



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-31

APPLICANT: 2813506 ONTARIO INC.

PROPERTY: 12 Hawthorne Lane, Aurora, ON L4G3K7
PLAN 597 LOT 4

**RELATED
APPLICATIONS:** n/a

ZONING: R1-1 Detached Dwelling First Density Residential Exception Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of an accessory structure.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 4.1.1 of the Zoning By-law requires a minimum rear yard of 1.0 metre for an accessory structure.
 - a. The applicant is proposing an accessory structure, which is 0.3 metres to the rear property line.
- 2) Section 7.2 of the Zoning By-Law requires a minimum side yard of 3.0 metres.
 - a. The applicant is proposing an accessory structure, which is 1.2 metres to the interior side property lines.

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:	October 12, 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 Planning Coordinator, Elizabeth Stewart, at Estewart@aurora.ca **no later than 4:30pm on October 10, 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>

- ii) **Provide written comments.** Please email your comments to the Planning Coordinator, Elizabeth Stewart, at Estewart@aurora.ca **no later than 12:00pm (noon) on October 12, 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 Estewart@aurora.ca no later than 4:30pm on October 12, 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 Elizabeth Stewart at Estewart@aurora.ca or at (365)-500-3107

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 25th DAY OF September 2023



Elizabeth Stewart
Planning Coordinator

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
12 HAWTHORNE LANE
FILE: MV-2023-31
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



Rear Yard Setbacks
0.30m

SITE PLAN GENERAL NOTES:

1. ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
2. THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
3. ALL DISTURBED AREAS WITHIN EXISTING ROADS AND DRIVEWAYS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
4. ROOF DRAIN SPOTS TO SPILL ONTO GROUND VIA SPLASH PANS.
5. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER: SP 15/04L.

SIGNATURE & SEAL OF ARCHITECT:

6. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMANCE WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

7. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SUBMITTED TO THE CITY ENGINEERING DEPT. FOR REVIEW AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

8. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS, BUILDING MATERIALS, SOIL, ETC. MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE THREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

SIGNATURE OF HOMEOWNER:

9. SEPARATE CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.

10. ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOIL PRIOR TO THE RELEASE OF SECURITIES.

11. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.

12. EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.

13. ALL PROPOSED CURBING WITHIN THE MUNICIPAL SIDEWALK AREA FOR THE SITE IS TO BE AS FOLLOWS:

- a) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET DRIVEWAYS, ALL CURBING IS TO STOP AT THE PROPERTY LINE OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- b) THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATIONS PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.
- c) THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSARY BY THE SITE PLAN.
- d) THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL SIDEWALK WILL BE FENCED BY THE APPLICANT.

14. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

15. NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJACENT PARK/DRIVEWAY IF APPLICABLE.

16. ALL EXTERIOR LIGHTING WILL BE DIRECTED AWAY FROM THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

21. IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/04) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

GENERAL NOTES

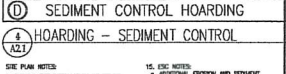
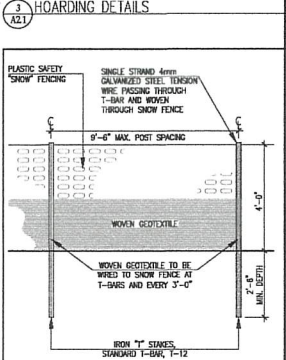
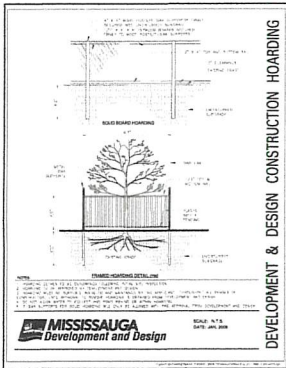
EROSION & SEDIMENT NOTES:

1. ALL SLOPE FENCING AND SEDIMENT CONTROL FENCING TO BE DIRECTED PRIOR TO COMMENCEMENT OF ANY GRADING OPERATIONS (CITY STANDARD 2940.01).
2. ALL DISTURBED AREAS WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIERS (CITY STANDARD 2930.05) INSTALLED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT BARRIERS TO BE MAINTAINED ON A REGULAR BASIS UNTIL NO LONGER REQUIRED.
3. ALL LANDSCAPED CHAINWAYS TO HAVE SEDIMENT PROTECTION (CITY STANDARD 2930.04) INSTALLED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT PROTECTION TO BE MAINTAINED ON A REGULAR BASIS UP TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
4. CONSTRUCTION SEQUENCE:
 - INITIAL SEDIMENT CONTROL INSTALLATION = SITE GRADING OPERATIONS
 - LANDSCAPING SEDIMENT CONTROL OPERATIONS = BUILDING CONSTRUCTION
 - FINAL GRADING/SEEDING OPERATION = FINAL GRADING/SEEDING OPERATION

THE CONTROL PLAN IS PROVIDED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONNECTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL PERMIT NO. UNDER THE EROSION AND SEDIMENT CONTROL BY-LAW NO. 512-91, AS AMENDED.

