



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-36

APPLICANT: CONSTANTINE RALLIS

PROPERTY: 12 Buchanan Cres, Aurora, ON L4G5J9
PLAN 65M2376 LOT 154

**RELATED
APPLICATIONS:** n/a

ZONING: R2-8 Detached Dwelling Second Density Residential Exception Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of a cabana.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 7.2 of the Zoning Bylaw requires a minimum exterior side yard of 6.0 meters.
 - a. The applicant is proposing a cabana which is 1.3 meters to the exterior 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:	July 13, 2023
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 July 11th, 2023**. 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

Provide written comments. Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on July 13th, 2023**. 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 July 13th, 2023**.

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 June 2023



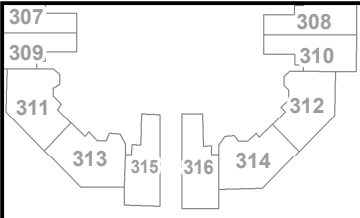
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

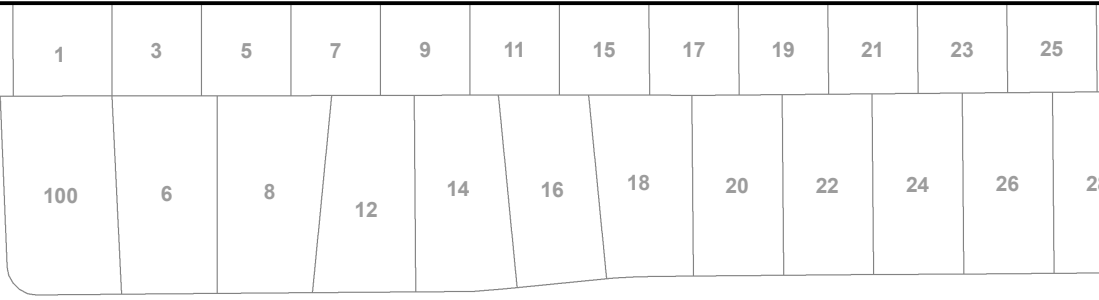
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

