



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-40

**APPLICANT:** LEWIS HILSENTEGER

**PROPERTY:** 3 Jarvis Ave, Aurora, ON L4G6W8  
PLAN 65M2122 LOT 31

**RELATED  
APPLICATIONS:** n/a

**ZONING:** ER Estate Residential Zone

**PURPOSE:** A Minor Variance Application has been submitted to facilitate Application to allow a molok-style garbage enclosures in front.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- A. Section 4.20 "Yard Encroachments Permitted" of Zoning Bylaw 6000-17 does not list garbage enclosures as a permitted encroachment in the front yard
  1. The applicant is proposing a garbage enclosure in the front yard

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.

<b>DATE:</b>	<b>January 12<sup>th</sup>, 2023</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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](mailto:PFan@aurora.ca) **no later than 4:30pm on January 10<sup>th</sup>, 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/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on January 12<sup>th</sup>, 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](mailto:PFan@aurora.ca) **no later than 4:30pm on January 12<sup>th</sup>, 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 23<sup>rd</sup> DAY OF December 2022



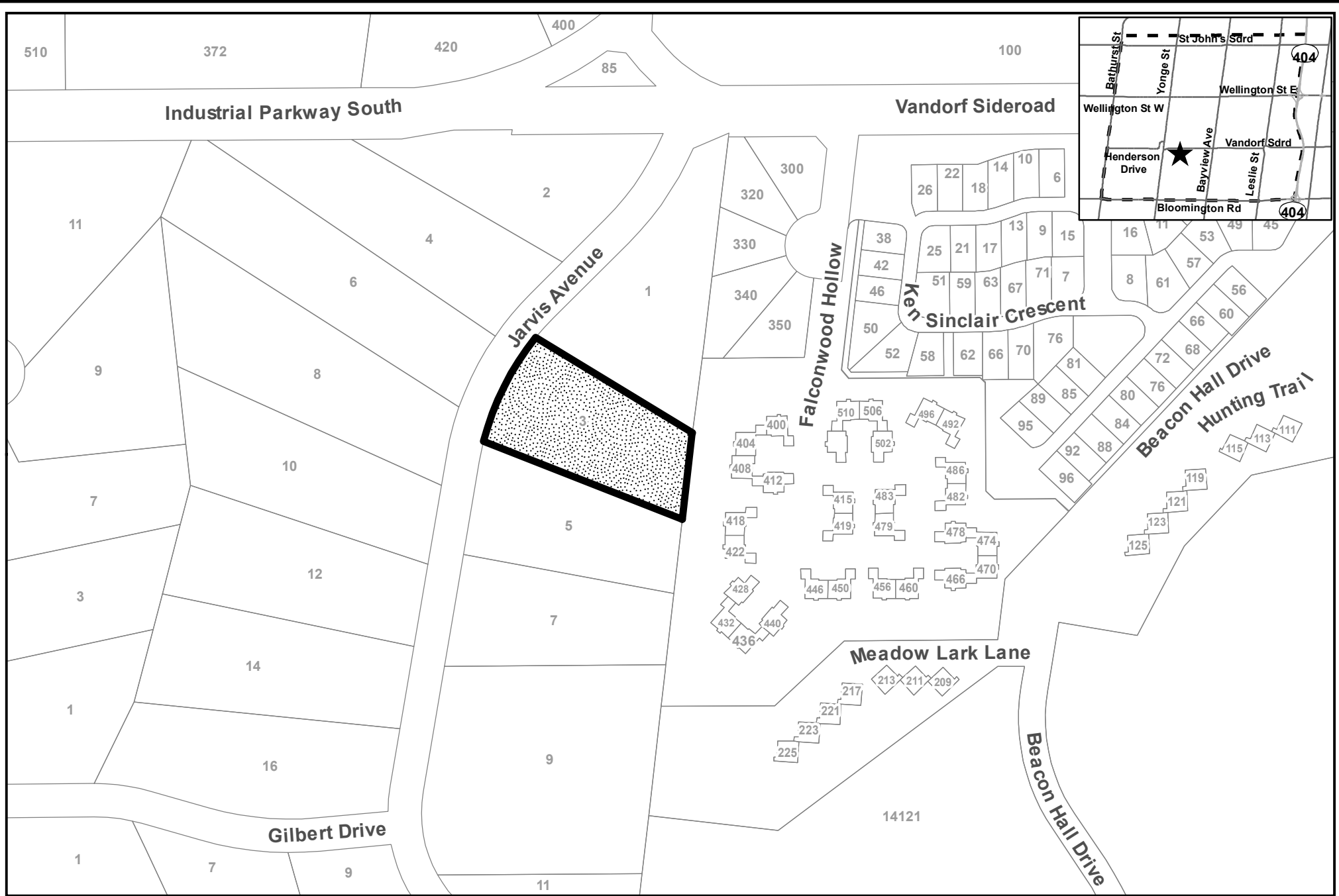
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

