



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-38

APPLICANT: JI RI FU

PROPERTY: 57 Glass Dr, Aurora, ON L4G0T1
PLAN 514 LOT 545

**RELATED
APPLICATIONS:** n/a

ZONING: R2 Detached Second Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard 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.
- 2) Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 square metres.
 - a. The applicant is proposing a two-storey detached dwelling with a gross floor area of 400.2 square 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:	January 11, 2024
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 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 **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 **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 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 22nd DAY OF December 2023



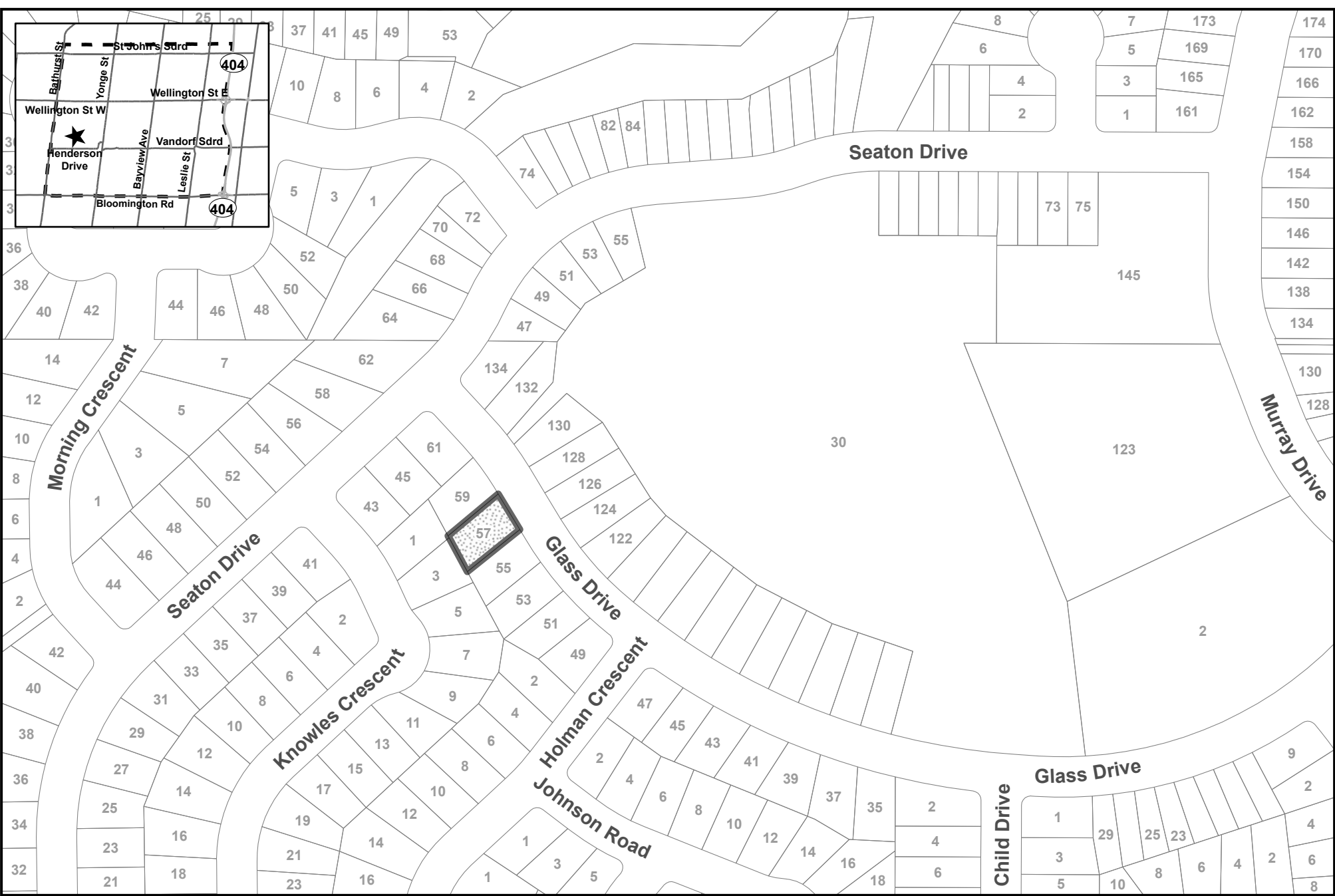
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

