



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-50

APPLICANT: SHANNON DAVIDSON

PROPERTY: 24 Hunters Glen Rd, Aurora, ON L4G6W4
PLAN M70 LOT 19

**RELATED
APPLICATIONS:** n/a

ZONING: ER Estate Residential Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a request for Minor Variance with respect to building height, net developable area with category 1 landform conservation area, building within the ORM settlement area.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 14.1.2(ii) states no development or site alteration shall occur on that portion of said lot that is within the feature, without an amendment to, or relief from the Zoning By-law.
 - a. The applicant is proposing to construct a detached dwelling unit and swimming pool.
2. Section 14.1.3(i) states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone, without an amendment to, or relief from the Zoning By-law.
 - a. The applicant is proposing to construct a detached dwelling unit and swimming pool.

3. Section 14.4.1(i) states the net developable area of the site that is disturbed shall not exceed 25.0% of the total site area within a Category 1 Landform Conservation Area.
 - a. The applicant is proposing a disturbed area of 35.9%.

4. Section 14.4.1(ii) states the net developable area of the site that is impervious shall not exceed 15.0% of the total site area within a Category 1 Landform Conservation Area.
 - a. The applicant is proposing an impervious area of 19.3%.

5. Section 7.2 of the Zoning By-law permits a maximum height of 10.0 metres.
 - a. The applicant is proposing to construct two-storey detached dwelling with a height of 11.2 metres.

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:	March 9th, 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 March 7th, 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 **no later than 12:00pm (noon) on March 9th, 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 March 9th, 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 23rd DAY OF FEBRUARY 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map

