



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-27

APPLICANT: 2493862 Ontario Inc.

PROPERTY: 83 Richardson Dr, Aurora, ON L4G1Z4
PLAN 514 LOT 353

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to demolish the existing one storey single family house and build a new 2 storey single family house.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

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.
 - a. The applicant is proposing a two-storey detached dwelling, which is 1.5 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:	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:

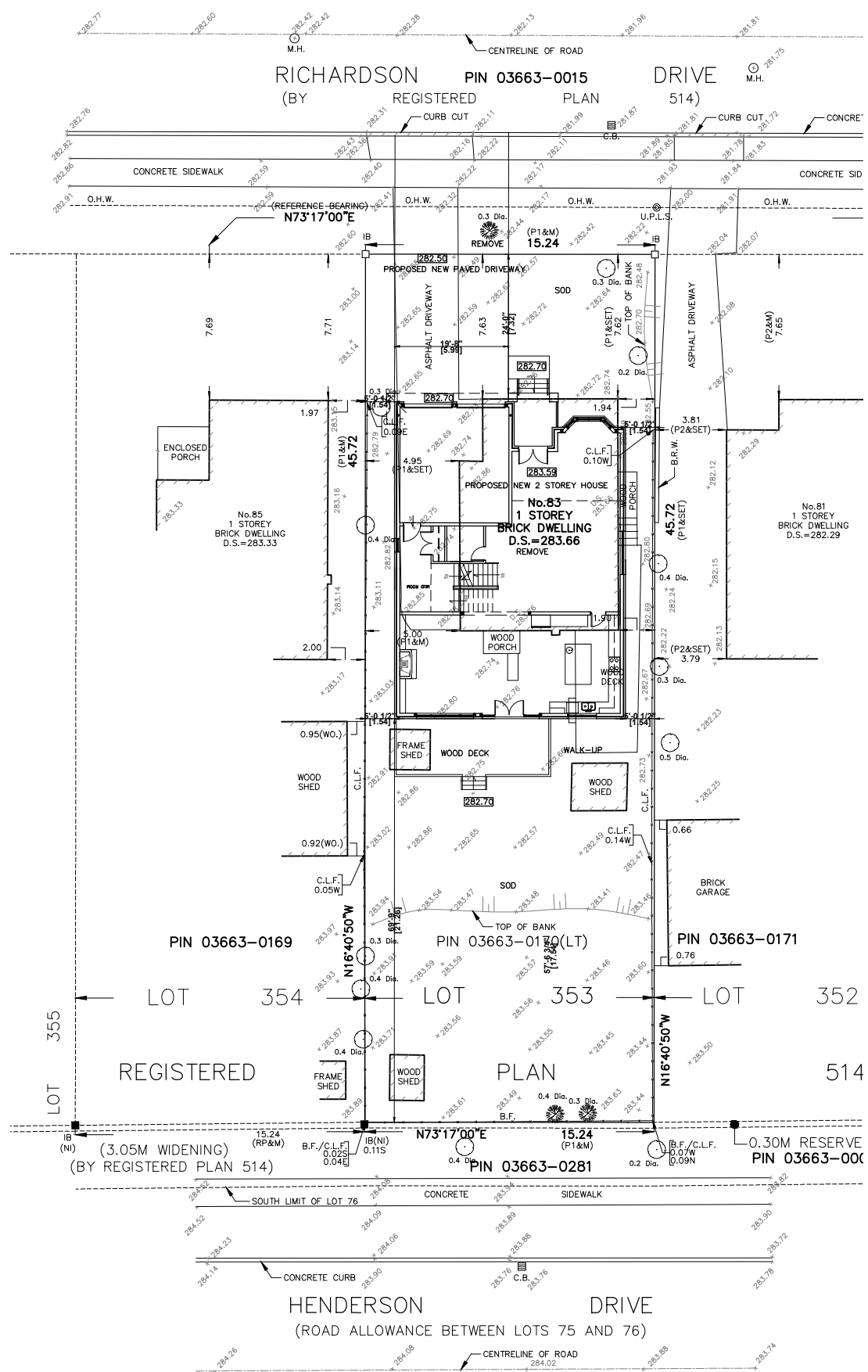
<https://www.aurora.ca/agendas>



LOCATION MAP
83 RICHARDSON DRIVE
FILE: MV-2023-27
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



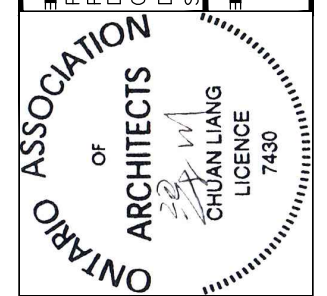


SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
 LOT 353
 REGISTERED PLAN 514
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SITE PLAN 1:300