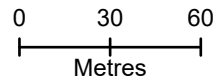
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
57 GLASS DRIVE
FILE: MV-2023-38
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN WITH TOPOGRAPHIC DETAIL OF
LOT 545
REGISTERED PLAN 514
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK**

SCALE & NOTES
SCALE: 1:150
0 1 2 3 4 5 10 Metres

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE
© COPYRIGHT 2022

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

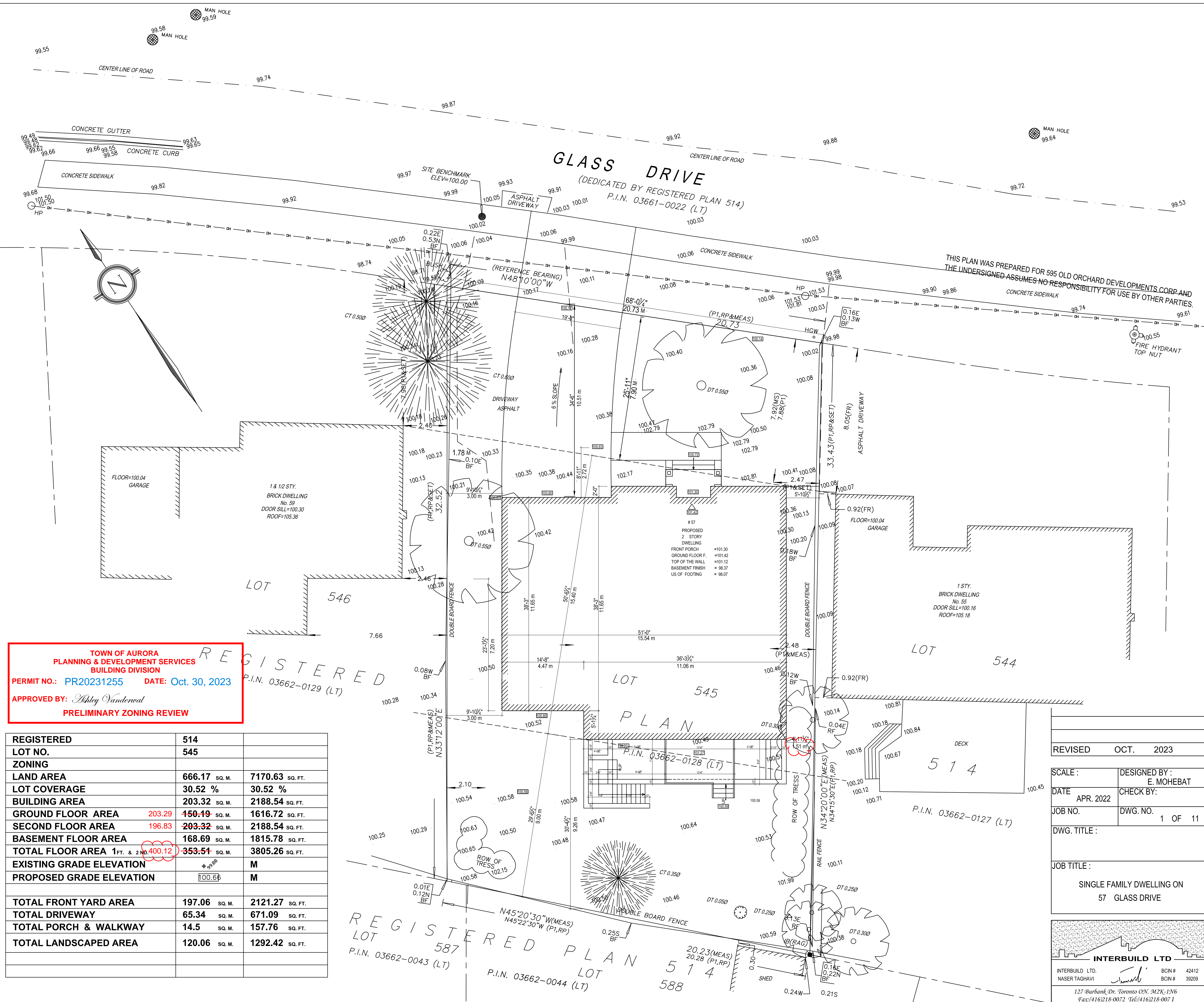
ELEVATION NOTE
ELEVATIONS ARE LOCAL AND REFERRED TO A NAIL IN FRONT OF SUBJECT LAND
HAVING AN ELEVATION OF 100.00m.
ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES ONLY.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH WESTERLY LIMIT OF
GLASS DRIVE AS SHOWN ON REGISTERED PLAN 514 HAVING A BEARING OF N48°10'00"W.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - OU DENOTES ORIGIN UNKNOWN
 - MH DENOTES MANHOLE
 - HGW DENOTES HYDRO GUY WIRE
 - DT DENOTES DECIDUOUS TREE
 - CT DENOTES CONIFEROUS TREE
 - BF DENOTES BOARD FENCE
 - HP DENOTES HYDRO POLE
 - RF DENOTES RAIL FENCE
 - FR DENOTES FRAME
 - (RAG) DENOTES R.A. GARDEN O.L.S.
 - RP DENOTES REGISTERED PLAN 514
 - P1 DENOTES PLAN SUBMISSION FORM