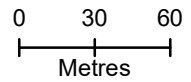
**Agenda packages will be available prior to the Hearing at:**

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



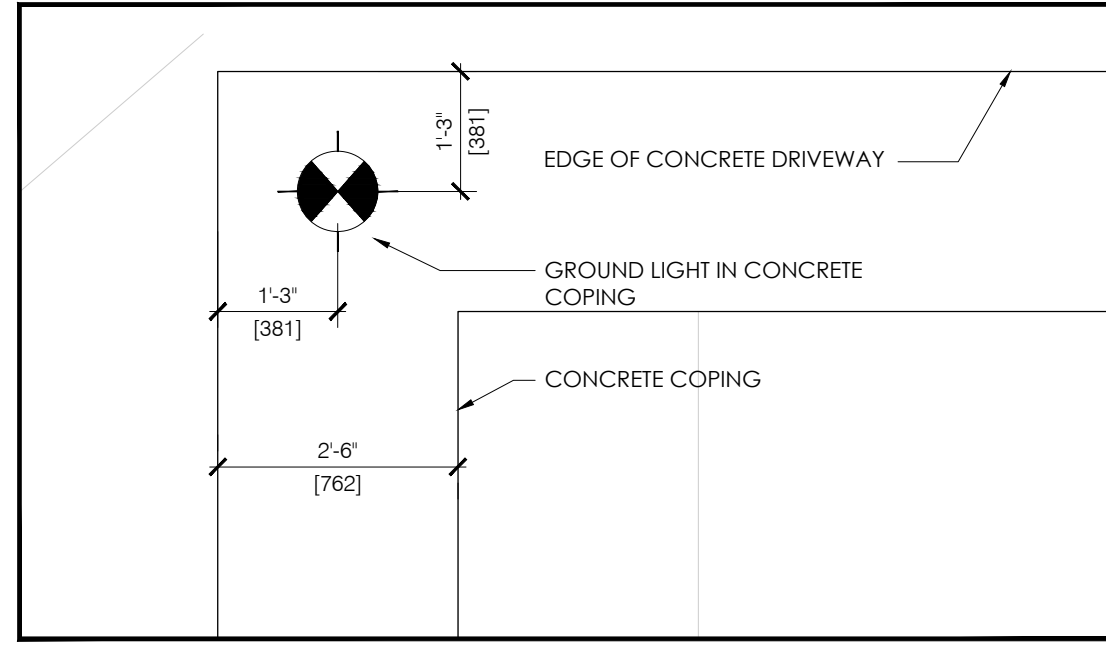
**LOCATION MAP**  
**3 JARVIS AVENUE**  
**FILE: MV-2022-40**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**