STATISTICS:	PROPOSED
SITE AREA	696.70 M ²
BUILDING STOREY	2
BUILDING AREA	194.26 M ²
COVERAGE	27.88 %
GROSS FLOOR AREA	369.66 M ²
BUILDING HEIGHT	9.57 M

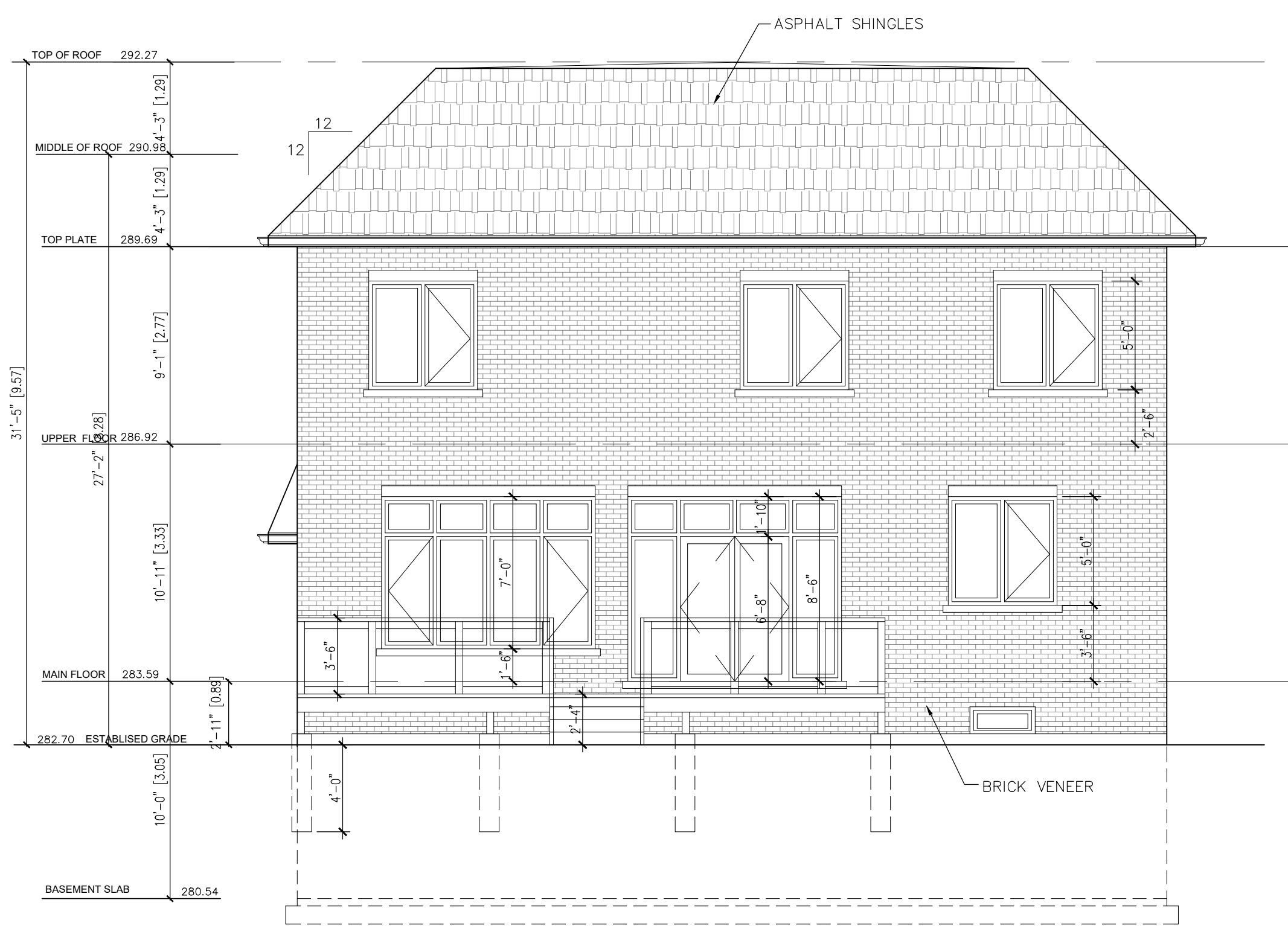
PROJECT INFORMATION	PROJECT	83 RICHARDSON DRV. RESIDENCE AURORA, ON L4G 1Z4
	PROJECT NUMBER:	2307
PROJECT INFORMATION	DRAWN BY:	CL
	CHECKED BY:	TB
PROJECT INFORMATION	DATE:	MAY.2023
	SCALE:	1:300
CLIENT INFORMATION	DRAWING NO.	A1.1
PROJECT INFORMATION	DRAWING TITLE	SITE PLAN
	ISSUED/REVISED	DATE
		3
		2
		1