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-17962

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)



**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20231255 DATE: Oct. 30, 2023
APPROVED BY: Ashley Vandermat
PRELIMINARY ZONING REVIEW

REGISTERED	514	
LOT NO.	545	
ZONING		
LAND AREA	666.17 SQ. M.	7170.63 SQ. FT.
LOT COVERAGE	30.52 %	30.52 %
BUILDING AREA	203.32 SQ. M.	2188.54 SQ. FT.
GROUND FLOOR AREA	203.29 SQ. M.	1616.72 SQ. FT.
SECOND FLOOR AREA	196.83 SQ. M.	2188.54 SQ. FT.
BASEMENT FLOOR AREA	168.69 SQ. M.	1815.78 SQ. FT.
TOTAL FLOOR AREA 1 FT. & 2 ND.	353.51 SQ. M.	3805.26 SQ. FT.
EXISTING GRADE ELEVATION	M	
PROPOSED GRADE ELEVATION	M	
TOTAL FRONT YARD AREA	197.06 SQ. M.	2121.27 SQ. FT.
TOTAL DRIVEWAY	65.34 SQ. M.	671.09 SQ. FT.
TOTAL PORCH & WALKWAY	14.5 SQ. M.	157.76 SQ. FT.
TOTAL LANDSCAPED AREA	120.06 SQ. M.	1292.42 SQ. FT.