SEDIMENT CONTROL NOTES

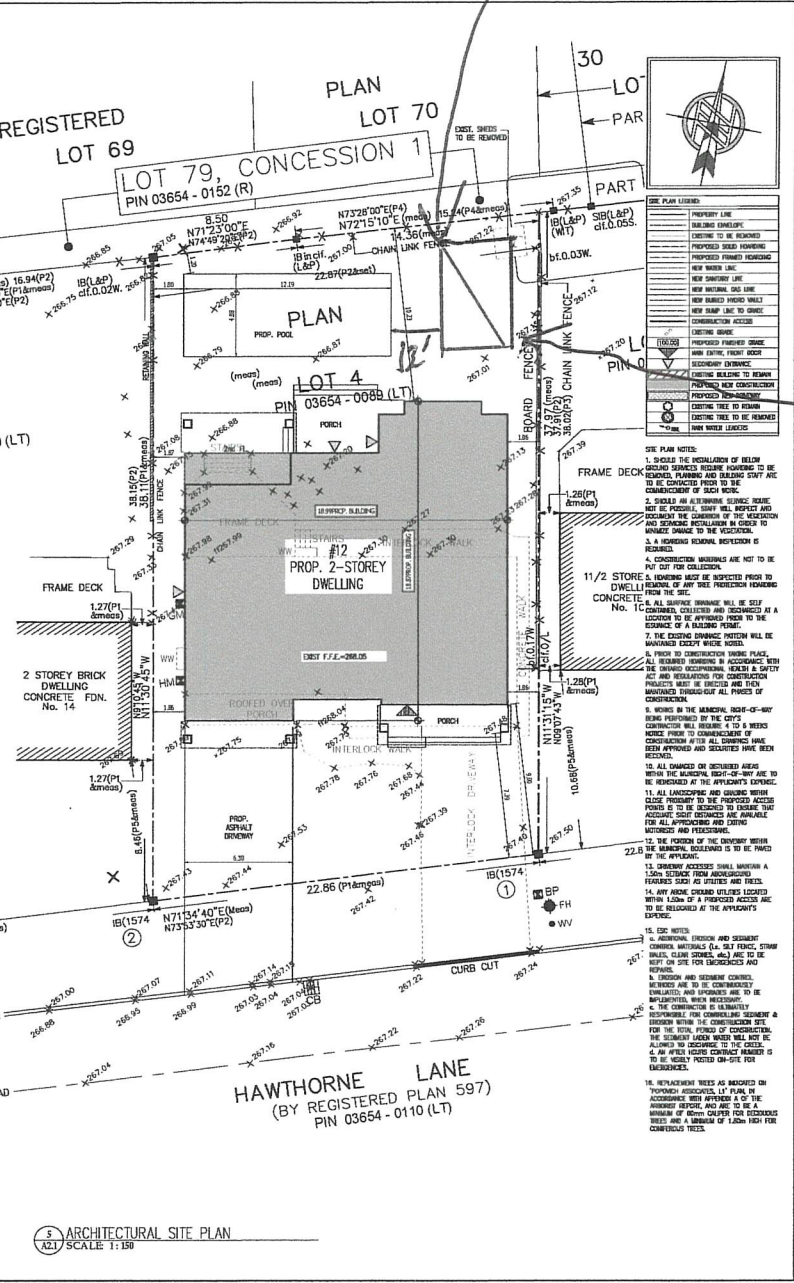
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED, AS REQUIRED, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
- IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, THEN ALL DISTURBED AREAS SHALL BE STABILIZED BY VEGETATION.