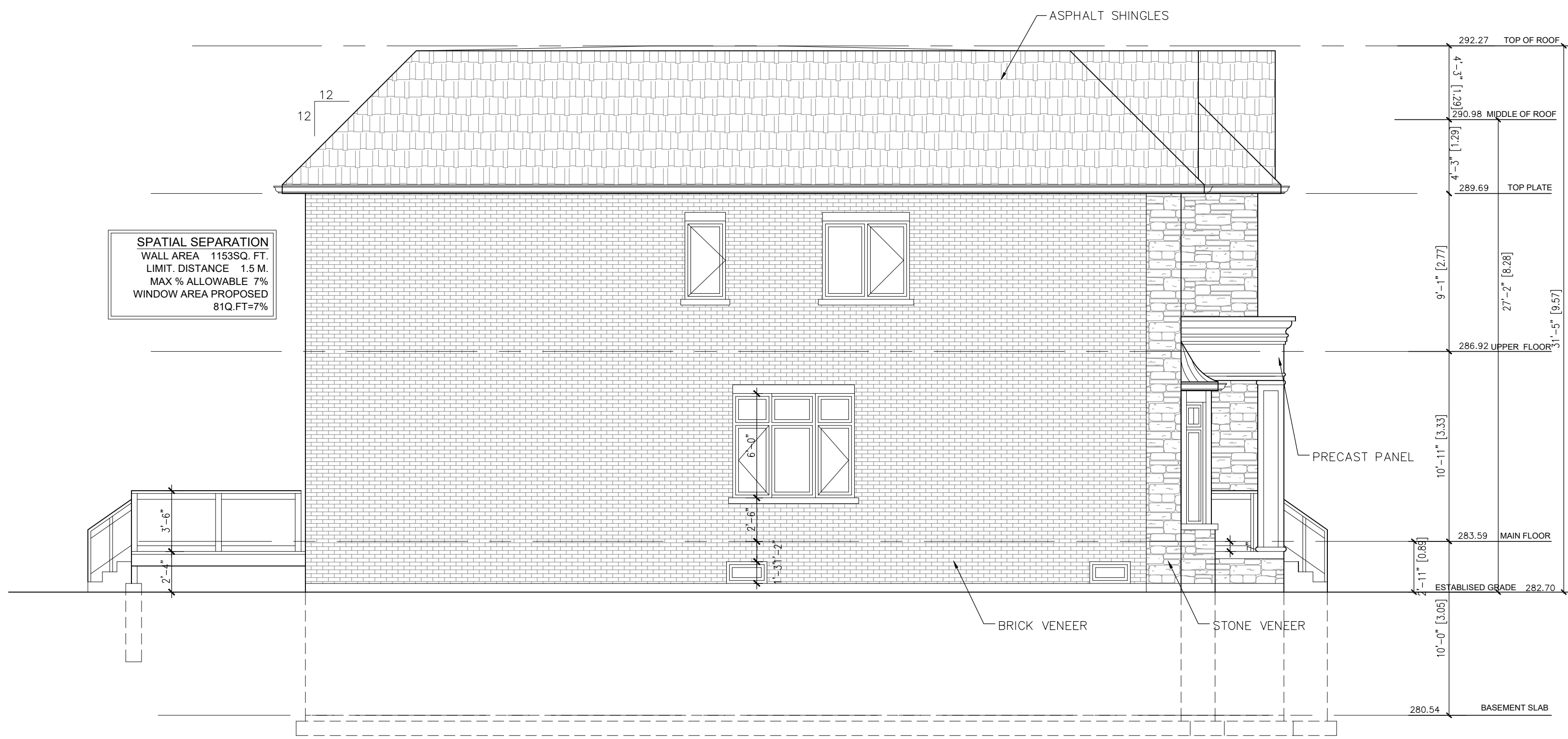
CHUAN LIANG ARCHITECTS
 106 Thomas Foster St.
 Markham ON, L6C 2W6
 T: 437.238.9921
 Email: liangbh@hotmail.com