REVISED OCT. 2023

SCALE: DESIGNED BY: E. MOHEBAT
DATE APR. 2022 CHECK BY:
JOB NO. DWG. NO. 1 OF 11

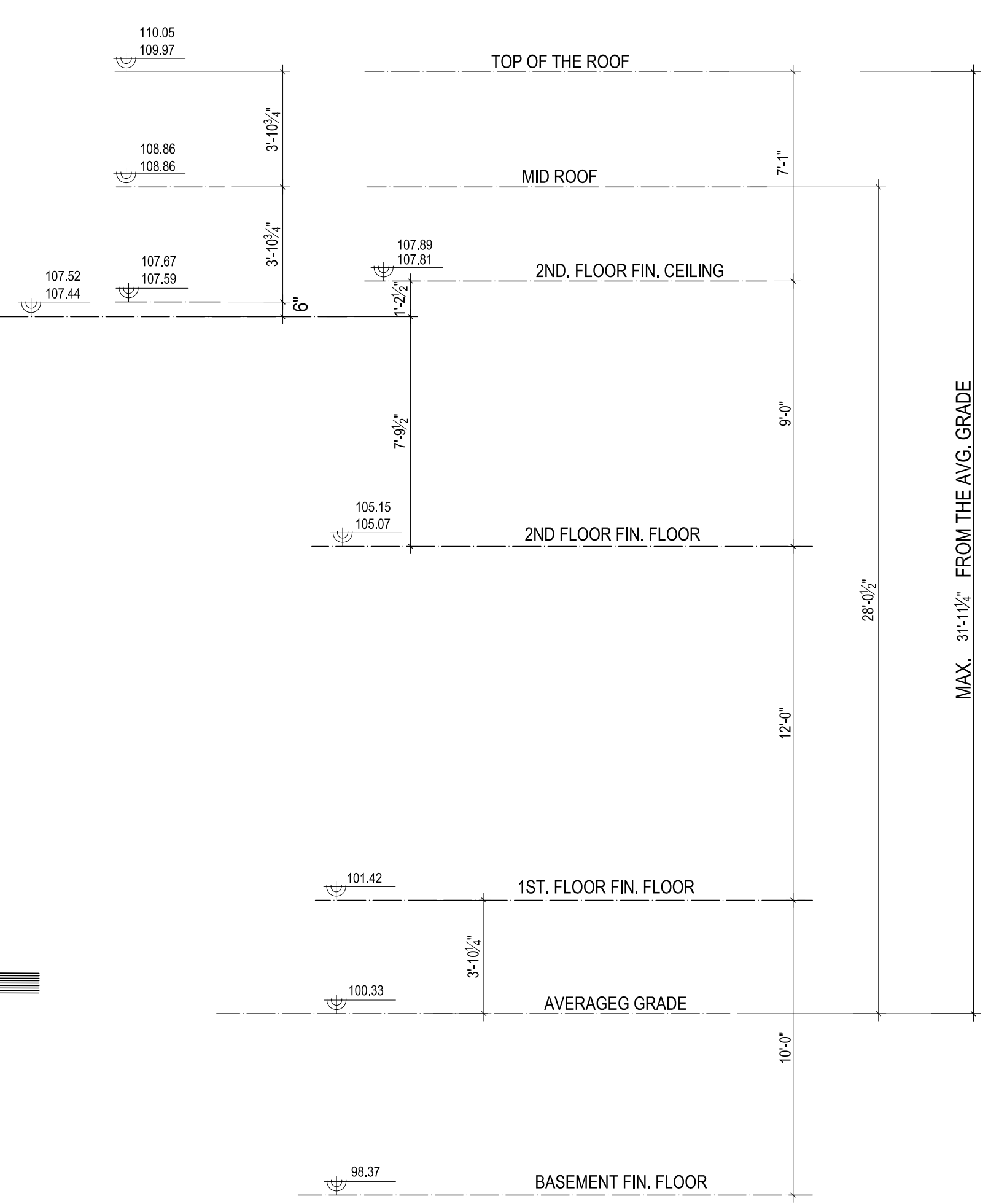
DWG. TITLE:
JOB TITLE:
SINGLE FAMILY DWELLING ON
57 GLASS DRIVE

INTERBUILD LTD
INTERBUILD LTD. BCIN# 42412
NASER TAGHAVI BCIN# 39209
127 Bloor St. W. Toronto ON M2K 1N6
Fax: (416) 218-0072 Tel: (416) 218-0071

PART 2 (SURVEY REPORT)
DESCRIPTION SUMMARY: - LANDS DESCRIBED IN P.I.N. 03662-0128 (LT)
LOT 545, REGISTERED PLAN 514
REGISTERED EASEMENTS/RIGHTS-OF-WAY:
NONE FOUND ON TITLE
ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 1, 2022.
APRIL 10, 2022
ERIC G. SALZER
O.L.S., O.L.I.P.

Barich Grenkie Surveying Ltd.
A DIVISION OF GEOMAPLE
DWN BY: FA
CHK BY: EGS
JOB No.: 22-7286



NOTES
 1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.