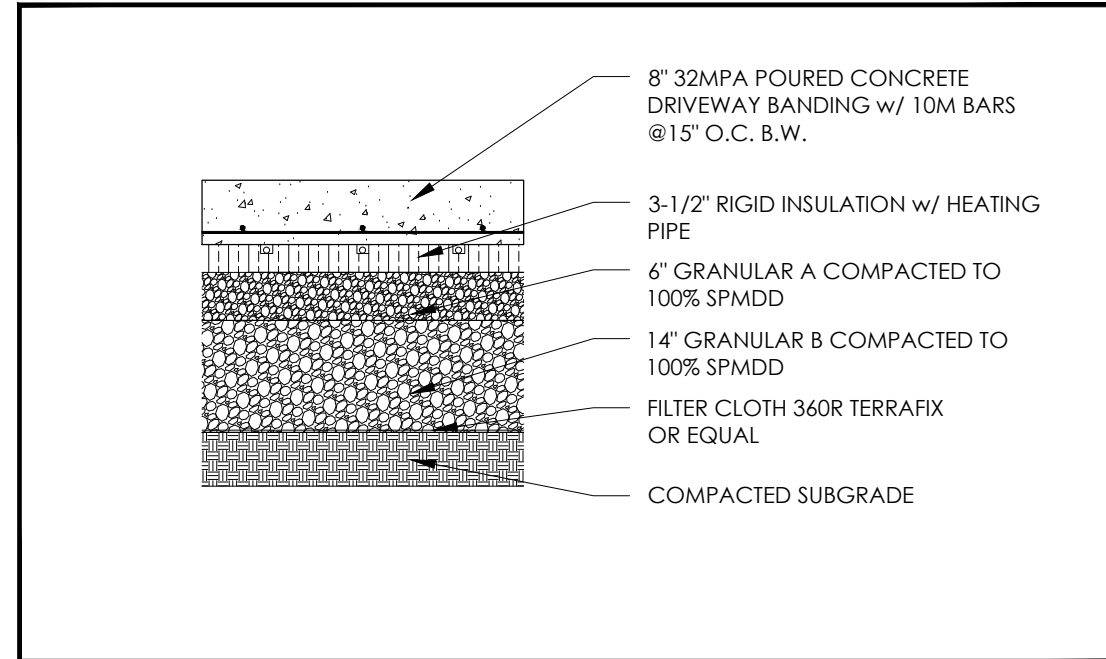




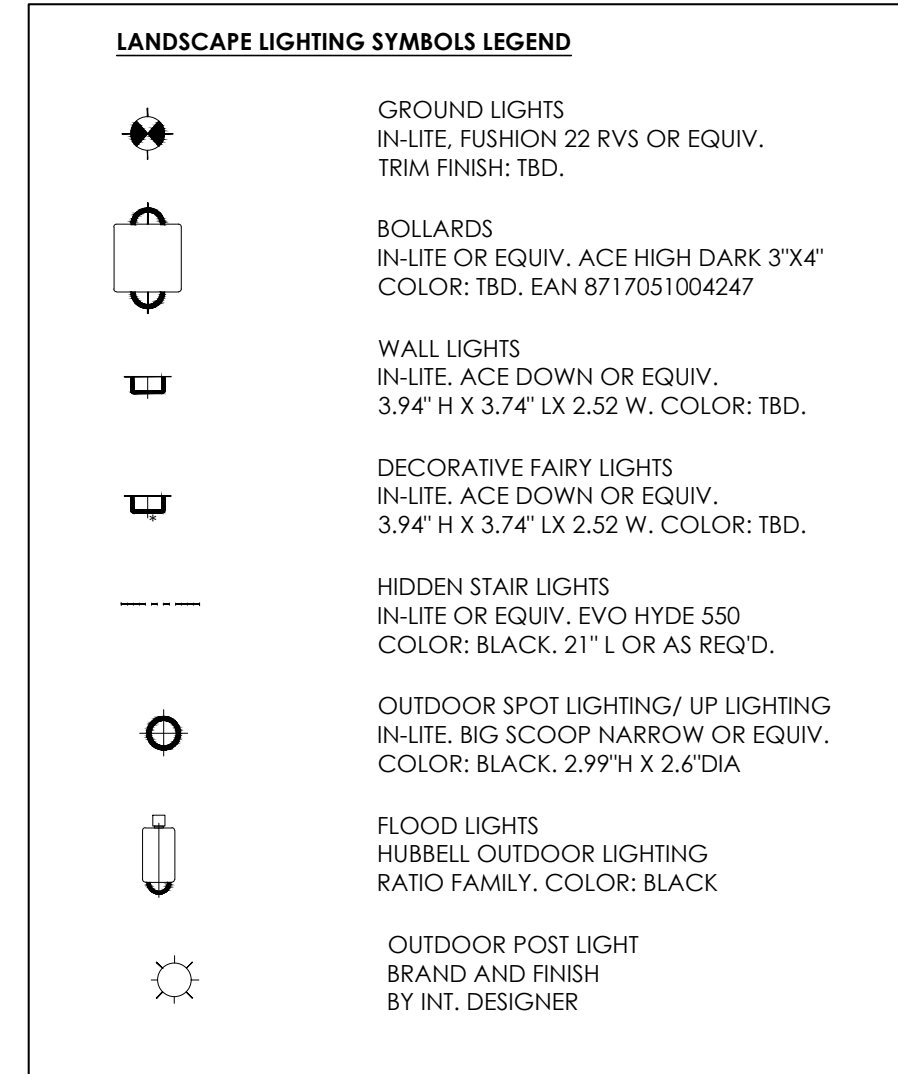
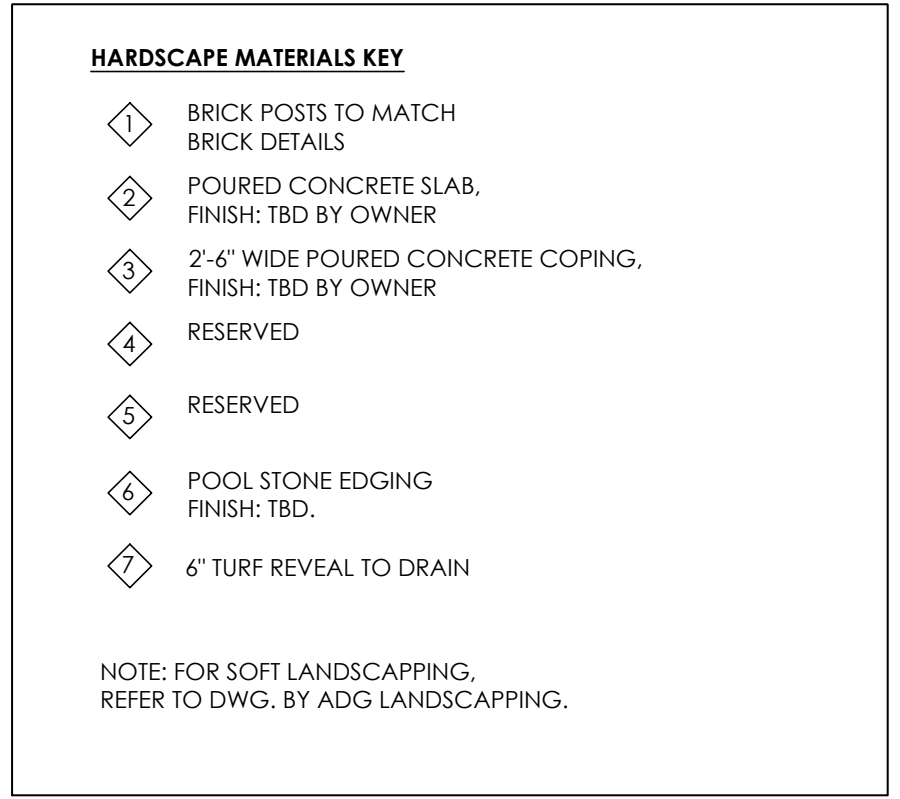
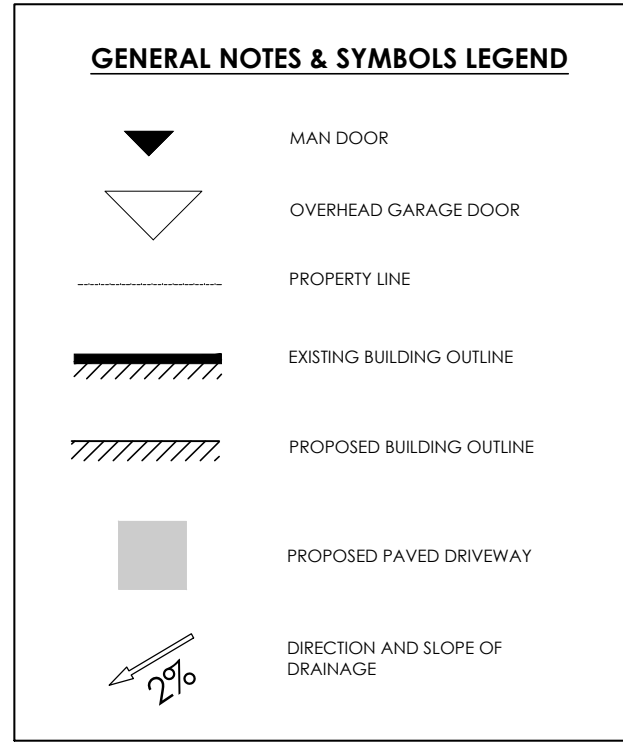
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20221050 DATE: Dec. 7, 2022  
 APPROVED BY: *Bill Jean*  
 PRELIMINARY ZONING REVIEW