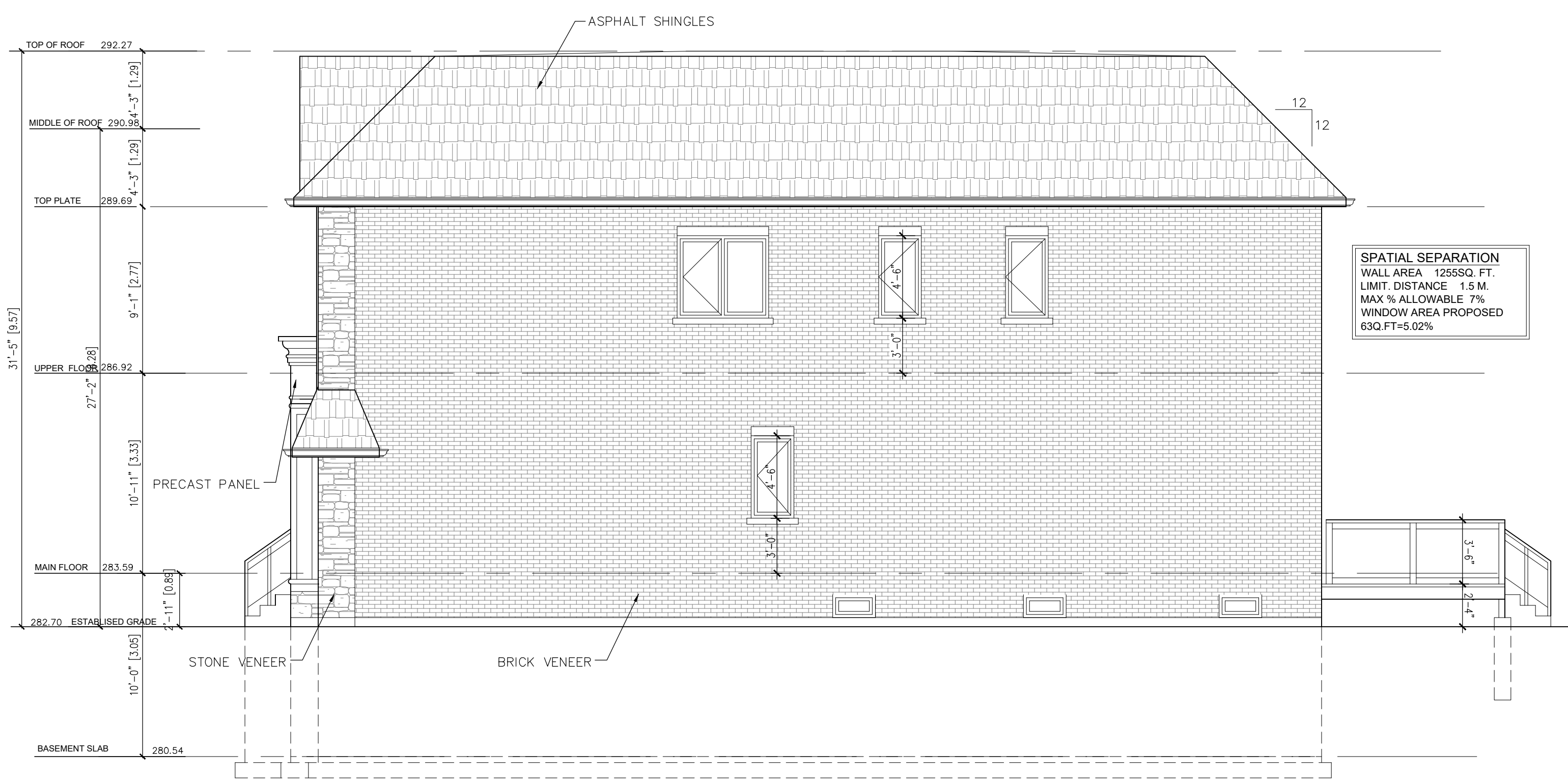
FRONT ELEVATION
3/16=1"



FRONT ELEVATION
3/16=1"



EAST ELEVATION
3/16=1"



WEST ELEVATION
3/16=1"

SPATIAL SEPARATION
WALL AREA 1163SQ. FT.
LIMIT DISTANCE 1.5 M.
MAX % ALLOWABLE 7%
WINDOW AREA PROPOSED
81Q.FT=7%

SPATIAL SEPARATION
WALL AREA 1255SQ. FT.
LIMIT DISTANCE 1.5 M.
MAX % ALLOWABLE 7%
WINDOW AREA PROPOSED
63Q.FT=5.02%

CHUAN LIANG ARCHITECTS 106 Thomas Foster Street Markham, ON, L6C 2W6 T: 416.578.3068 Email: info@clarchitects.ca	ONTARIO ASSOCIATION OF ARCHITECTS CHUAN LIANG LICENCE 7430	PROJECT INFORMATION PORUMPROS PROJECT NUMBER: 2307 DRAWN BY: CL CHECKED BY: TB DATE: MAY.2023 SCALE: 3/16"=1'-0"	PROJECT 83 RICHARDSON DRV. RESIDENCE AURORA, ON L4G 1Z4	CLIENT INFORMATION [Blank]	NO. ISSUED/REVISED DATE 3 2 1
		DRAWING TITLE ELEVATIONS	DRAWING NO. A3.1	DATE	



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