



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2023-33

**APPLICANT:** MXL Engineering & Associates

**PROPERTY:** 193 Kennedy St W, Aurora, ON L4G2L8  
PLAN 246 PT LOT 32

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R1 Detached First Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate  
Rear yard cabana

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 7.2 of the Zoning By-Law requires a minimum exterior side yard setback of 9 metres.
  - a. The applicant is proposing an accessory structure, which is 1 metre to the exterior 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.

|                  |   |
|------------------|---|
| <b>DATE:</b>     | <b>January 11, 2024</b>   |
| <b>TIME:</b>     | <b>7:00 p.m.</b>  |
| <b>LOCATION:</b> | <b>Electronic Meeting<br/>(Please visit<br/><a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a><br/>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 Planning Coordinator, Elizabeth Stewart, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on January 9, 2024.** 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 Planning Coordinator, Elizabeth Stewart, at [Estewart@aurora.ca](mailto:Estewart@aurora.ca) **no later than 12:00pm (noon) on January 11, 2024.** 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 11, 2024.

**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](mailto: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 22<sup>nd</sup> DAY OF December 2023



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

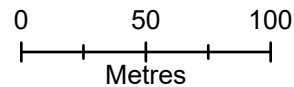
**Agenda packages will be available prior to the Hearing at:**

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



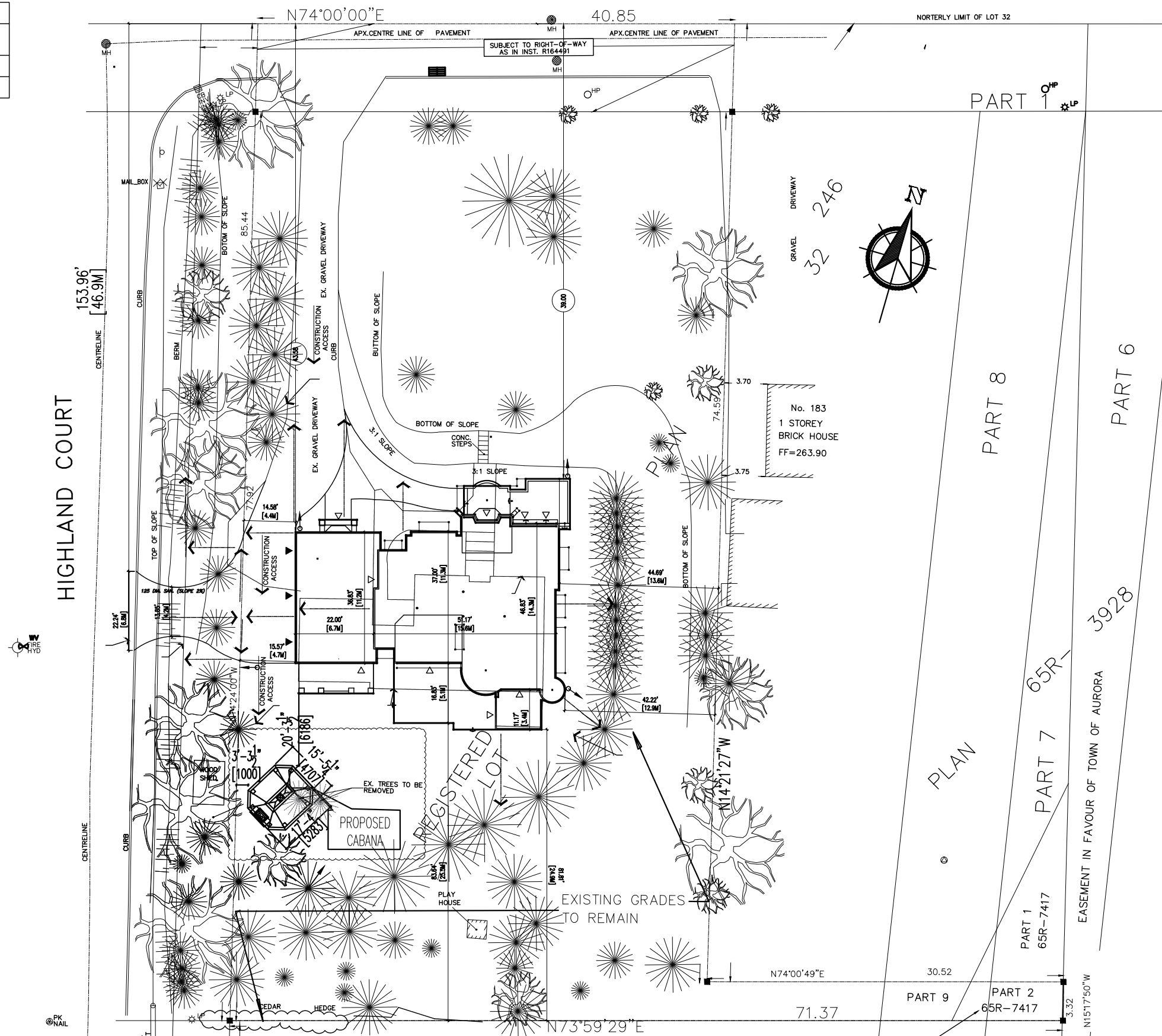
**LOCATION MAP**  
**193 KENNEDY STREET WEST**  
**FILE: MV-2023-33**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