2 TYPICAL GROUND LIGHTING DETAIL  
 SCALE 1/2" = 1'-0"



3 HEAVY DUTY CONCRETE PAVING  
 SCALE 1/2" = 1'-0"



**SITE INFORMATION**

LOT-31 OF REGISTERED PLAN PLAN #65 M- 2122 IN THE TOWN OF AURORA COUNTY OF YORK

**ZONING TABLE:**

MAIN BUILDING CALCULATION:

ZONE: ER (ESTATE RESIDENTIAL)	REQUIRED	EXISTING	REMARKS
STANDARD	8000 m <sup>2</sup>	7103.27 m <sup>2</sup>	NO CHANGE
LOT AREA (MIN.)	45 m	71.1 m	NO CHANGE
LOT FRONTAGE (MIN.)	15 m	45.41 m	NO CHANGE
FRONT YARD (MIN.)-WEST	22 m	31 m	NO CHANGE
REAR YARD (MIN.)-EAST	4.5 m	6.31	NO CHANGE
INTERIOR SIDE (NORTH)	9.0 m	9.7 m	NO CHANGE
INTERIOR SIDE (SOUTH)	10 m	8.53 m	NO CHANGE
YARD (MIN.)			
BUILDING HEIGHT (MAX.)			

**ACCESSORY BUILDING CALCULATION:**

ACCESSORY/ OTHER BUILT AREA	ALLOWED	EXISTING	PROPOSED	
NEW ACCESSORY BUILDING (CABANA)	-	-	102 m <sup>2</sup> (1098 ft <sup>2</sup> )	ADDITION
NEW ACCESSORY BUILDING (UTILITY SHED)	-	-	17.93 m <sup>2</sup> (193 ft <sup>2</sup> )	ADDITION
NEW ACCESSORY BUILDING (STANDS)	-	-	31.31 m <sup>2</sup> (337 ft <sup>2</sup> )	ADDITION
MIN. REAR YARD SETBACK FOR ACCESSORY BUILDING (ER ZONE)	4.5 m (14'-9")	-	8.62 m (28'-3.5")	COMPLIES
MAX. HEIGHT OF ACCESSORY/ OTHER BUILT COVERAGE AREA	4.5 m (14'-9")	-	4.33 m (14'-2.75")	COMPLIES

**LOT COVERAGE:**

FLOOR	ALLOWED	EXISTING	PROPOSED	
TOTAL PROPOSED FOOTPRINT (W/ ATTACHED GARAGE AND CABANA)	1065.49 m <sup>2</sup> (11464.67 ft <sup>2</sup> )	797.58 m <sup>2</sup> (8582 ft <sup>2</sup> )	950.03 m <sup>2</sup> (10222.32 ft <sup>2</sup> )	COMPLIES
TOTAL PROPOSED FOOTPRINT (W/ GARAGE AND CABANA) IN % ACCESSORY/ OTHER BUILT AREA COVERAGE AREA	15.00%	11.22%	13.37%	COMPLIES
			152.45 m <sup>2</sup> (1640 ft <sup>2</sup> ) [2.14 %]	

NO.	DATE	REVISION
30	22.12.02	FOR MINOR VARIANCE
29	22.10.25	FOR REVIEW
28	22.09.08	FOR MINOR VARIANCE
27	22.05.25	FOR REVIEW
26	22.05.24	FOR REVIEW
25	22.05.11	FOR REVIEW
24	22.04.07	FOR REVIEW
23	22.03.02	FOR REVIEW
22	21.11.09	REV. FOR PERMIT
21	21.10.18	FOR REVIEW
20	20.09.28	FOR PERMIT
19	21.09.21	FOR REVIEW
18	21.08.06	FOR REVIEW
17	21.07.16	FOR REVIEW
16	21.05.07	FOR REVIEW
15	21.03.23	FOR REVIEW
14	21.02.11	FOR REVIEW
13	21.02.04	FOR REVIEW
12	21.01.29	FOR REVIEW
11	21.01.22	FOR REVIEW
10	20.12.01	REVISED FOR CONSTRUCTION
9	20.11.25	FOR REVIEW
8	20.11.10	ISSUED FOR CONSTRUCTION
7	20.11.09	FOR REVIEW
6	20.10.29	ROAD OCCUPANCY PERMIT
5	20.10.07	FOR PERMIT
4	20.10.06	FOR REVIEW
3	20.10.01	FOR REVIEW
2	20.09.29	FOR REVIEW
1	20.09.18	FOR REVIEW
NO.	DATE	REVISION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

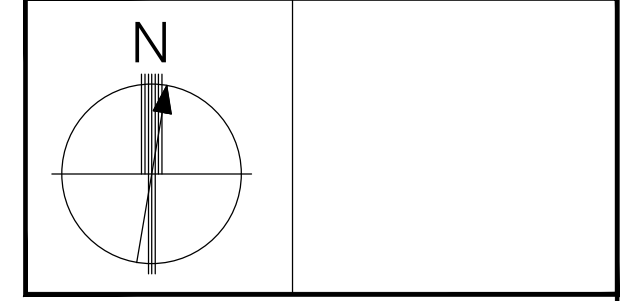
DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

COPYRIGHT RESERVED.

**CSPACE ARCHITECTURE**

58-8841 GEORGE BOLTON HWY. BOLTON, ON L7E 2X8  
 T: 647.588.1784 E: info@cspace.ca