PLAN NOTES:

1. SHOWS THE REGULATION OF BELIEF GRADING SERVICES REQUIRE HOARDING TO BE INSTALLED, PLANNING AND BUILDING DEPT ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
2. SHOWS AN ALTERNATIVE SERVICE OPTION NOT TO BE USED. IT WILL BE APPROVED PRIOR TO THE COMMENCEMENT OF THE REGULATION AND SERVICE REGULATION IN ORDER TO BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. SHOWS AN ALTERNATIVE SERVICE OPTION NOT TO BE USED. IT WILL BE APPROVED PRIOR TO THE COMMENCEMENT OF THE REGULATION AND SERVICE REGULATION IN ORDER TO BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. CONSTRUCTION MATERIALS ARE NOT TO BE STOCKPILED ON-SITE FOR COLLECTION.
5. CONSTRUCTION MATERIALS ARE NOT TO BE STOCKPILED ON-SITE FOR COLLECTION.
6. ALL SLOPES WITHIN THE SITE SHALL BE SELF COLLECTING AND INSTALLED AT A LOCATION TO BE APPROVED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
7. THE EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. WORKS IN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE APPROVED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
9. ALL LANDSCAPING AND GRADING WITHIN CURB PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
10. ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.
11. ALL LANDSCAPING AND GRADING WITHIN CURB PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
12. THE NUMBER OF THE DRIVEWAY WITHIN THE MUNICIPAL SIDEWALK IS TO BE FENCED BY THE APPLICANT.
13. DRIVEWAY ACCESS SHALL MAINTAIN A LOW PROFILE FROM ADJACENT DRIVEWAYS, FENCES SUCH AS CURBS AND TREES.
14. ANY OPEN GRADES WITHIN CURB PROXIMITY TO THE PROPOSED ACCESS ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.

ARCHITECTURAL SITE PLAN
SCALE 1:150



Side Yard
16.22 m

PROPERTY OWNER: 12 Hawthorne Lane, Aurora, Ontario, L4G 3K7

ARCHITECT: MICHAEL PETTES ARCHITECT INC. 1402 Queen Street, Suite 210, Village of Alton, Town of Guelph, Ontario, L7E 0C3
Attention: Michael Pettes

PERMIT NO.: PR20230355

DATE: Feb. 16, 2023

APPROVED BY: *Shane Shaban*

PRELIMINARY ZONING REVIEW

SETBACK INFORMATION:

MINIMUM FRONT YARD SETBACK:	9.00	295.3
PROPOSED:	8.61	28.25
MINIMUM REAR YARD SETBACK:	9.00	295.3
PROPOSED:	10.63	34.88
MIN. L SIDEYARD SETBACK:	3.00	9.84
PROPOSED:	1.86	6.10
MIN. R SIDEYARD SETBACK:	3.00	9.84
PROPOSED:	3.00	9.84

LOT INFORMATION:

MIN. LOT AREA AS PER DEFINITION:	83.00	8997.86
EXIST. LOT AREA:	856.11	9301.19
MIN. LOT FRONTAGE AS PER DEFINITION:	22.00	72.18
ACTUAL LOT FRONTAGE:		

GROUND FLOOR AREA: 219.40 / 2363.60

SECOND FLOOR AREA: 307.84 / 3313.57

TOTAL GROSS FLOOR AREA: 527.24 / 5675.17

COVERAGE CALCULATIONS:

	%	METRIC	IMPERIAL
GARAGE AREA:		77.04	829.25
GARAGE FLOOR AREA:		219.40	2361.60
2ND FLOOR OVERHANG AREA:		11.40	122.75
COVERED PORCHES:		14.20	152.89
MAX. ALLOWABLE COVERAGE:	35.00%	302.44	3255.42
PROPOSED COVERAGE:	37.27%	322.05	3466.49

HEIGHT CALCULATIONS

	%	METRIC	IMPERIAL
MAX. ALLOWABLE HEIGHT:		10.00	32.81
PROPOSED HEIGHT:		9.19	30.15

SITE STATISTICS

CLIENT: 12 HAWTHORNE

ADDRESS: 12 HAWTHORNE LANE
CITY: AURORA, ONTARIO, L4G 3K7

DRAWING TITLE: SITE PLAN

DRAWN: CB
DATE: Apr. 16, 21
SCALE: AS NOTED

JOB NO.: 20-700
SHEET: A2.1

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL PETTES ARCHITECT INC.
LICENCE NO. 11111

Drawings must NOT be sealed. Contractors must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION

PLAN or TOPOGRAPHY OF: LOT 4 REGISTERED PLAN 597, CITY OF AURORA (REGIONAL MUN. OF YORK)

INFORMATION TAKEN FROM A SURVEY PREPARED BY: TARASCKI McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS JANUARY 11, 2021