# KENNEDY STREET WEST

| MUNICIPALITY AND PROJECT INFORMATION |                |
|--------------------------------------|----------------|
| - PROJECT TYPE AND DESCRIPTION       | PROP. CABANA   |
| - MUNICIPALITY                       | TOWN OF AURORA |
| - ZONING DESIGNATION                 | R1             |



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

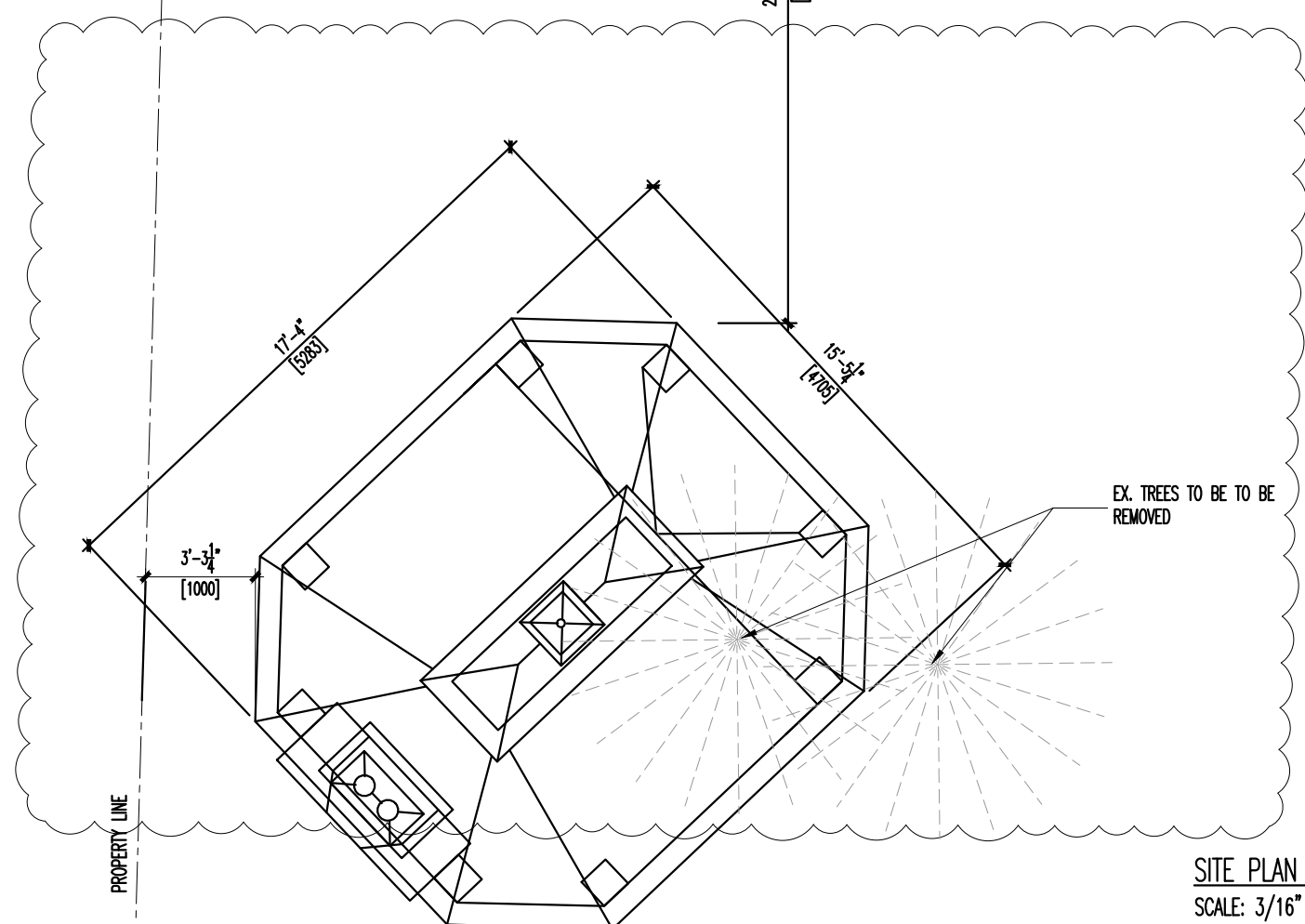
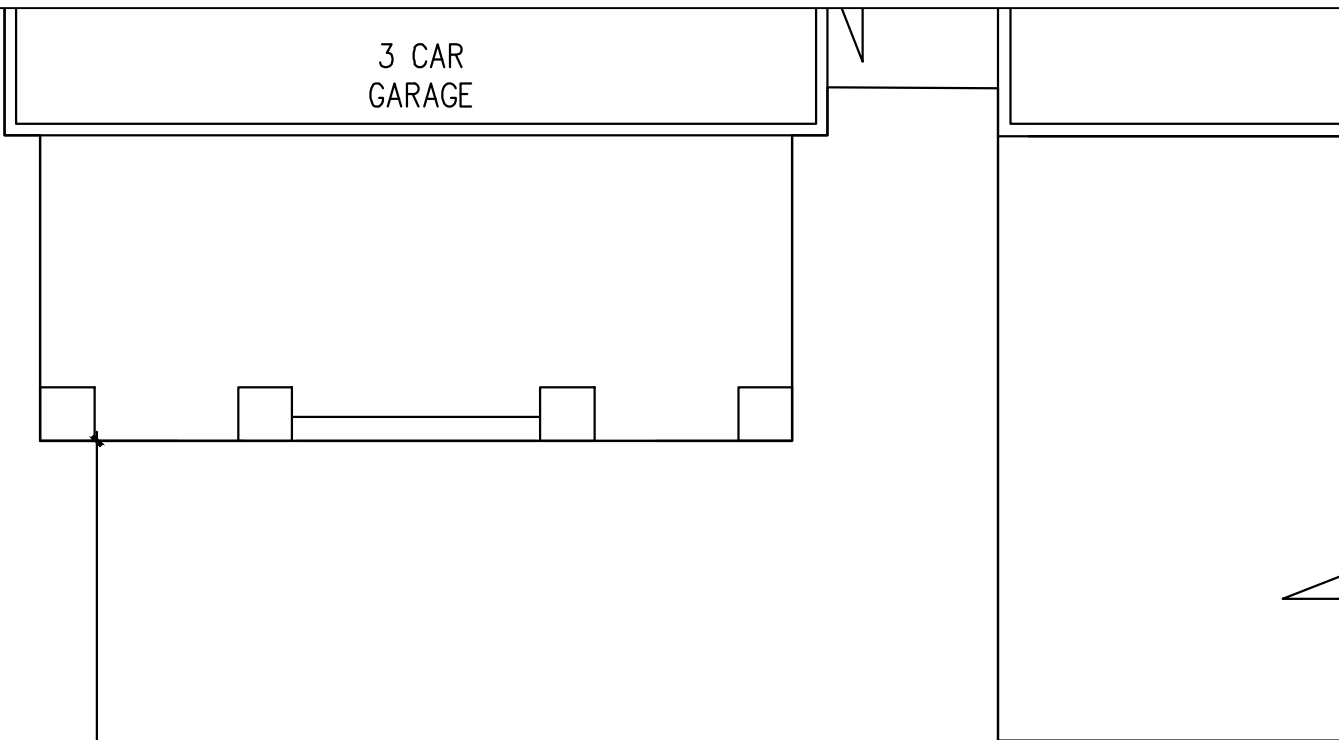
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20230821    DATE: Nov. 29, 2023  
 APPROVED BY: *Liana Hossain*  
 PRELIMINARY ZONING REVIEW