REVISED OCT. 2023

SCALE: 1/4" = 1' 0"	DESIGNED BY: E. MOHEBAT
DATE: APR. 2022	CHECK BY:
JOB NO.	DWG. NO. 6 OF 11

DWG. TITLE:
FRONT ELEVATION

JOB TITLE:
 SINGLE FAMILY DWELLING ON
 57 GLASS DRIVE

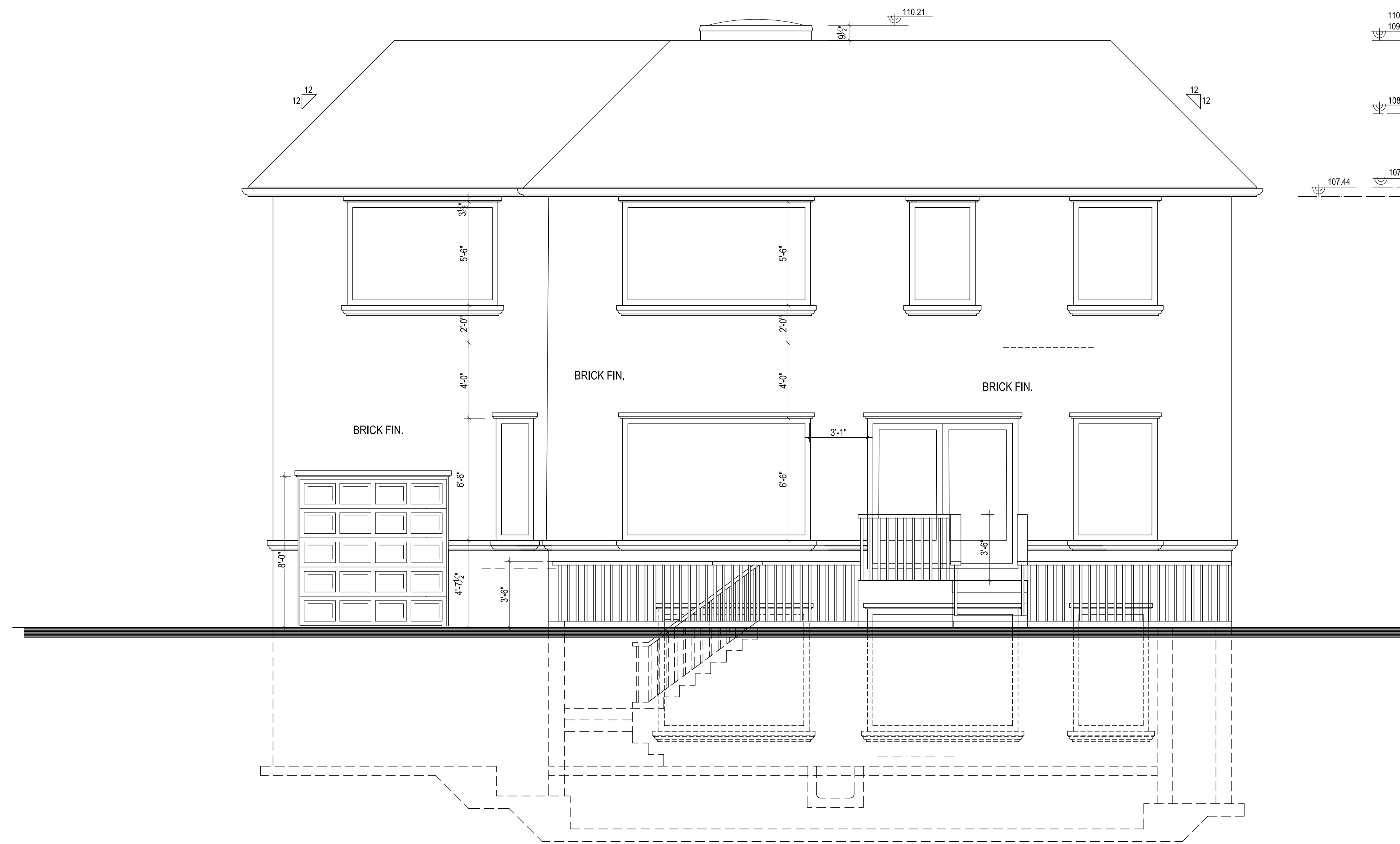
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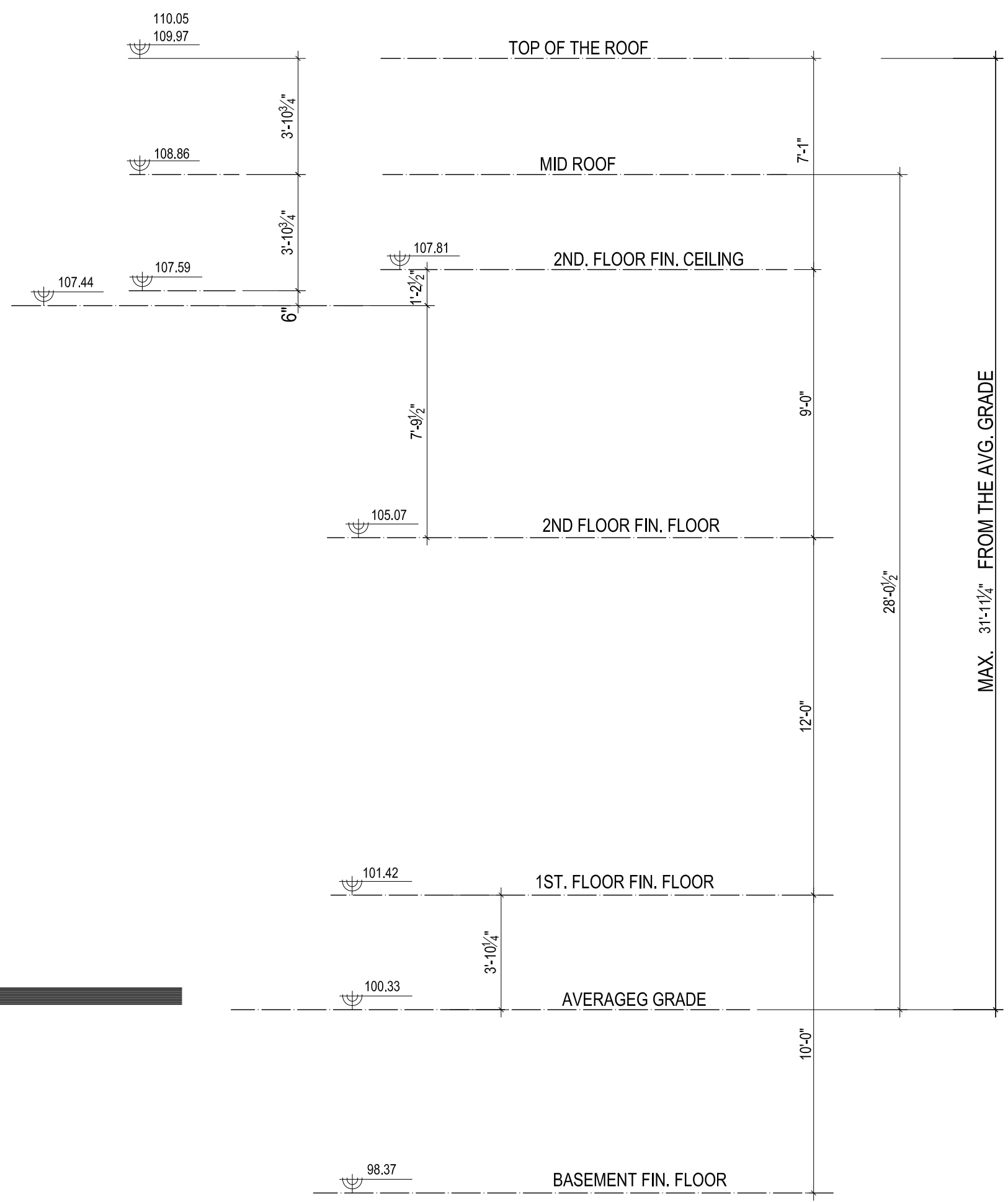
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NASER TAGHAVI	BCIN # 39209