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



Old Yonge Street



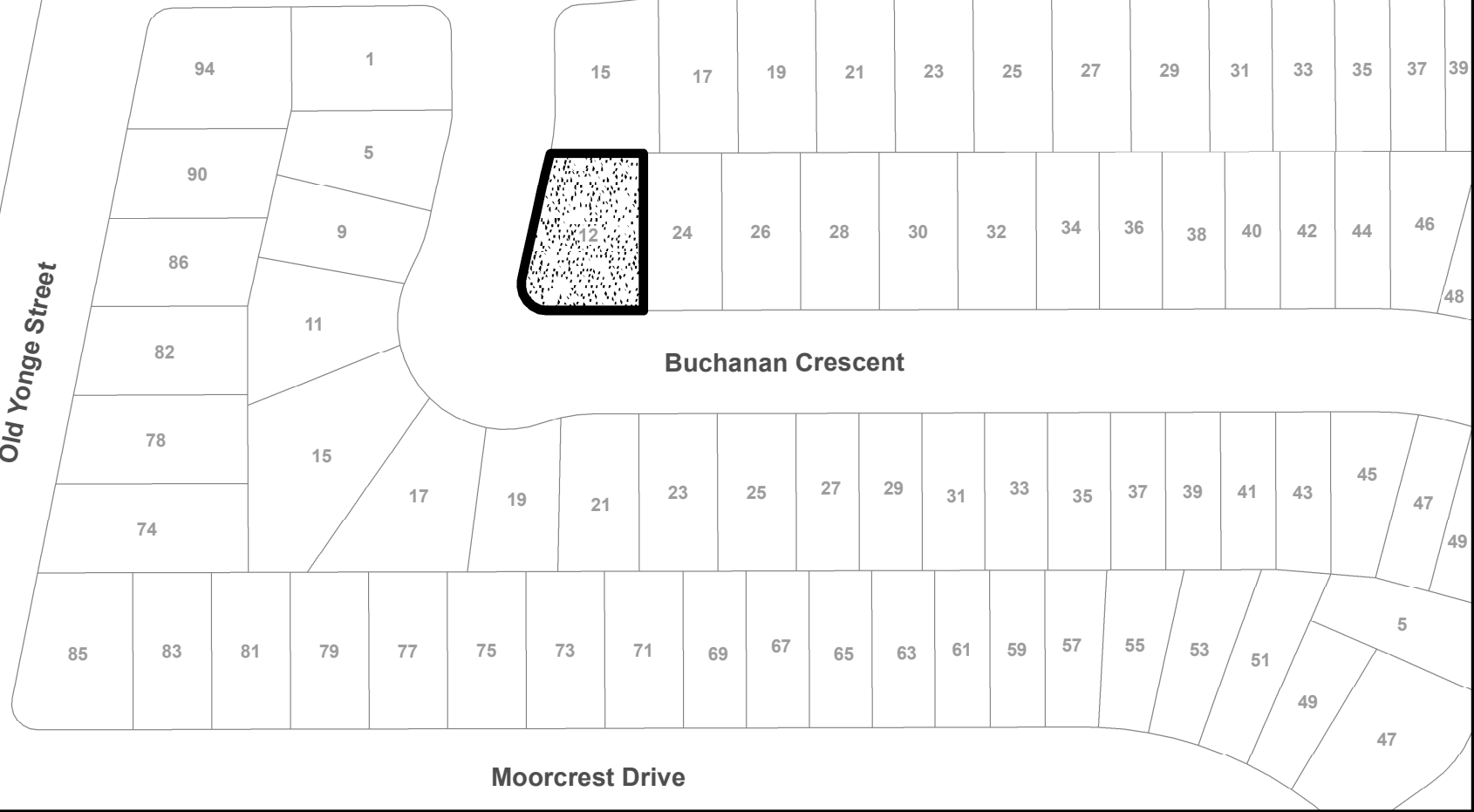
Hollingshead Drive

Hollingshead Drive

15815

Old Yonge Street

15783

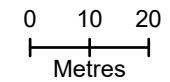


Buchanan Crescent

Moorcrest Drive

LOCATION MAP
12 BUCHANAN CRESCENT
FILE: MV-2022-36
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**




BUCHANAN CRESCENT

(BY REGISTERED PLAN 65M-2376)

PIN 03641--0368

SIB(1042)

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-41043



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 31, 2023.

MARCH 21, 2023

DATE

[Signature]
TOM A. SENKUS, O.L.S.

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20221023 DATE: Jun. 14, 2023
APPROVED BY: *[Signature]*
PRELIMINARY ZONING REVIEW

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRs)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4874625.33	622824.93
B	4874583.94	622873.46

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999879.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRs)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P,P1 - 0°53'20" COUNTER-CLOCKWISE

COPYRIGHT © IBW SURVEYORS LTD. 2023

SURVEYOR'S REAL PROPERTY REPORT

PART 1: PLAN OF SURVEY OF LOT 154, REGISTERED PLAN 65M-2376 TOWN OF AURORA

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200 METRES



PART 2: REPORT

DESCRIPTION:

PIN 13641-0202. LOT 154, REGISTERED PLAN 65M-2376, TOWN OF AURORA.

MUNICIPAL ZONING: THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS: NO REGISTERED EASEMENTS ON SUBJECT PROPERTY.

ADDITIONAL COMMENTS: 1) NOTE THE FENCE TYPE, RETAINING WALLS & THEIR LOCATIONS.