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TOWN OF AURORA PLANNING & DEVELOPMENT SERVICES BUILDING DIVISION

DATE: Feb. 16, 2023

PERMIT NO.: PR20230355

APPROVED BY: *Shane Shaban*

PRELIMINARY ZONING REVIEW

MP Michael Pettes Architect Inc.
1402 Queen Street, Suite 210
Village of Alton, Town of Guelph, ON N1E 1C3
Tel: (519) 881-1142
Fax: (519) 881-1144

CLIENT: 12 HAWTHORNE

ADDRESS: 12 HAWTHORNE LANE
CITY: AURORA, ONTARIO, L4G 3K7

DRAWING TITLE: SITE PLAN

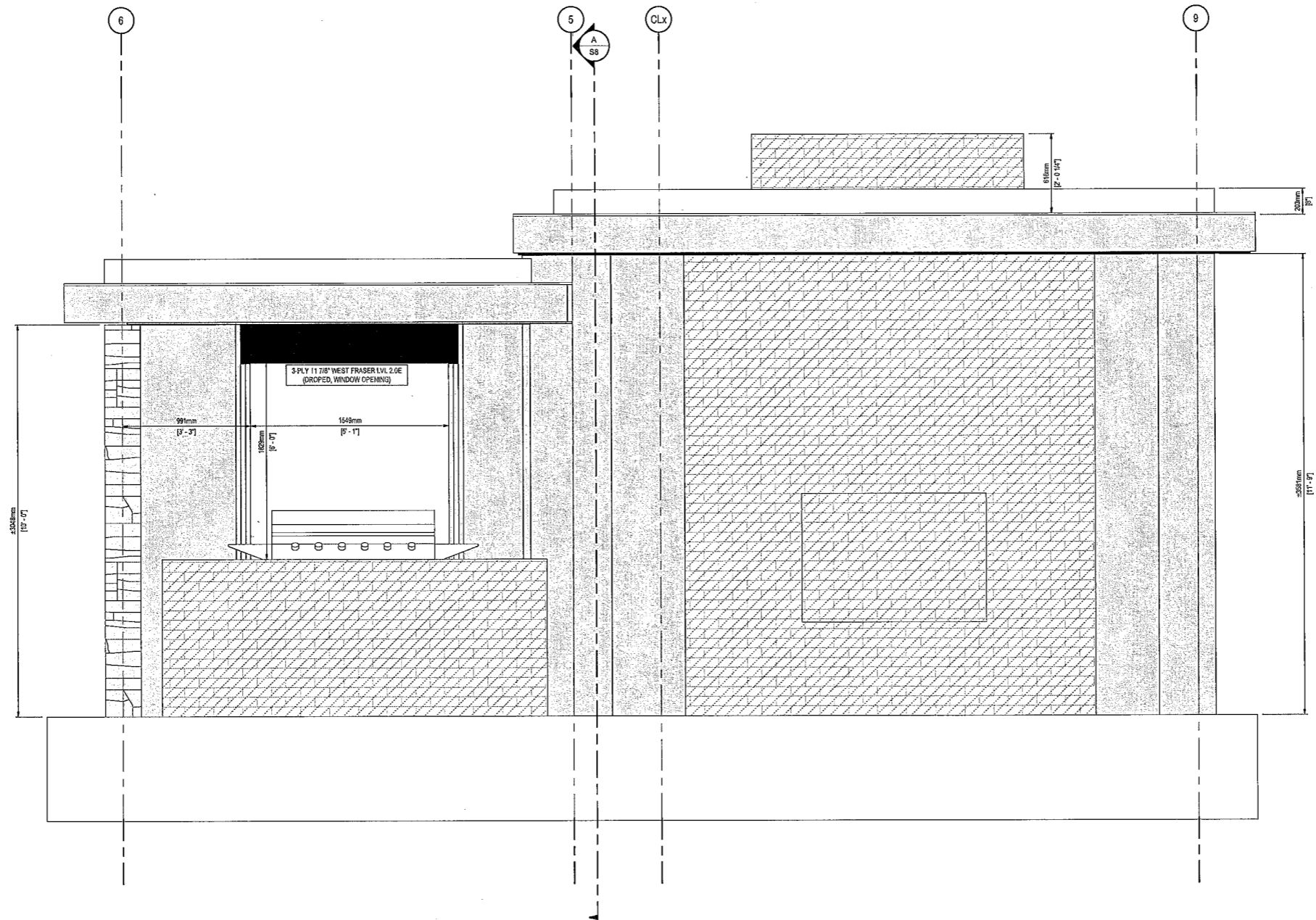
DRAWN: CB
DATE: Apr. 16, 21
SCALE: AS NOTED