MXL ENGINEERING & ASSOCIATES, INC.  
 1649 ST. Clair Avenue W, TORONTO ON M6N 1H7  
 email: engineering@mxlengineering.ca  
 Phone: 647.621.1246  
 www.mxleng.ca



| NO. | DESCRIPTION OF ISSUE       | DATE          | PROJECT                 | TITLE         |
|-----|----------------------------|---------------|-------------------------|---------------|
|     | FOR CLIENT APPROVAL        | JUN. 01, 2023 | 193 KENNEDY STREET WEST | SITE PLAN     |
|     | ISSUED FOR PERMIT          | JUN. 19, 2023 |                         |               |
|     | ISSUED FOR PERMIT REVISION | JUL. 07, 2023 |                         |               |
|     | ISSUED REVISION            | NOV. 21, 2023 |                         |               |
|     |                            |               | DATE                    | SCALE         |
|     |                            |               | NOV. 2023               | 1/32" : 1'-0" |
|     |                            |               | JOB No.                 | DRAWING No.   |
|     |                            |               | 122-2292                | A-01.01       |



EX. TREES TO BE TO BE REMOVED

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

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230821    DATE: Nov. 29, 2023  
APPROVED BY: *Lana Hossain*  
PRELIMINARY ZONING REVIEW



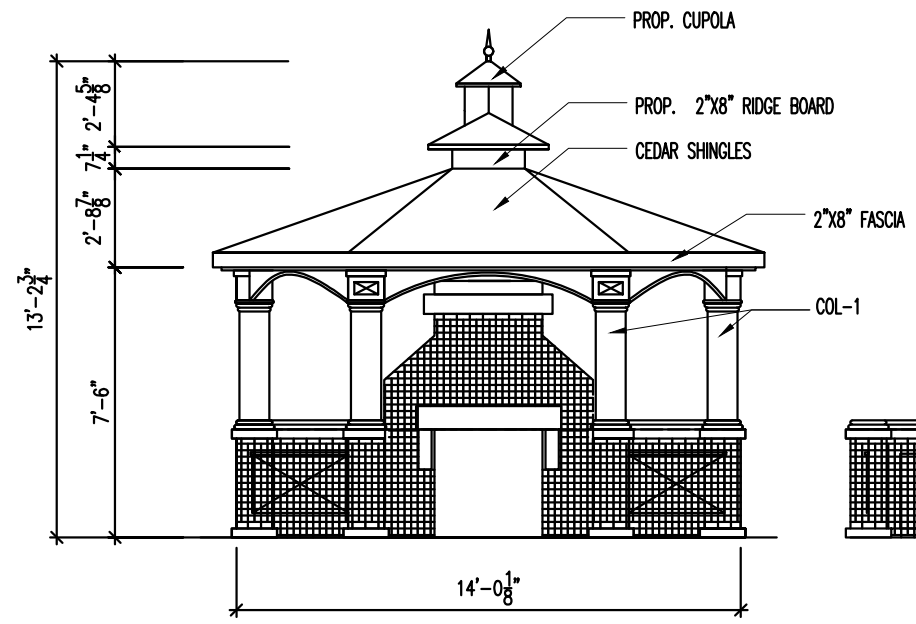
MXL ENGINEERING & ASSOCIATES, INC.  
1649 ST. Clair Avenue W, TORONTO ON M6N 1H7  
email: engineering@mxlengineering.ca  
Phone: 647.621.1246  
www.mxleng.ca



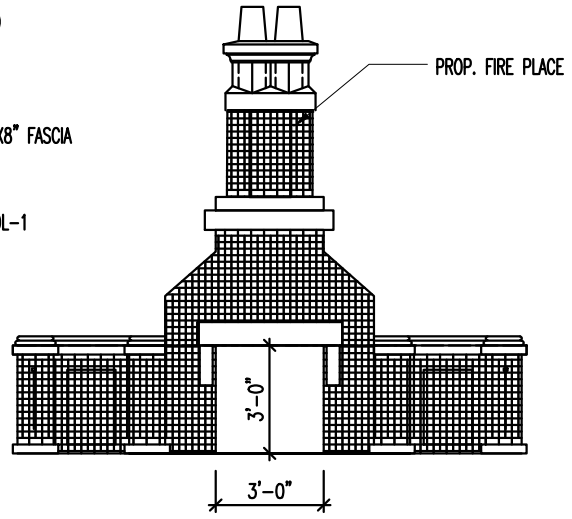
| NO. | DESCRIPTION OF ISSUE       | DATE          |
|-----|----------------------------|---------------|
|     | FOR CLIENT APPROVAL        | JUN. 01, 2023 |
|     | ISSUED FOR PERMIT          | JUN. 19, 2023 |
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|     | ISSUED REVISION            | NOV. 21, 2023 |