CURRENT OWNER: CONSTANTINE RALLIS

PREPARED FOR: CONSTANTINE RALLIS

LEGEND

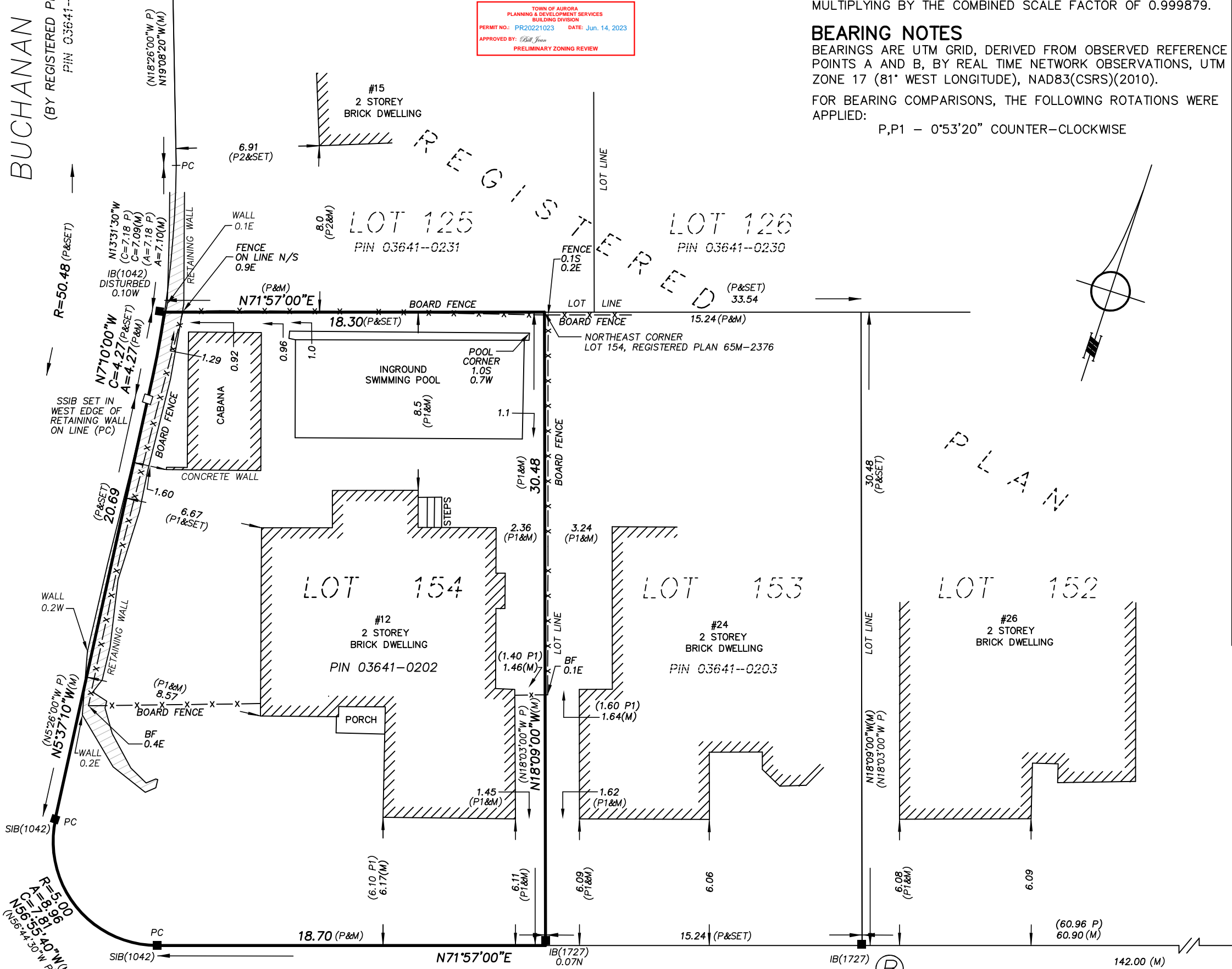
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P DENOTES REGISTERED PLAN 65M-2376
- P1 DENOTES SURVEY BY H. PILLER CORPORATION LTD., O.L.S. DATED DECEMBER 23, 1986
- P2 DENOTES SURVEY BY H. PILLER CORPORATION LTD., O.L.S. DATED NOVEMBER 12, 1986
- 1042 DENOTES EDWARDS & GUNN CO. LTD., O.L.S.
- 1727 DENOTES E.R. GARDEN LTD., O.L.S.
- BF DENOTES BOARD FENCE
- PC DENOTES POINT OF CURVATURE

BUILDING TIES SHOWN HEREON ARE TO THE BRICK WALLS UNLESS OTHERWISE NOTED.

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

CAUTION

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.