PROJECT

CABANA  
 3 JARVIS AVENUE  
 AURORA, ONTARIO

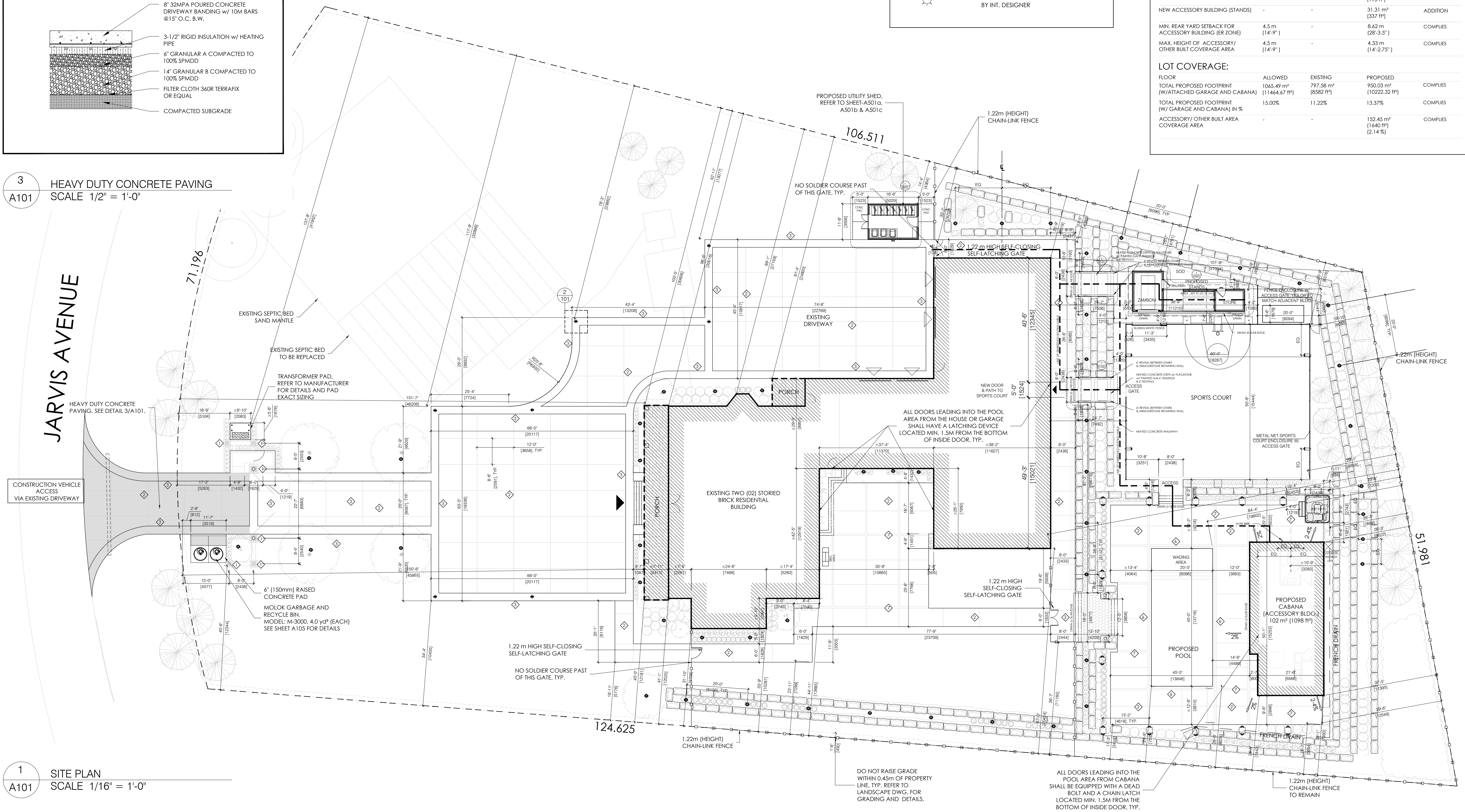
DRAWING TITLE

SITE PLAN

SCALE	PROJECT NO.	
AS NOTED	19.125	
DRAWN BY	APPROVED	DATE
MAH	CCP	20.07.14

DRAWING NO.