|         |                         |
|---------|-------------------------|
| PROJECT | 193 KENNEDY STREET WEST |
| DATE    | NOV. 2023               |
| JOB No. | 122-2292                |

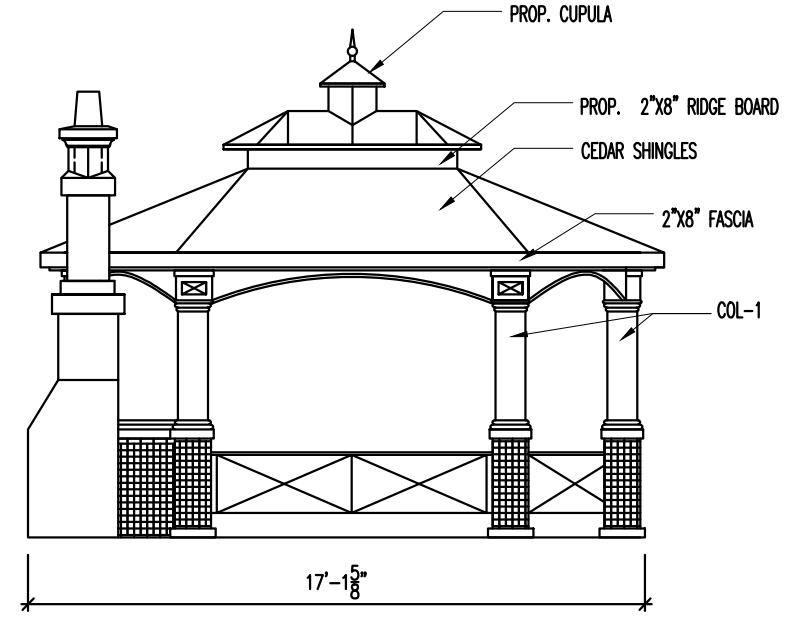
|             |               |
|-------------|---------------|
| TITLE       | LOCATION PLAN |
| SCALE       | 3/16" : 1'-0" |
| DRAWING No. | A-01.02       |



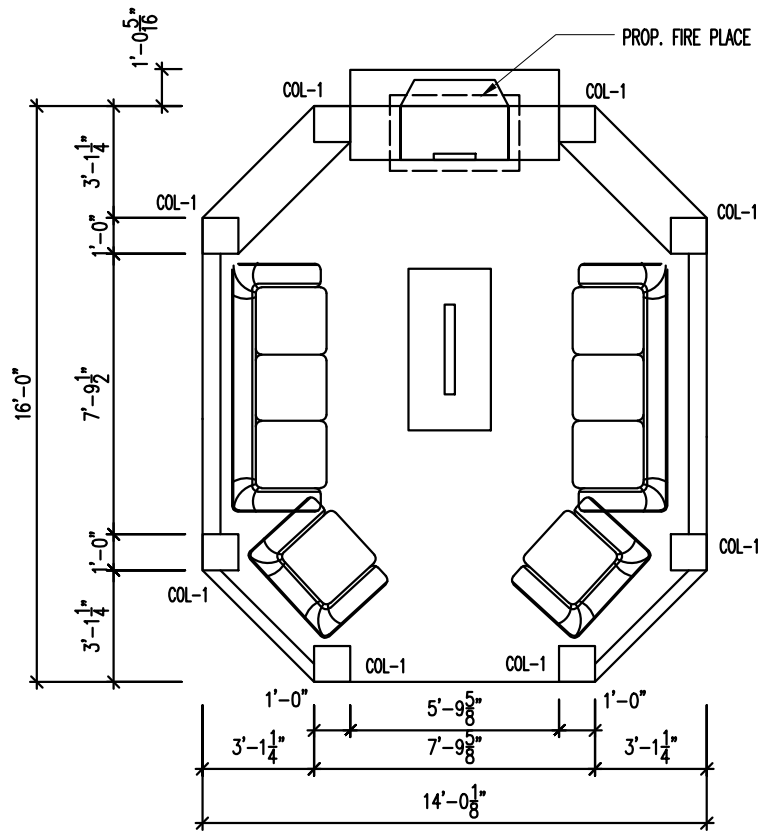
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