JOB NO.: 20-700
SHEET: A2.1



JC BALDWIN & FRIENDS LIMITED
 24 CARDWRIGHT DRIVE
 AURORA, ON L4R 6G3
 TEL: (416) 726-0903

ENGINEERING STAMP



1 NORTH ELEVATION
 SCALE: 1:20

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

PERMIT NO.: PR20230353 DATE: Feb. 16, 2023

APPROVED BY: *Lana Hossain*

PRELIMINARY ZONING REVIEW

RECORD DRAWING
 NOTICE TO USER
 Information contained on this drawing may have changed since the completion of construction. Further, this drawing may contain information provided by others. No warranty is provided as to accuracy and/or completeness of the information contained on these drawings. The recipient assumes all risks and liabilities associated with the use of the drawings. As such, JC Baldwin & Friends Ltd. shall not be responsible for any errors or omissions which may result from incorporation of the information herein.

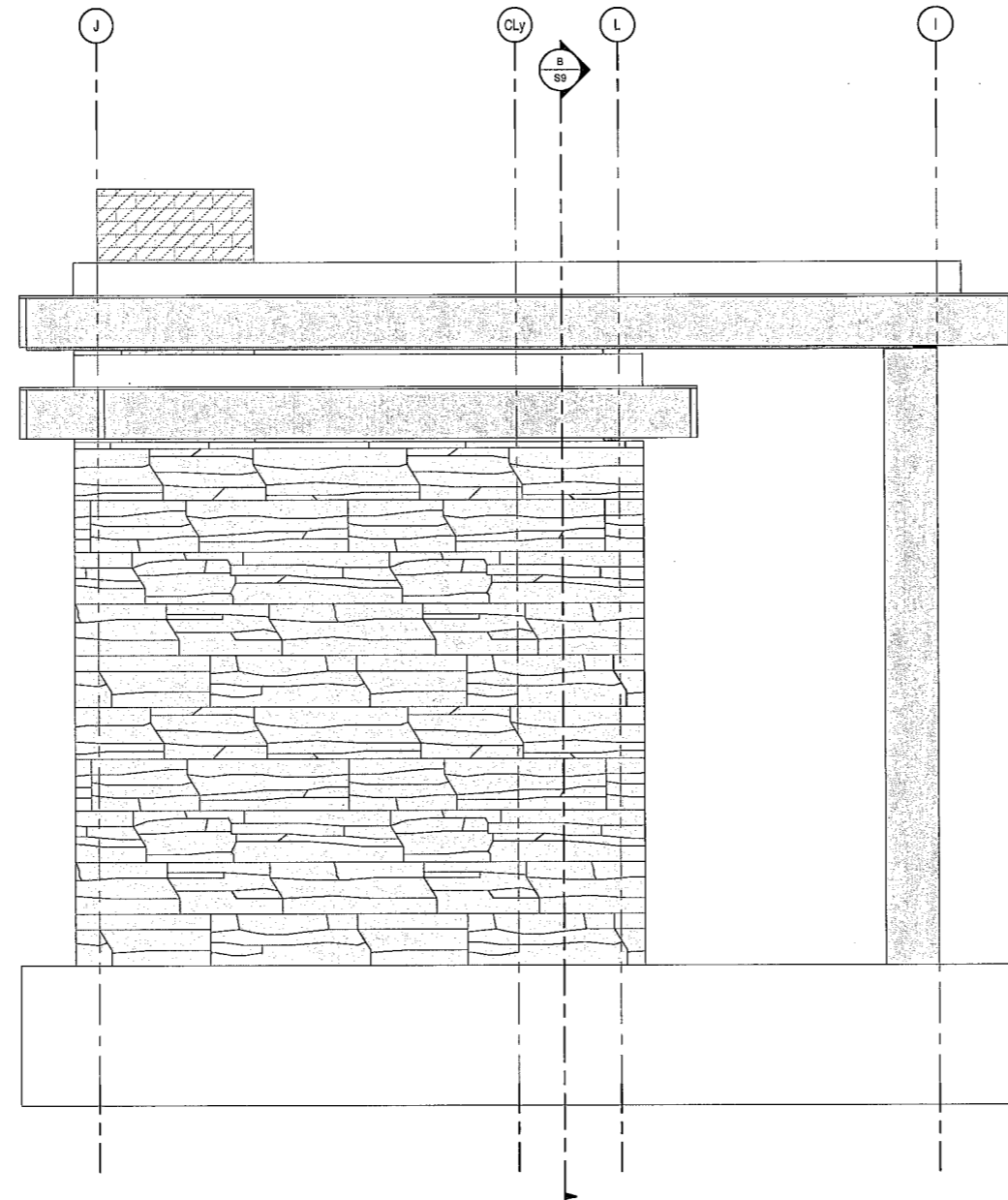
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be used as a violation of law for any purpose unless they are acting under the direction of a licensed professional engineer. In all other documents, use of these drawings by any party for any other purpose is subject to the following conditions:
 The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of JC Baldwin & Friends Ltd. is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless JC Baldwin & Friends Ltd. from any claims whatsoever associated with or related to the use of the drawings. The recipient will not trace any portion of the drawing for any future project without the express written permission of JC Baldwin & Friends Ltd.