BUCHANAN CRESCENT

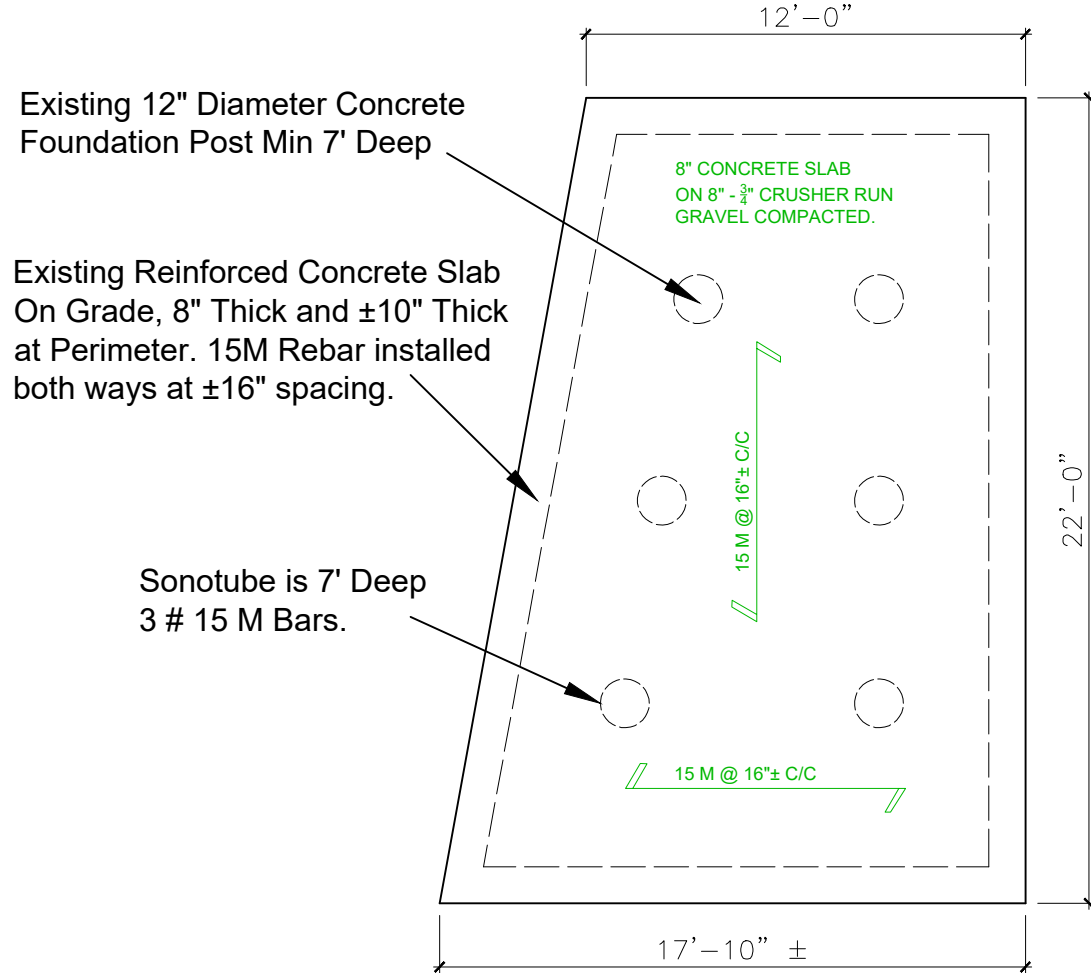
(BY REGISTERED PLAN 65M-2376)