**A101**

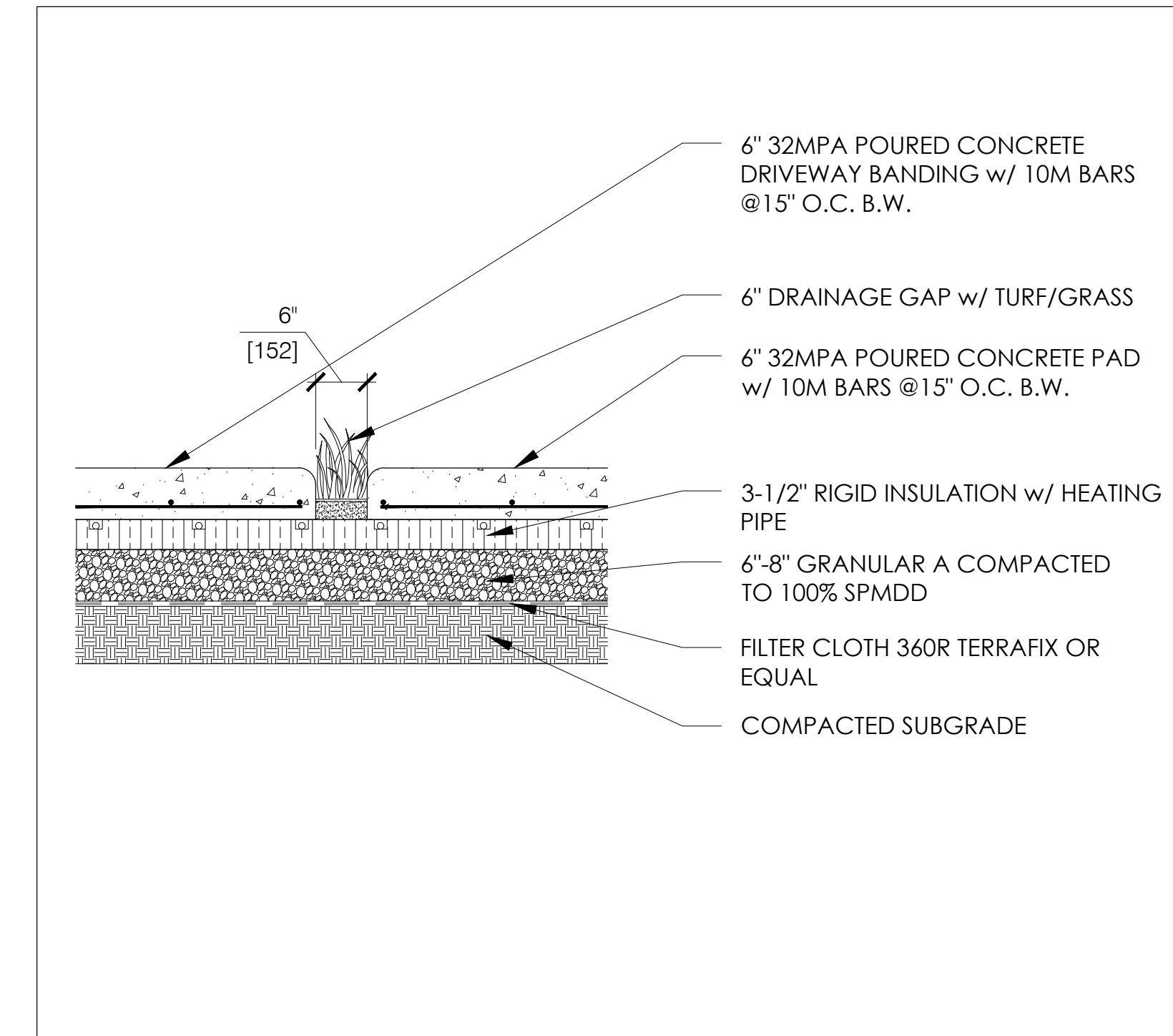
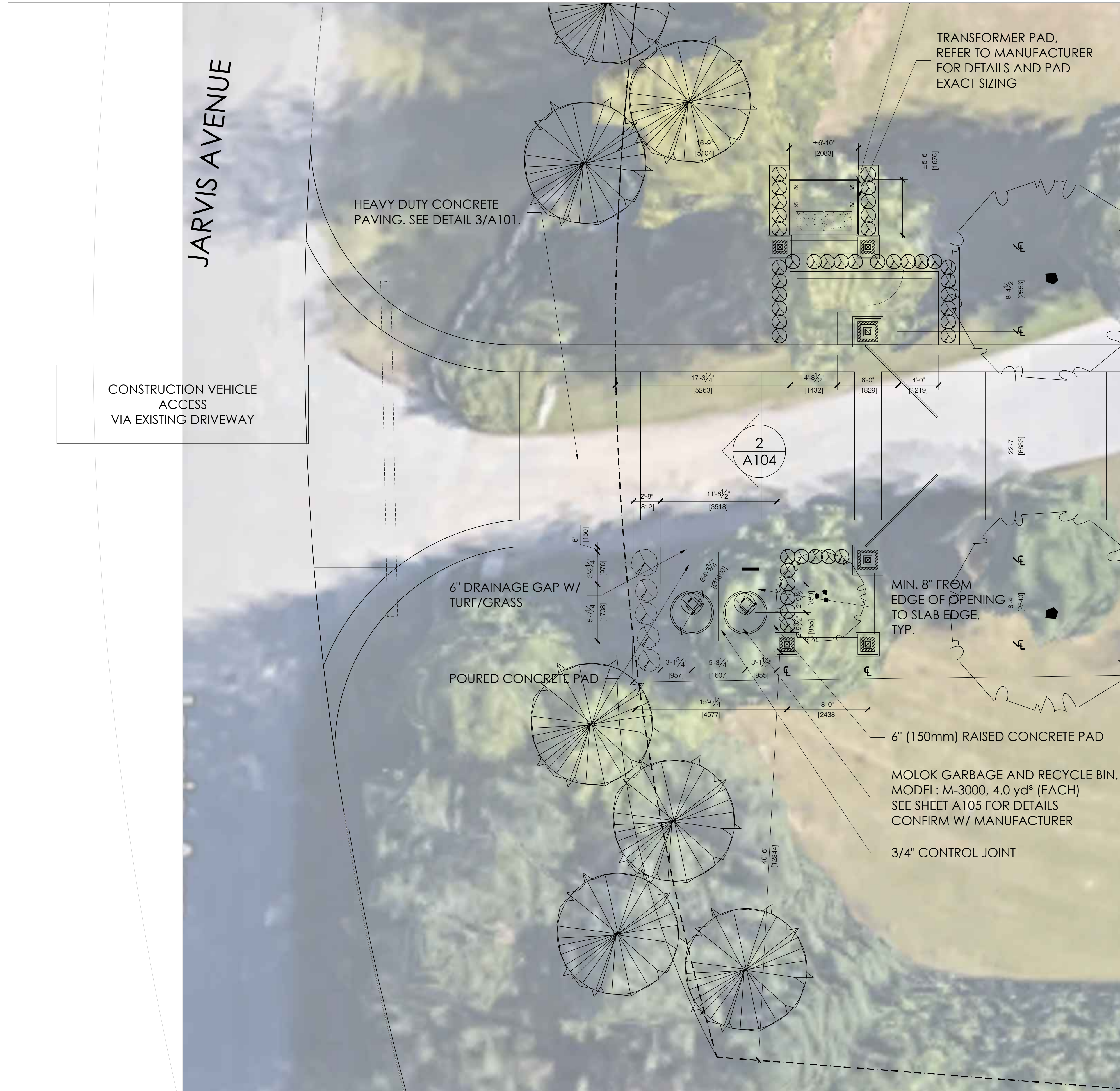