SITE COORDINATES
 ADDRESS: 12 Hawthorne Ln,
 Aurora, ON L4R 3K7
 LATITUDE: 43° 59' 39.2" N
 LONGITUDE: 79° 28' 24.2" W

REV	DESCRIPTION	DATE	BY	CHK
0	AS-BUILT	2022-11-16	JCB	JCB
DRAWN BY: JCBaldwin				
APPROVED BY: JCBaldwin				
SCALE: 1:20				
DRAWING TITLE: NORTH ELEVATION				
SITE NAME: 12 Hawthorne - Pergola				
SITE ID: 12 Hawthorne				
PROJ No.: JCBFL2022037				
DATE: 2022-11-16				
DRAWING No.: 12 Hawthorne - S4				

S4

C:\Users\JC Baldwin\Friends\JC Baldwin & Friends\Proj\JCFL2023037 - 12 Hawthorne Pl, Aurora\DWG_RV2023.rvt
 2023-11-17 9:24:47 AM



1 EAST ELEVATION
 S1 SCALE: 1:20

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

PERMIT NO.: PR20230353 DATE: Feb. 16, 2023

APPROVED BY: *Dana Hossain*

PRELIMINARY ZONING REVIEW



JCBALDWIN & FRIENDS LIMITED
 66 GARDENWRIGHT DRIVE
 BURLINGHAM, ON L4M 1G3
 TEL: (416) 726-9304

ENGINEERING STAMP

RECORD DRAWING
NOTICE TO USER
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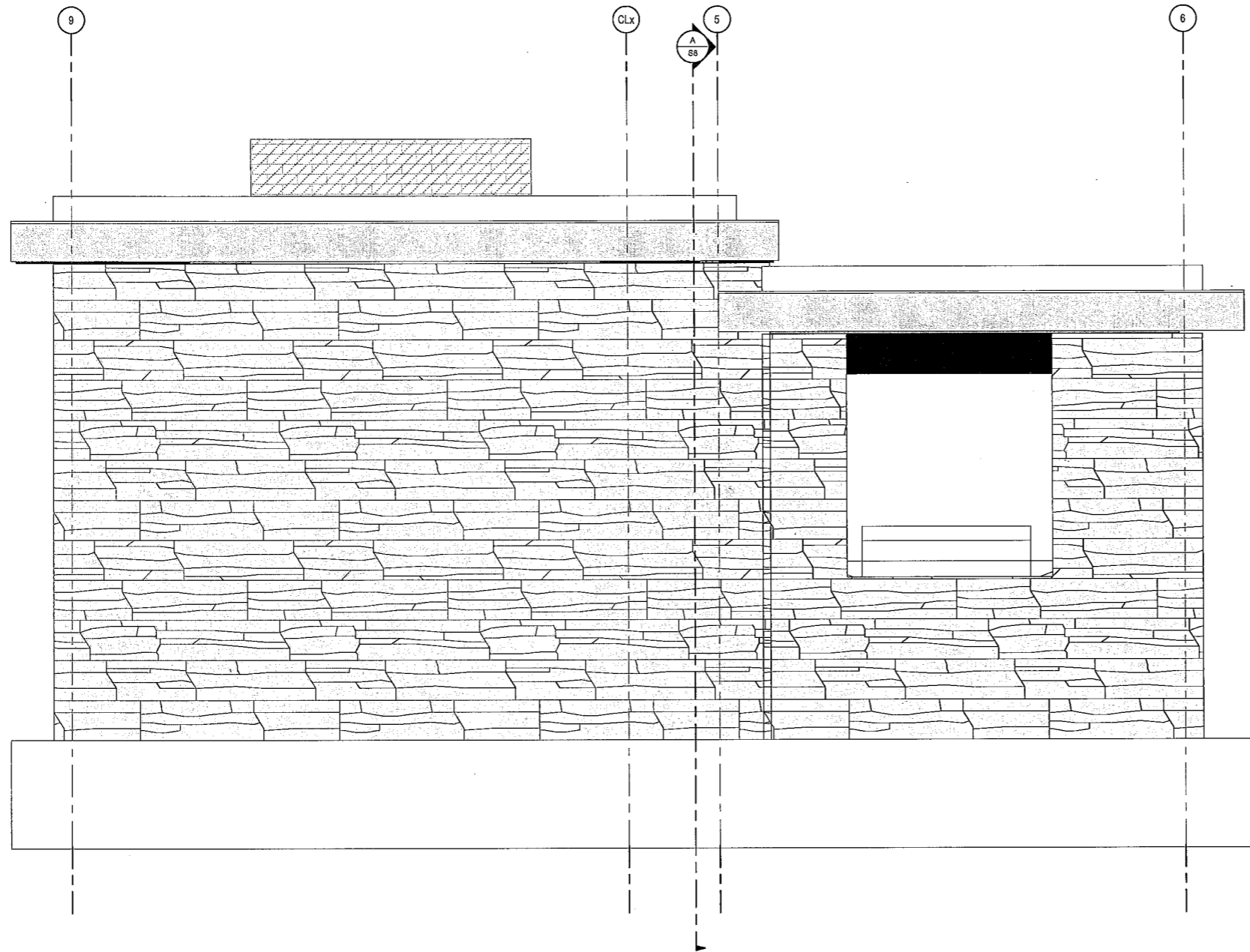
SITE COORDINATES
 ADDRESS: 12 Hawthorne Ln,
 Aurora, ON L4G 3K7
 LATITUDE: 43° 59' 39.2" N
 LONGITUDE: 79° 28' 24.2" W