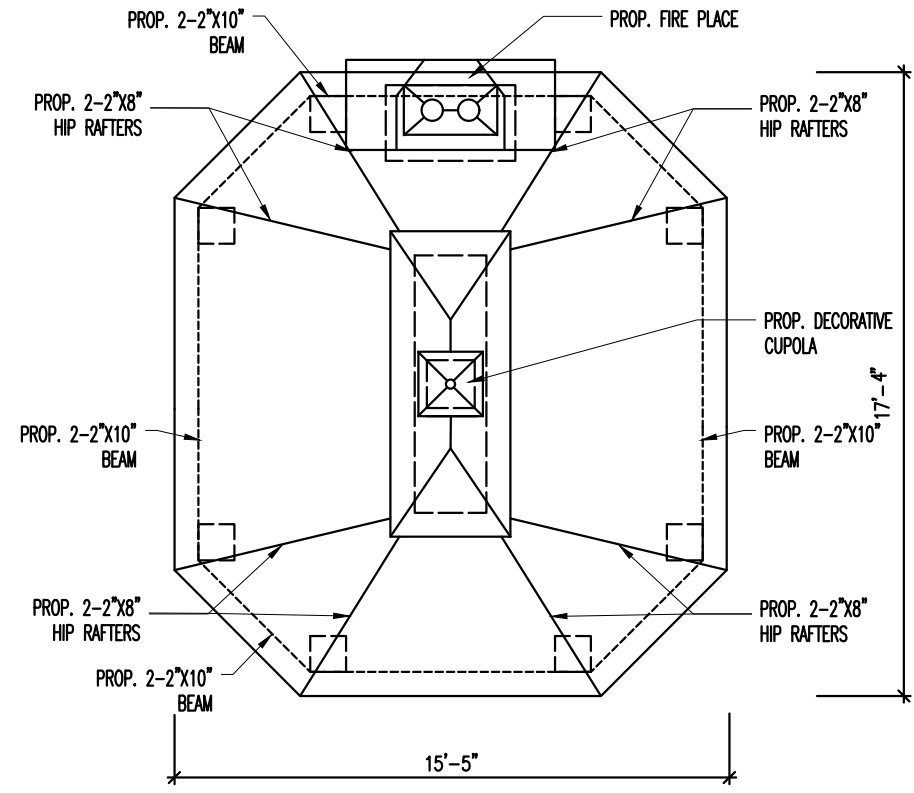
**STONE FIREPLACE ELEV.**  
SCALE: 3/16" = 1'-0"



**SIDE ELEV.**  
SCALE: 3/16" = 1'-0"



**LAYOUT PLAN**  
SCALE: 3/16" = 1'-0"



**ROOF PLAN**  
SCALE: 3/16" = 1'-0"

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230821 DATE: Nov. 29, 2023  
APPROVED BY: *Hana Hussein*  
PRELIMINARY ZONING REVIEW



MXL ENGINEERING & ASSOCIATES, INC.  
1649 ST. Clair Avenue W, TORONTO ON M6N 1H7  
email: engineering@mxlengineering.ca  
Phone: 647.621.1246  
www.mxleng.ca



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|     | ISSUED REVISION            | NOV. 21, 2023 |

|         |                         |
|---------|-------------------------|
| PROJECT | 193 KENNEDY STREET WEST |
| DATE    | NOV. 2023               |
| JOB No. | 122-2292                |

|             |               |
|-------------|---------------|
| TITLE       | PROP. CABANA  |
| SCALE       | 3/16" : 1'-0" |
| DRAWING No. | A-02.01       |