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REAR ELEVATION



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JOB NO.	DWG. NO. 7 OF 11

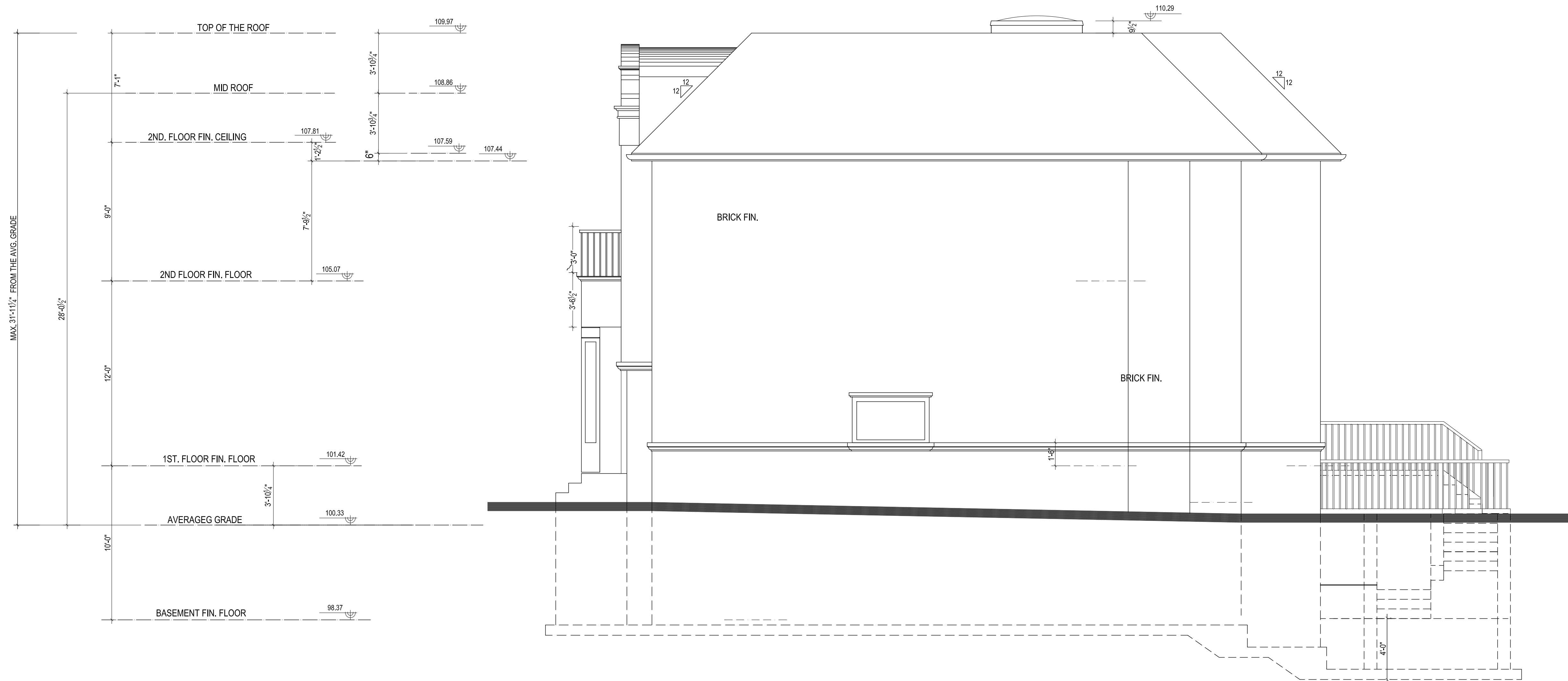
DWG. TITLE:
REAR ELEVATION
 JOB TITLE:
 SINGLE FAMILY DWELLING ON
 57 GLASS DRIVE