REV	DESCRIPTION	DATE	DRW	CHK
0	AS-BUILT	2022-11-16	JCB	JCB

DRAWN BY: JCBaldwin
 APPROVED BY: JCBaldwin
 SCALE: AS NOTED
 DRAWING TITLE: EAST ELEVATION

SITE NAME: 12 Hawthorne - Pergola
 SITE ID: 12 Hawthorne
 PROJ No.: JCBFL2023037
 DATE: 2022-11-16
 DRAWING No.: 12 Hawthorne - S5

S5



1 SOUTH ELEVATION
SCALE: 1:20

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20230353 DATE: Feb. 16, 2023
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



JCBALDWIN & FRIENDS LIMITED
 85 CUREWRIGHT DRIVE
 BURLINGTON, ON L4M 6S3
 TEL: (905) 726-9304

ENGINEERING STAMP

RECORD DRAWING

NOTICE TO USER
 Information contained on this drawing may have changed since the completion of construction. Further, this drawing may contain information provided by others. No warranty is provided as to accuracy and/or completeness of the information contained on these drawings. The recipient assumes all risks and liabilities associated with the use of the drawings. As such, JCBaldwin & Friends Ltd. shall not be responsible for any errors or omissions which may result from incorporation of this information herein.

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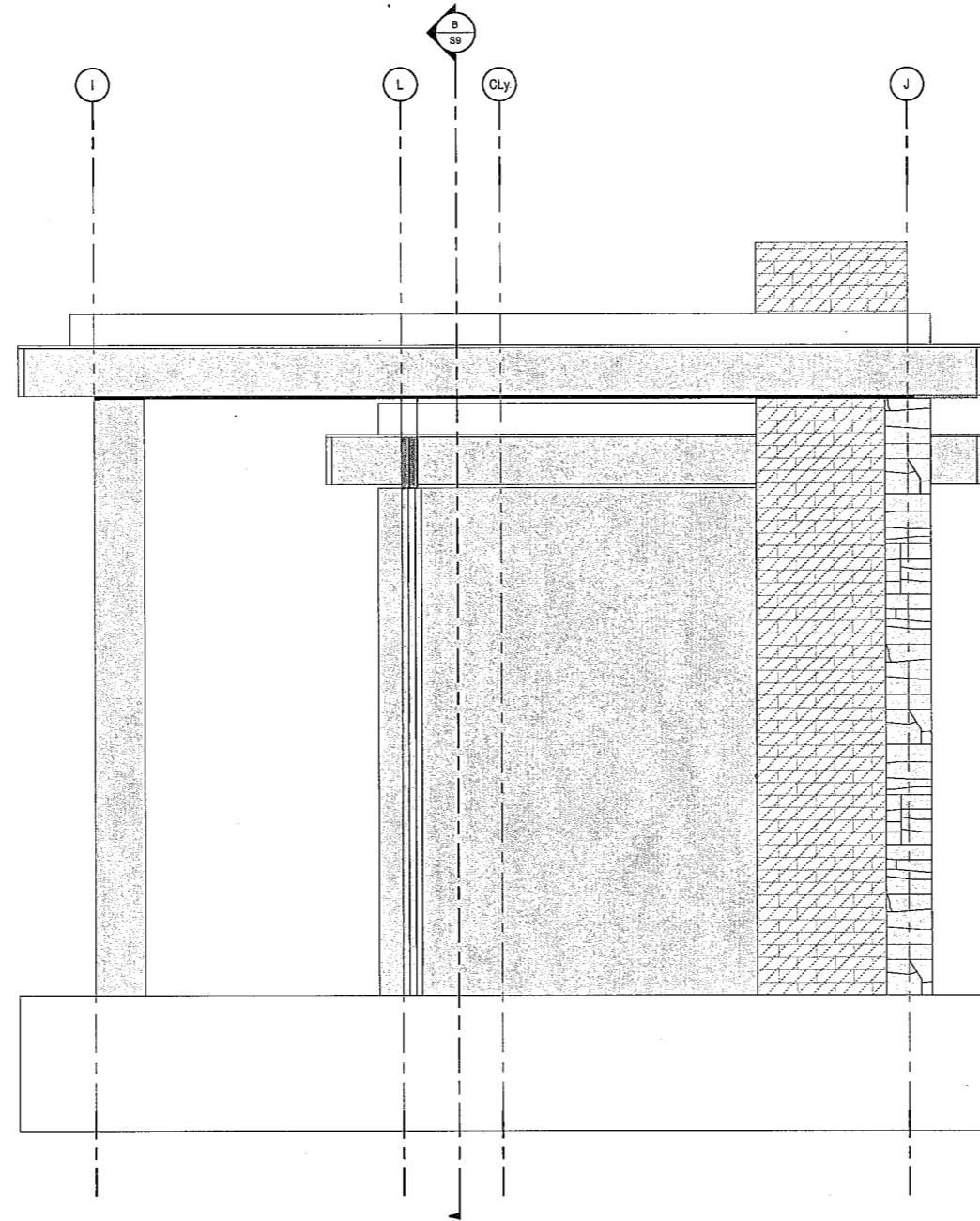
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SITE COORDINATES

ADDRESS: 12 Hawthorne Ln.
 Aurora, ON L4G 3K7
 LATITUDE: 43° 59' 39.2" N
 LONGITUDE: 79° 28' 24.2" W

REV	DESCRIPTION	DATE	BY	CHK
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DRAWN BY: JCBaldwin				
