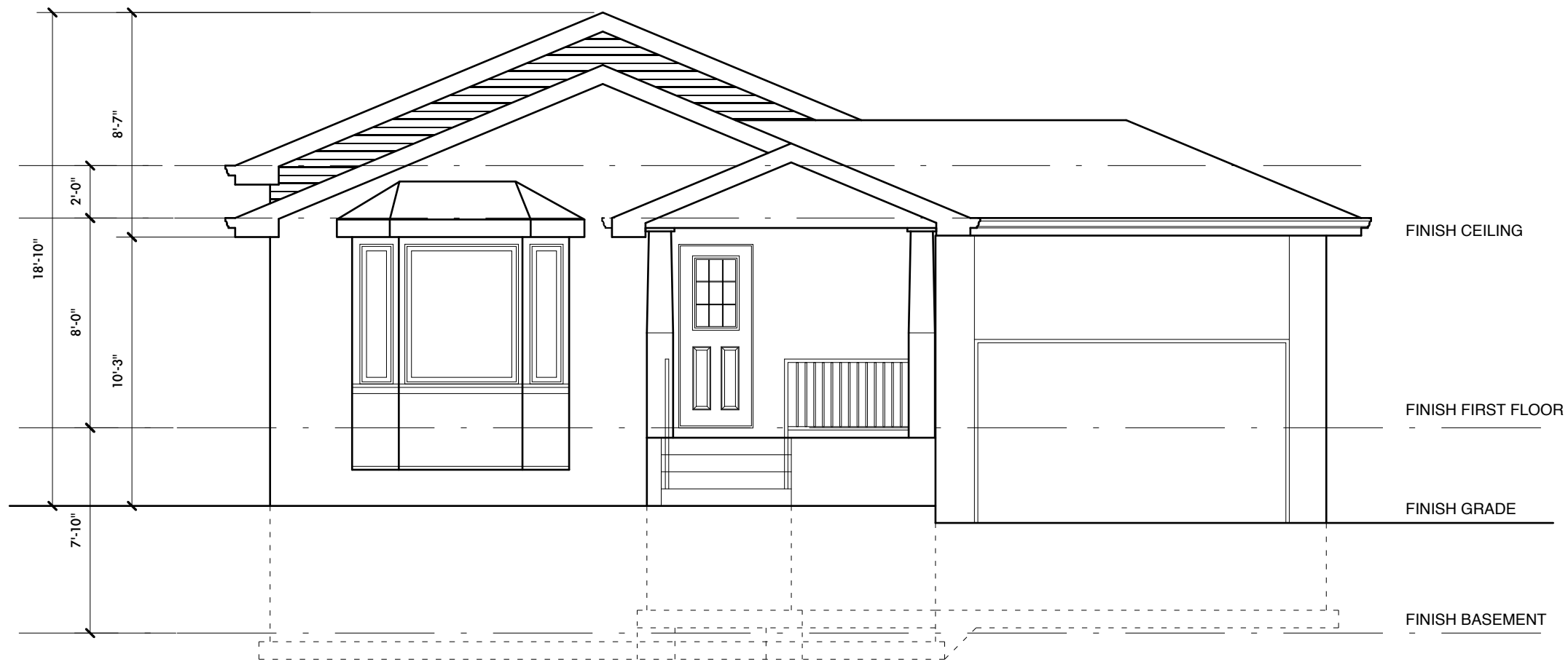
ADDRESS:
RESIDENCE OF 89 RICHARDSON DRIVE TOWN OF AURORA

CLIENT'S:
MICHAEL MASTRANGELO

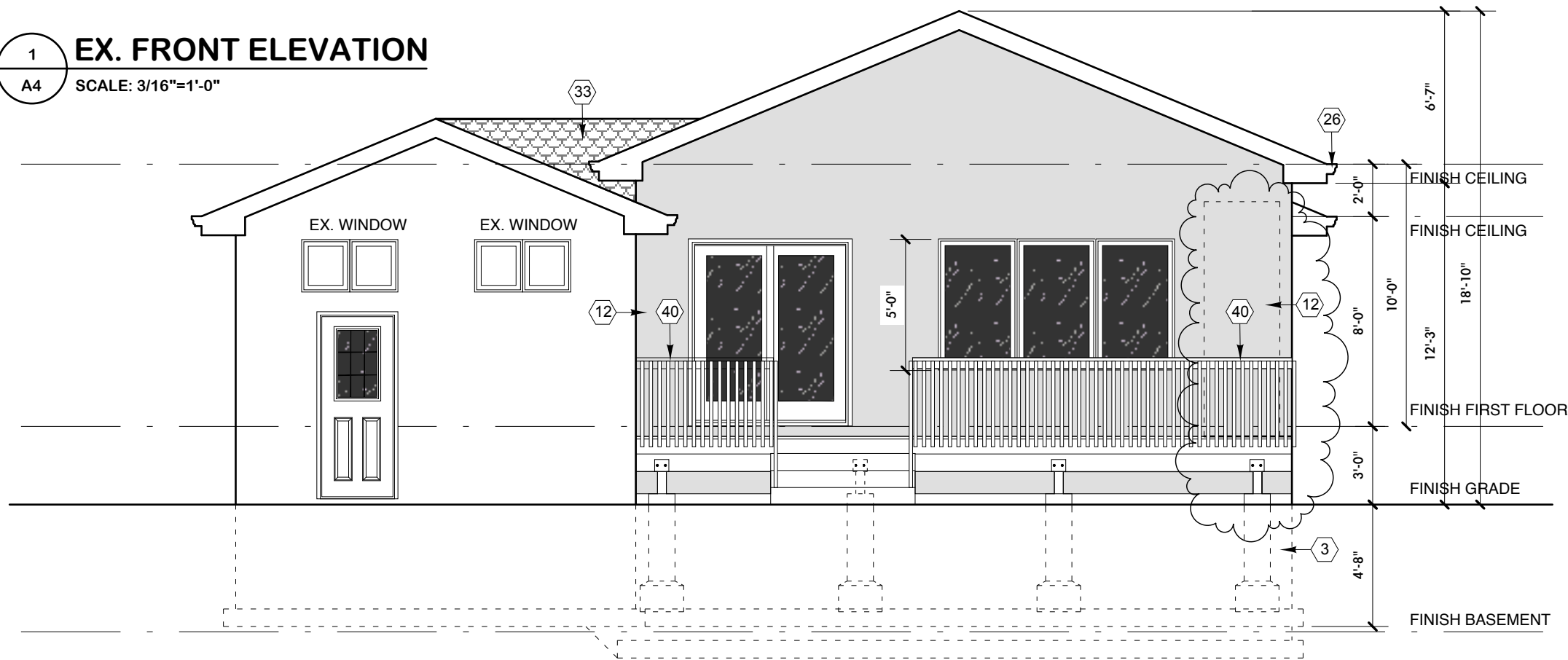
NO.	DATE	REVISION	BY
2	10 2021	issued for permit	AD
1	09 2021	issued for client review	AD

DRAWN BY: AD
DESIGNED BY:
DATE: SEPT 2021
SCALE: AS SHOWN

SHEET NO.
A-1
1 OF SHEETS

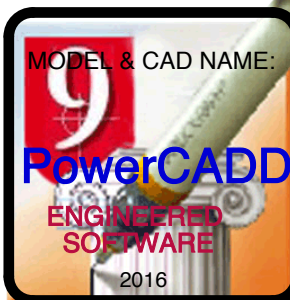


1 **EX. FRONT ELEVATION**
A4 SCALE: 3/16"=1'-0"



2 **REAR ELEVATION**
A4 SCALE: 3/16"=1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20220016 DATE: Jan. 10, 2022
 APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW



The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under 2.17.5.1 of the building code	
TONY VALENTIN	20917
Name	BCIN
<i>(Signature)</i>	19 10 21
Signature	Date
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.4.1 of the building code	
TONY VALENTIN DESIGN	28858
Firm Name	BCIN