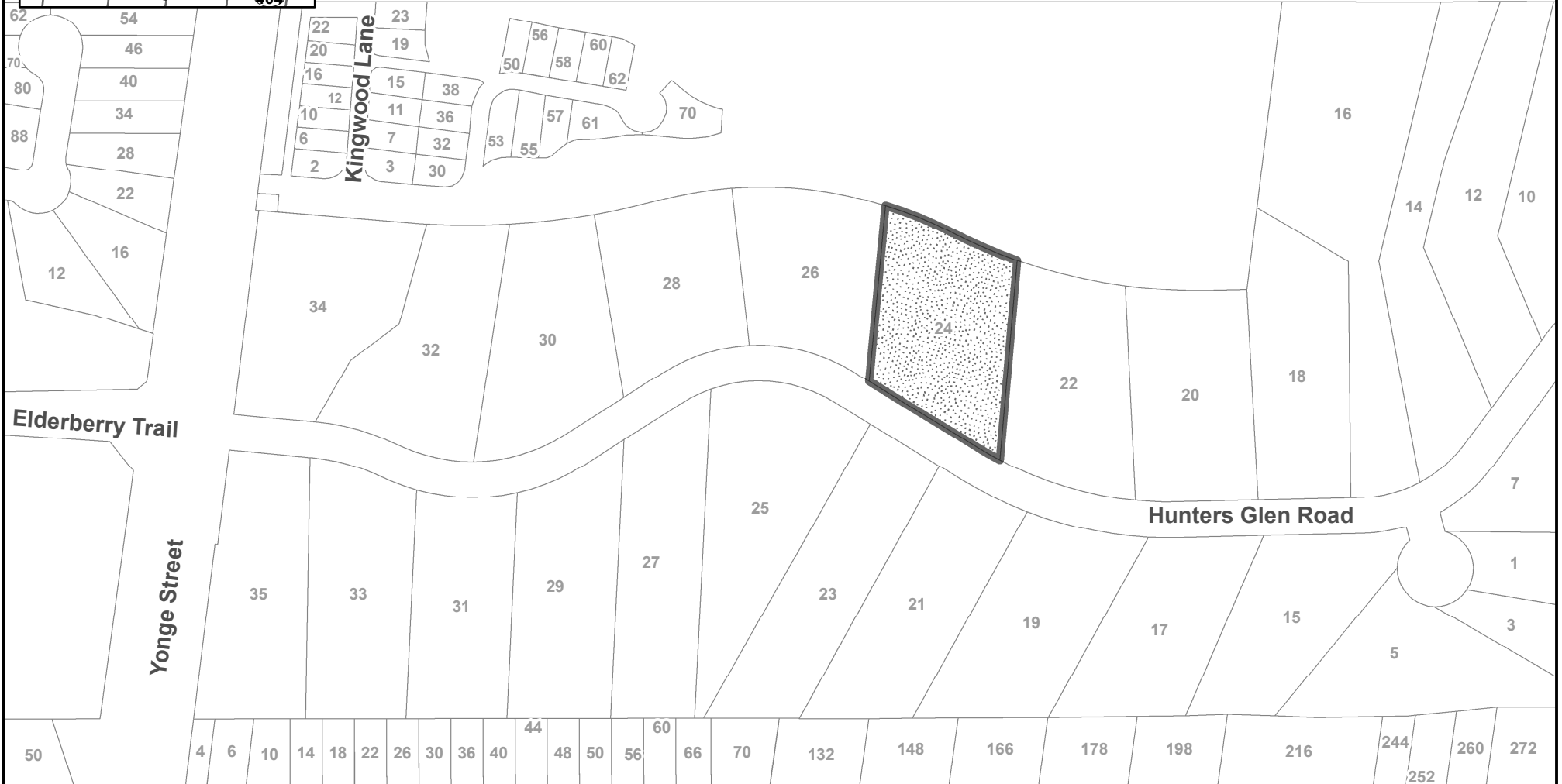
Attachment 2 – Site Plan

Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

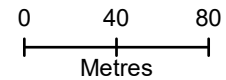
<https://www.aurora.ca/agendas>

14121



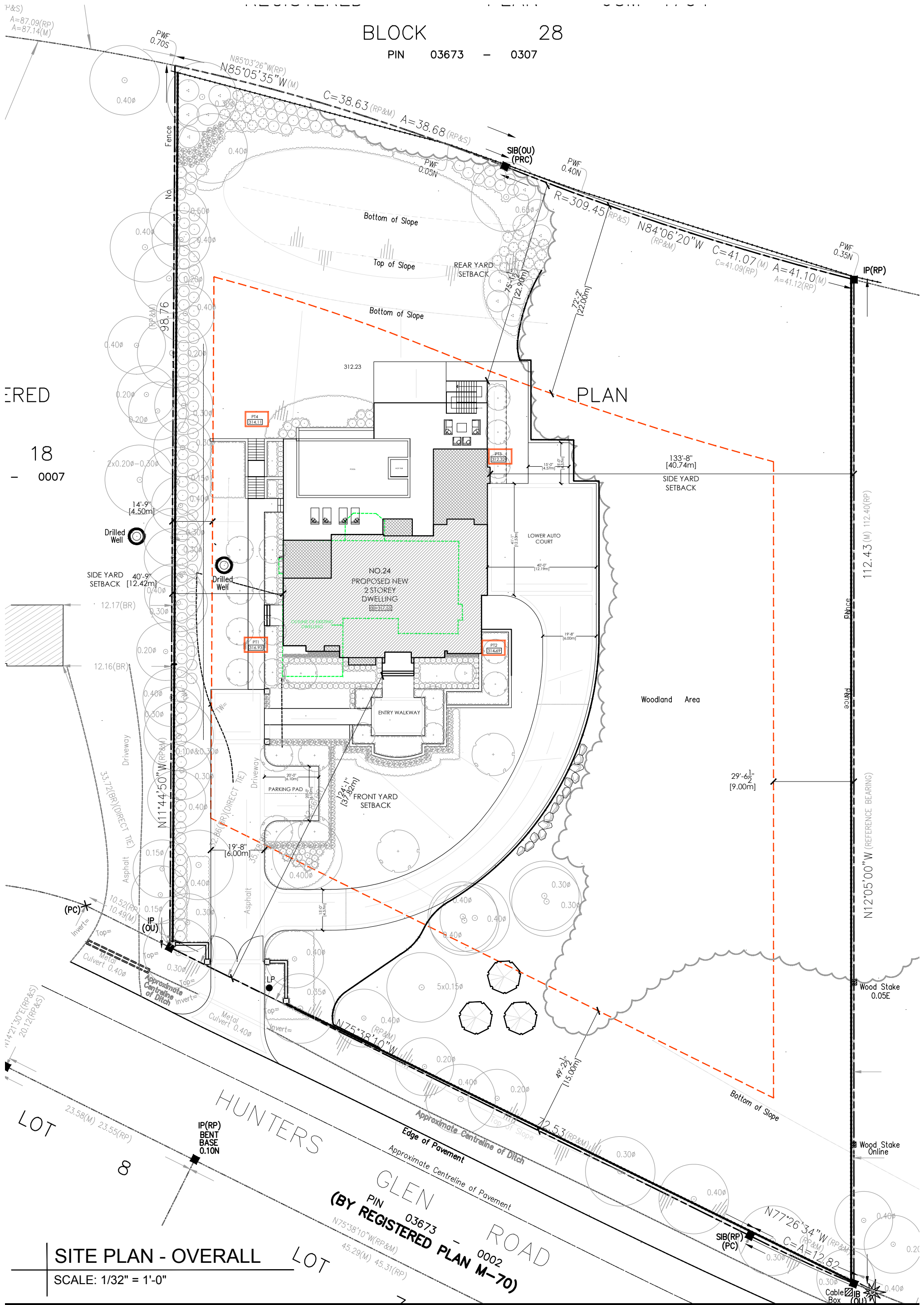
LOCATION MAP
24 HUNTERS GLEN ROAD
FILE: MV-2022-50
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