**TOWN OF AURORA
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SIDE ELEVATION

REVISED OCT. 2023

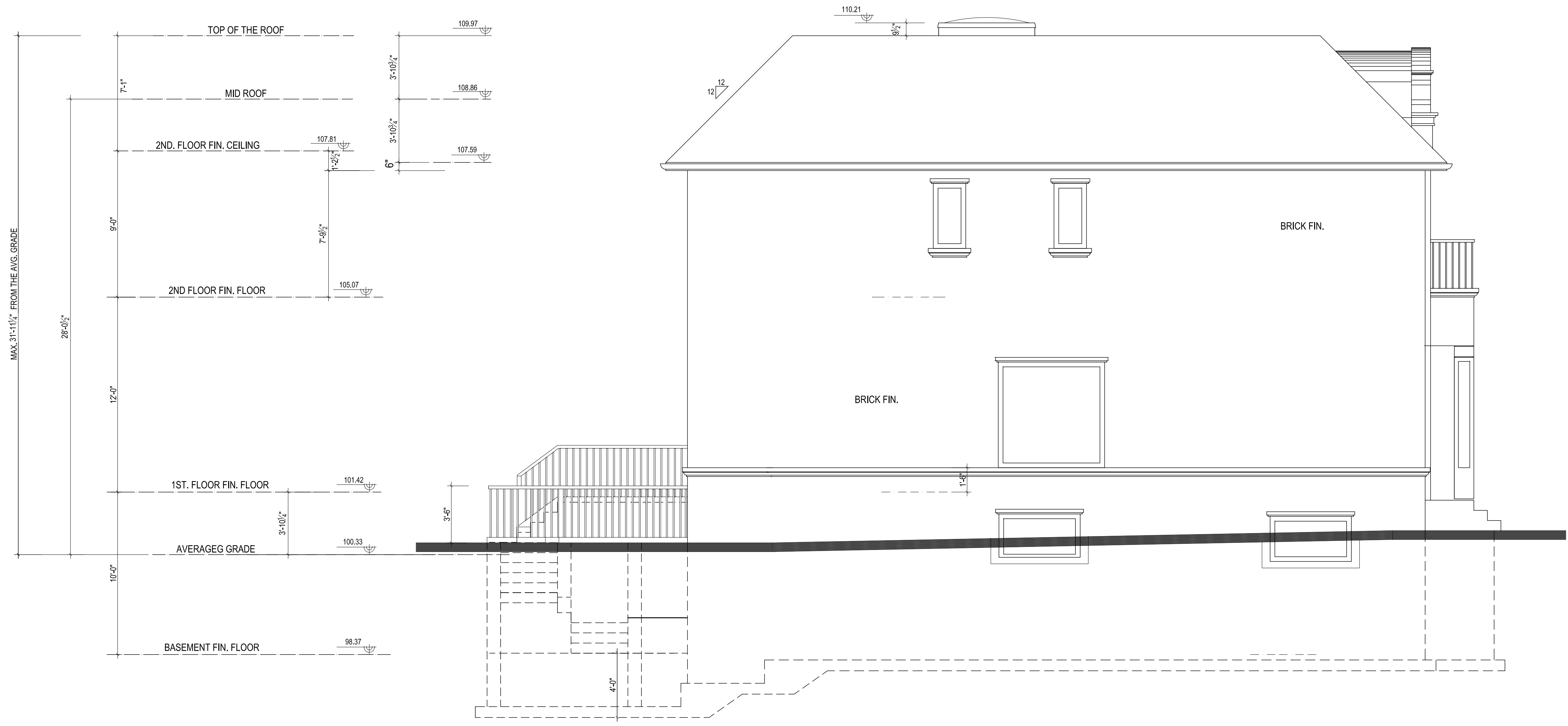
SCALE: 1/4" = 1' 0"	DESIGNED BY: E. MOHEBAT
DATE: APR. 2022	CHECK BY:
JOB NO.	DWG. NO. 8 OF 11

DWG. TITLE:
SIDE ELEVATION
 JOB TITLE:
 SINGLE FAMILY DWELLING ON
 57 GLASS DRIVE

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
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SCALE: 1/4" = 1' 0"	DESIGNED BY: E. MOHEBAT
DATE: APR. 2022	CHECK BY:
JOB NO.	DWG. NO. 9 OF 11

DWG. TITLE:
SIDE ELEVATION
 JOB TITLE:
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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