1 SITE PLAN  
 SCALE 1/16" = 1'-0"

DO NOT RAISE GRADE WITHIN 0.45m OF PROPERTY LINE. TYP. REFER TO LANDSCAPE DWG. FOR GRADING AND DETAILS.

ALL DOORS LEADING INTO THE POOL AREA SHALL BE EQUIPPED WITH A DEAD BOLT AND A CHAIN LATCH LOCATED MIN. 1.5M FROM THE BOTTOM OF INSIDE DOOR. TYP.





2 CURB/SLAB EDGE DETAIL  
SCALE 3/4" = 1'-0"

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23	22.03.02	FOR REVIEW
22	21.11.09	REV. FOR PERMIT
21	21.10.18	FOR REVIEW
20	21.09.28	FOR PERMIT
19	21.09.21	FOR REVIEW
18	21.08.06	FOR REVIEW
17	21.07.16	FOR REVIEW
16	21.05.07	FOR REVIEW
15	21.03.23	FOR REVIEW
14	21.02.11	FOR REVIEW
13	21.02.04	FOR REVIEW
12	21.01.29	FOR REVIEW
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1	20.09.18	FOR REVIEW
NO.	DATE	REVISION

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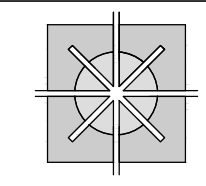
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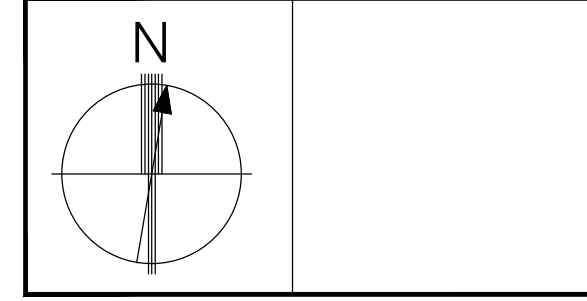
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**CSPACE**  
ARCHITECTURE



58-8841 GEORGE BOLTON HWY, BOLTON, ON L7E 2N8  
T: 647.588.1784 E: info@ospace.ca



PROJECT  
CABANA  
3 JARVIS AVENUE  
AURORA, ONTARIO

DRAWING TITLE  
PARTIAL SITE PLAN

SCALE AS NOTED PROJECT NO. 19.125

DRAWN BY MAH	APPROVED CCP	DATE 20.07.14
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DRAWING NO.  
**A104**

1 PARTIAL SITE PLAN  
SCALE 3/16" = 1'-0"





# 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](mailto: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