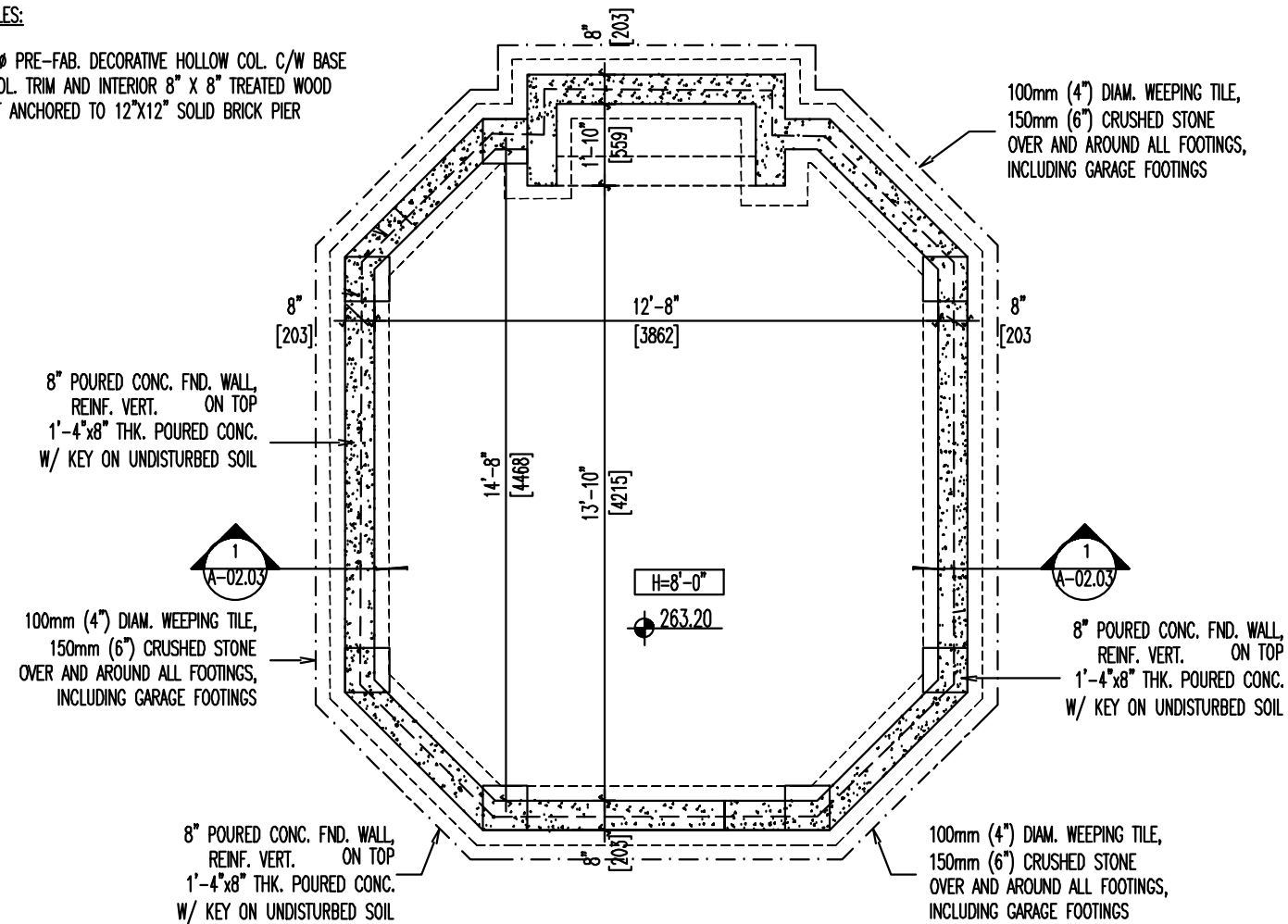


**TIE SCHEDULE:**

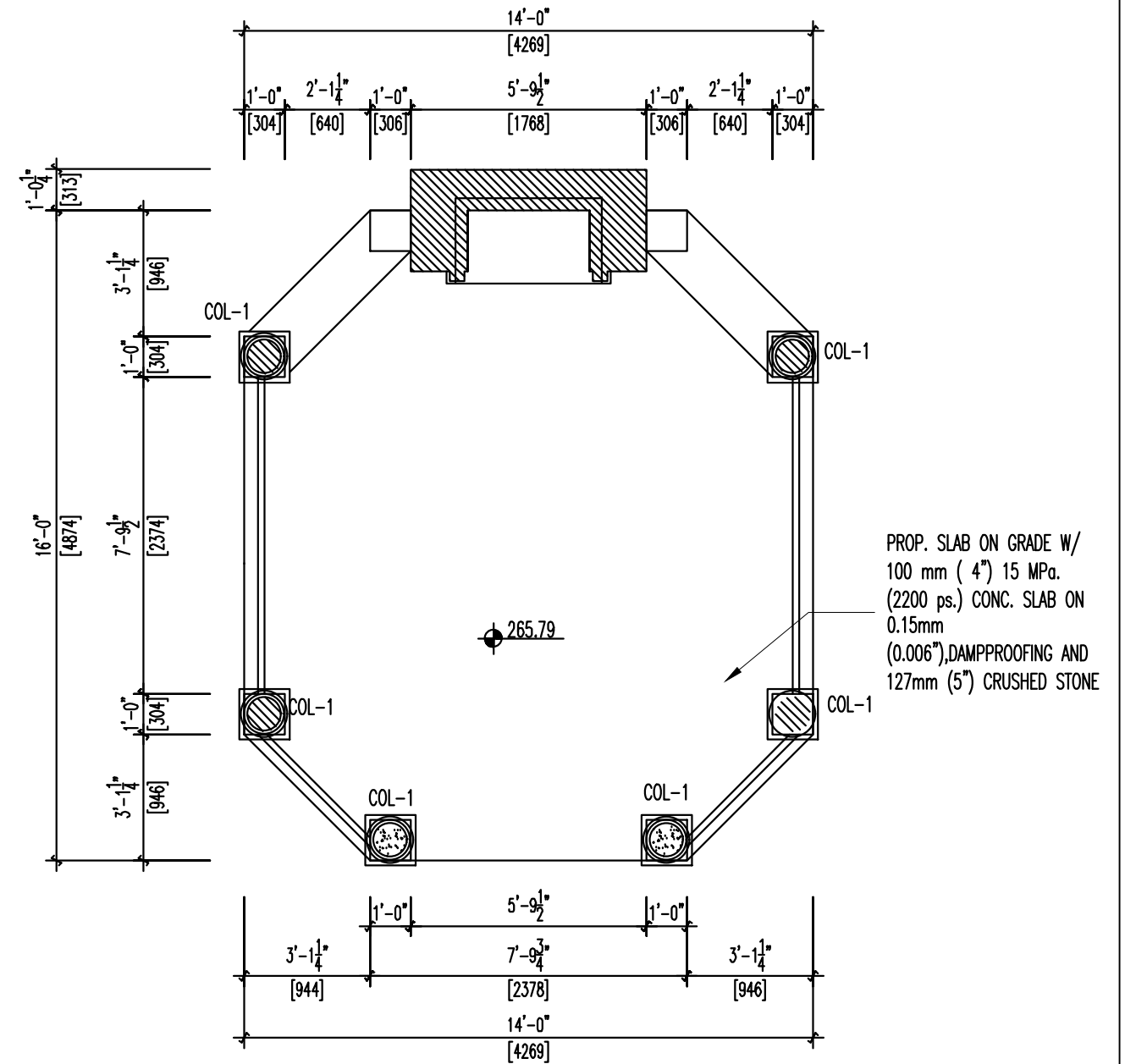
TIE-1 TIE NEW FOOT'G TO EXIST'G W/ 1-10M ROD,  
8" LONG 4" INTO EXISTING. TIE NEW FND.  
WALL TO EXIST'G W/ 1-10M ROD, 8" LONG  
4" INTO WALL, EVERY OTHER COURSE

**COLUMN SCHEDULES:**

COL-1 10" Ø PRE-FAB. DECORATIVE HOLLOW COL. C/W BASE  
+ COL. TRIM AND INTERIOR 8" X 8" TREATED WOOD  
POST ANCHORED TO 12"X12" SOLID BRICK PIER



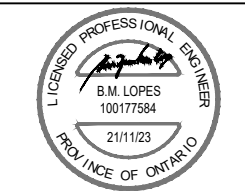
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230821 DATE: Nov. 29, 2023  
APPROVED BY: *Hana Hossain*  
PRELIMINARY ZONING REVIEW

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| PROJECT | 193 KENNEDY STREET WEST |
| DATE    | NOV. 2023               |
| JOB No. | 122-2292                |

|             |              |
|-------------|--------------|
| TITLE       | PROP. CABANA |
| SCALE       | 1/4" : 1'-0" |
| DRAWING No. | A-02.02      |





# 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