APPROVED BY: JCBaldwin				
SCALE: AS NOTED				
DRAWING TITLE: SOUTH ELEVATION				
SITE NAME: 12 Hawthorne - Pergola				
SITE ID: 12 Hawthorne				
PROJ No.: JCBFL2022037				
DATE: 2022-11-16				
DRAWING No.: 12 Hawthorne - S6				

S6



1 WEST ELEVATION
SCALE: 1:20

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20230353 DATE: Feb. 16, 2023
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



JCBaldwin & Friends Limited
 49 CANNONWOOD DRIVE
 BARRIE, ONTARIO L4G 3K7
 TEL: (416) 726-9254

ENGINEERING STAMP

NOTICE TO USER

Information contained on this drawing may change after the completion of construction. Further, this drawing may contain information provided by others. No warranty is provided as to accuracy and/or completeness of the information contained on these drawings. The recipient assumes all risks and liabilities associated with the use of the drawings. As such, JCBaldwin & Friends Ltd. shall not be responsible for any errors or omissions which may result from incorporation of the information herein.

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 Aurora, ON L4G 3K7
 LATITUDE: 43° 59' 39.2" N
 LONGITUDE: 79° 28' 24.2" W

REV	DESCRIPTION	DATE	BY	CHK
0	AS-BUILT	2022-11-16	JCB	JCB

DRAWN BY: JCBaldwin
 APPROVED BY: JCBaldwin

SCALE: AS NOTED
 DRAWING TITLE: WEST ELEVATION

SITE NAME: 12 Hawthorne - Pergola
 SITE ID: 12 Hawthorne
 PROJ No.: JCBFL2022037
 DATE: 2022-11-16
 DRAWING No.: 12 Hawthorne - S7

S7



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