PROJECT TITLE:
PROPOSED ADDITION AND ALTERATIONS TO EX. DWELLING

DRAWING TITLE:
FRONT & REAR ELEVATION

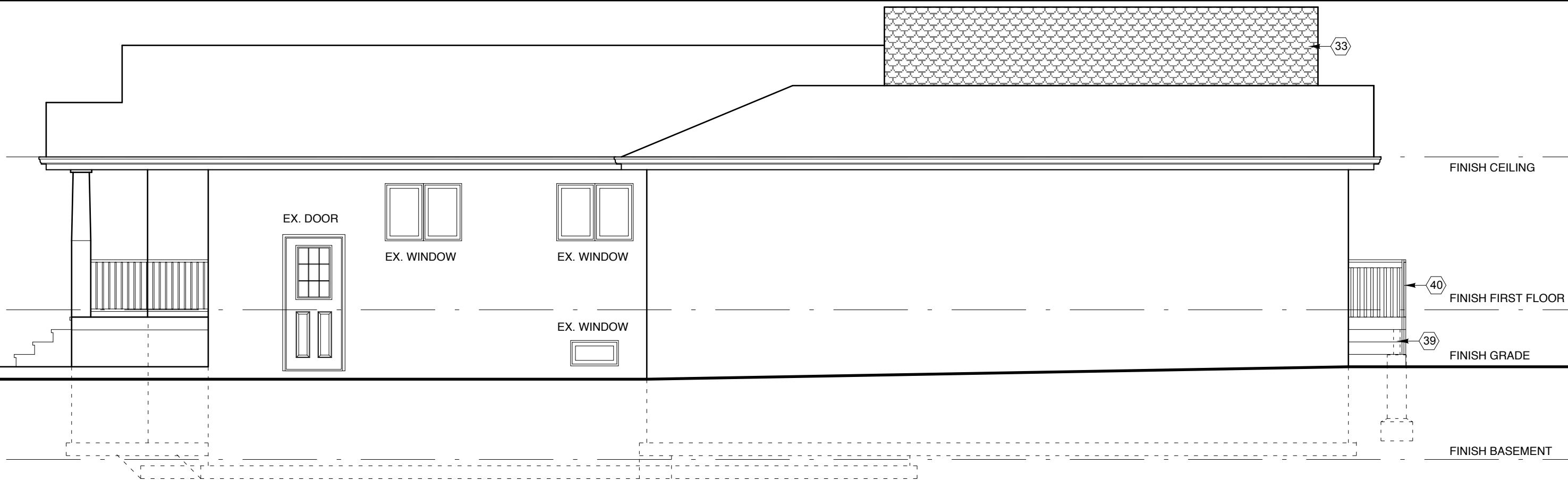
ADDRESS:
RESIDENCE OF 89 RICHARDSON DRIVE TOWN OF AURORA

CLIENT'S:
MICHAEL MASTRANGELO

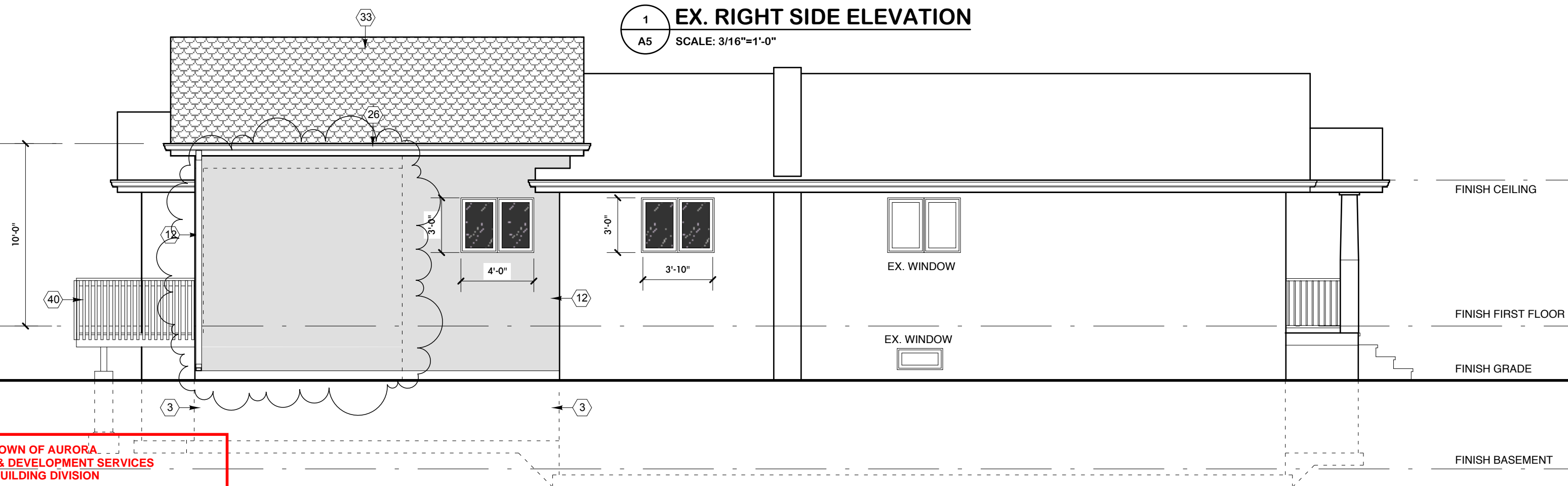
NO.	DATE	REVISION	BY
2	10 2021	issued for permit	AD
1	09 2021	issued for client review	AD

DRAWN BY: AD
DESIGNED BY:
 DATE: SEPT 2021
 SCALE : AS SHOWN

SHEET NO.
A-4
 4 OF SHEETS

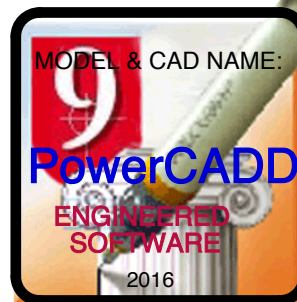


1 EX. RIGHT SIDE ELEVATION
 A5 SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION
 A5 SCALE: 3/16"=1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20220016 DATE: Jan. 10, 2022
 APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW



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QUALIFICATION INFORMATION Required unless design is exempt under 2.17.5.1 of the building code	
TONY VALENTIN	20917
Name	BCIN
<i>Tony Valentin</i>	19 10 21
Signature	Date
REGISTRATION INFORMATION Required unless design is exempt under 2.17.4.1 of the building code	
TONY VALENTIN DESIGN	28858
Firm Name	BCIN

PROJECT TITLE:
PROPOSED ADDITION AND ALTERATIONS TO EX. DWELLING
DRAWING TITLE:
RIGHT & LEFT SIDE ELEVATION

ADDRESS:
RESIDENCE OF 89 RICHARDSON DRIVE TOWN OF AURORA
CLIENT'S:
MICHAEL MASTRANGELO

NO.	DATE	REVISION	BY
2	10 2021	issued for permit	AD
1	09 2021	issued for client review	AD

DRAWN BY: AD
DESIGNED BY:
DATE: SEPT 2021
SCALE : AS SHOWN

SHEET NO.
A-5
5 OF SHEETS



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771