PIN 03641--0368

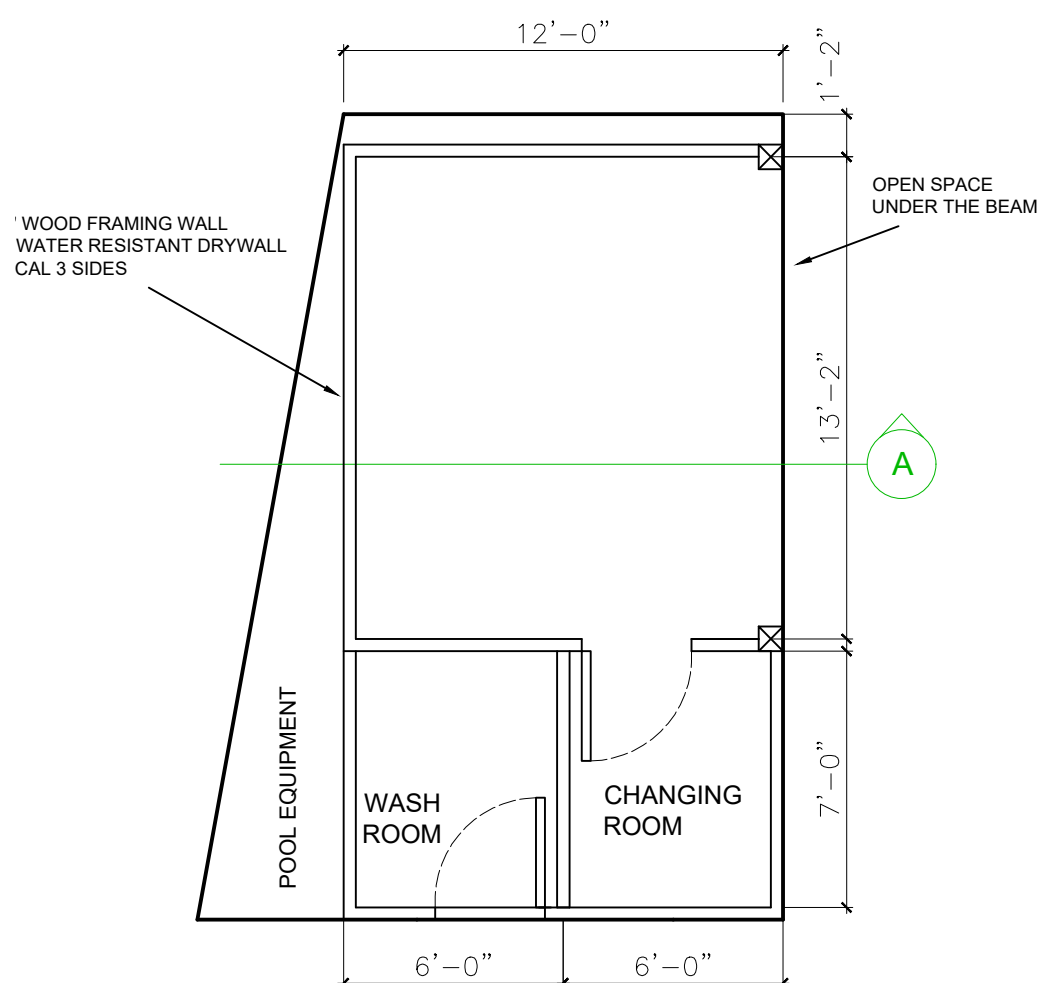


ERTL-HUNT
SURVEYORS
A division of IBW Surveyors Ltd.