BLOCK 28

PIN 03673 - 0307



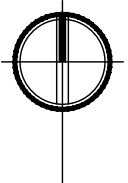
SITE PLAN - OVERALL

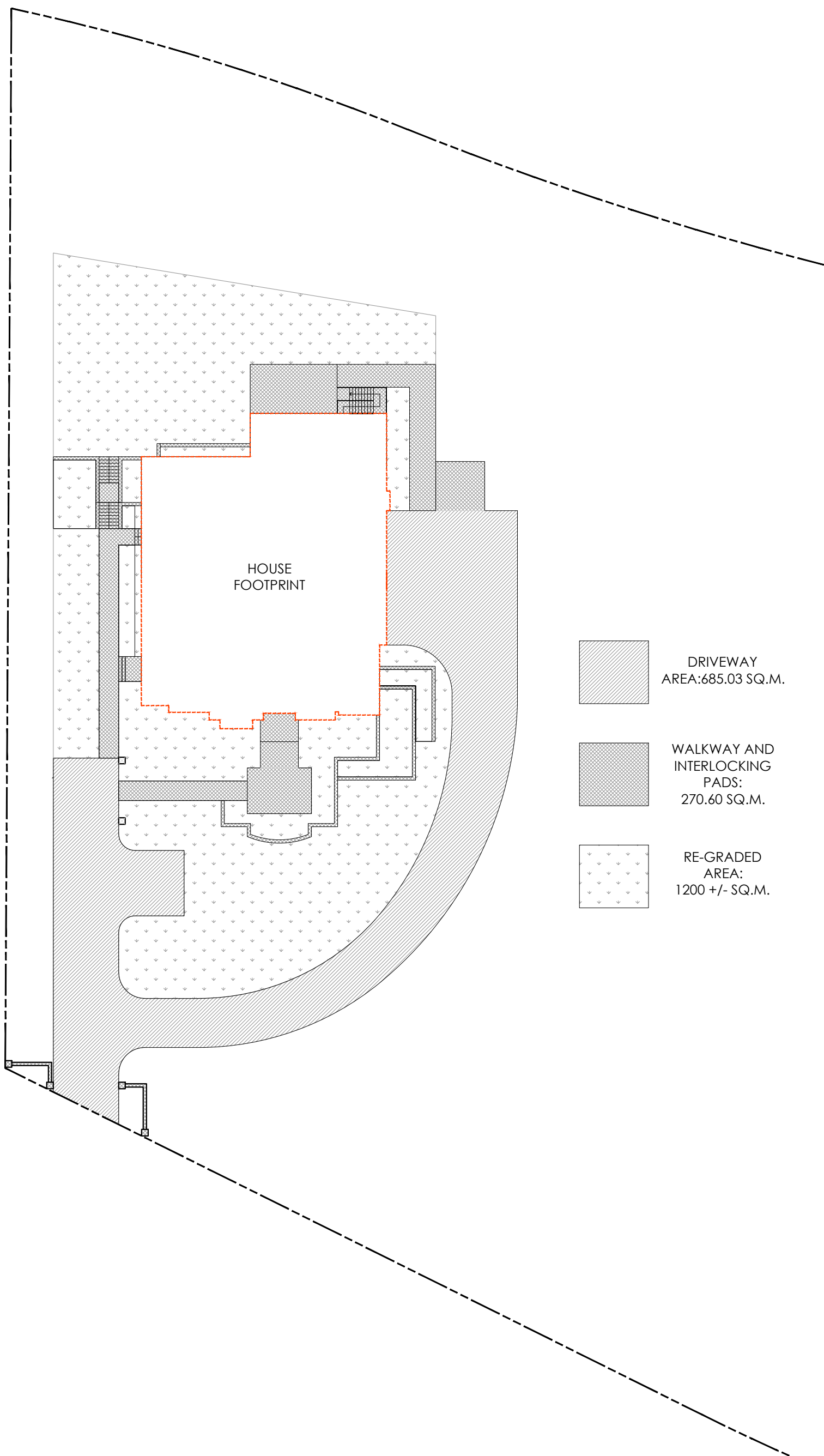
SCALE: 1/32" = 1'-0"

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210

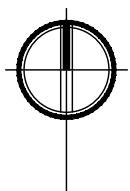
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20221392 DATE: Dec. 2, 2022
 APPROVED BY: *Melissa Bozarin*
 PRELIMINARY ZONING REVIEW





LANDFORM CONSERVATION AREA STATISTICS DIAGRAM

SCALE: 1/32" = 1'-0"



POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
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SANDRA GAVA
 ARCHITECT



WEST ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
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EAST ELEVATION

SCALE: 3/32" = 1'-0"

POZZEBON RESIDENCE

24 HUNTERS GLEN ROAD
 AURORA, ONTARIO
 DECEMBER 02, 2022
 PROJECT NO. 2210



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