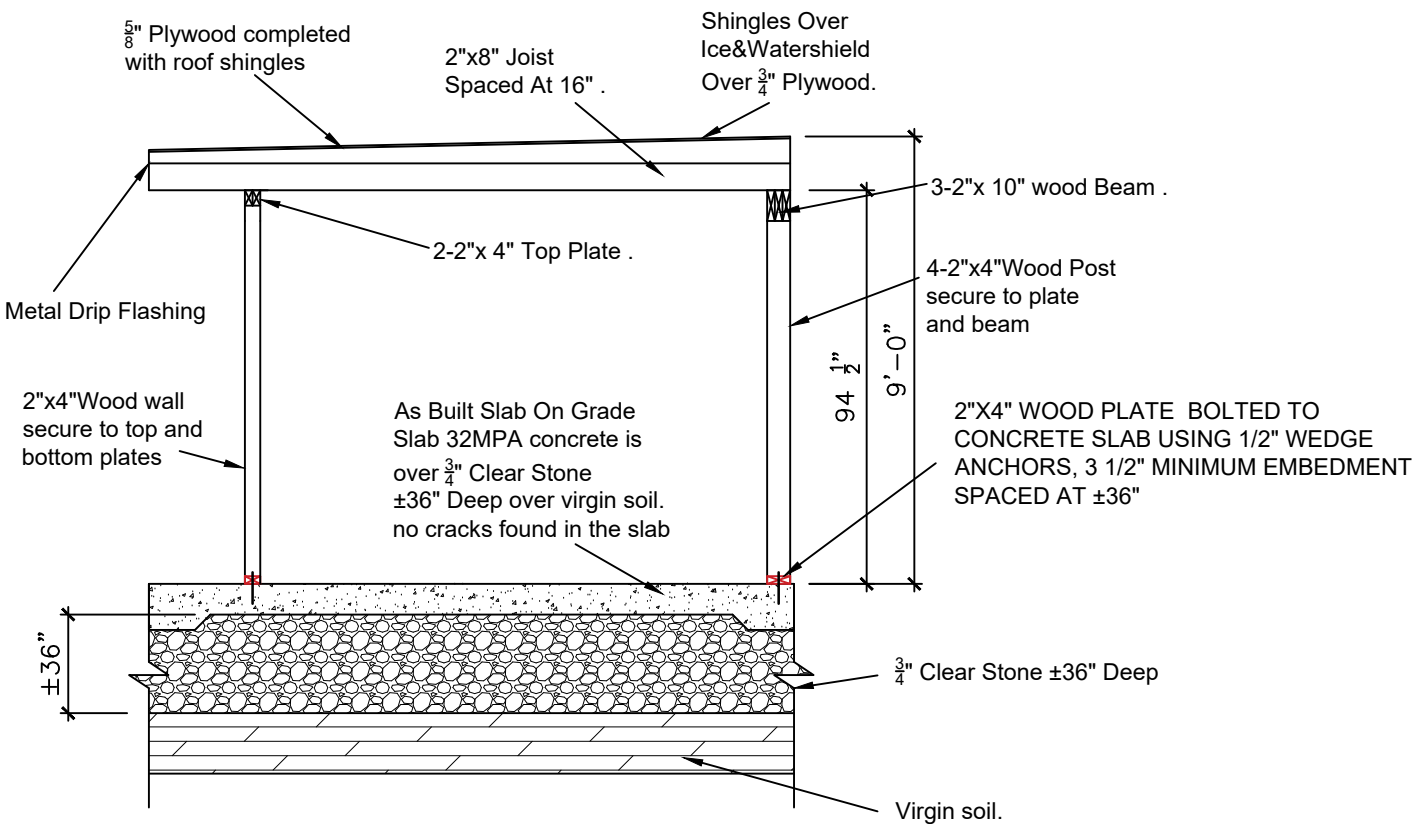
IBWSURVEYORS.COM | 1.800.667.0696



FOUNDATION SLAB (As-Built):



FLOOR PLAN:



Section A-A :

NOTES:

- CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ONTARIO BUILDING CODE
- WALL TO BE CONSTRUCTED FROM 2"X4" WOOD STUDS SPACED AT @±16" O.C. C/W 2X4 SILL PLATE PLUS 2- 2X4 HEADER IN MY OPINION AND ENGINEERING JUDGEMENT, THE SUB-GRADE UNDER SLAB ON GRADE WILL SUPPORT THE SLAB AND THE PROPOSED CABANA, CONSTRUCTION OF FOOTINGS WILL HAVE NO IMPACT OF THE SLAB ON GRADE, BECAUSE THE SLAB IS RESTING OVER GRAVEL OVER VIRGIN SOIL.
- NOTIFY THIS ENGINEER FOR INSPECTION

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: **PR20221023** DATE: **Sept. 7, 2022**

APPROVED BY: *Ashley Vanderwal*

PRELIMINARY ZONING REVIEW



Namcan Engineering and Construction Management Ltd.
john@namcanengineering.ca
416 845 8121

CABANA DESIGN AT 12 BUCHANAN CRES, AURORA, ON,

PROJECT No.: 22N-08	
SCALE: NTS	DATE: JULY 2022
DRAWN BY: A.S	CHECKED BY: J.S
DRAWING NO.: S3	PAGE: 3 OF 3



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