

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-02

APPLICANT: English

PROPERTY: 12 Hawthorne Lane
PLAN 597 LOT 4

**RELATED
APPLICATIONS:** n/a

ZONING: R2-2 (*Detached Second Density Residential Exception Zone*)

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

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0m
- 2) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 9.0m
- 3) Section 5.61(iii) of the Zoning By-law allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0 metres or greater, with the exception that the maximum driveway at the street line shall not exceed 6.0 metres

PROPOSAL:

- a) The applicant is proposing a two-storey detached dwelling, which is 1.8m to both interior side property lines.
- b) The applicant is proposing a two-storey detached dwelling, which 8.6 metres to the front property line.
- c) The applicant is proposing a driveway width of 6.4 metres at the street 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:	February 11, 2021
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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on February 9, 2021.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on February 11, 2021.** 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 BManoharan@aurora.ca **no later than 4:30pm on February 12, 2021.**

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223**.

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 28th DAY OF JANUARY 2021



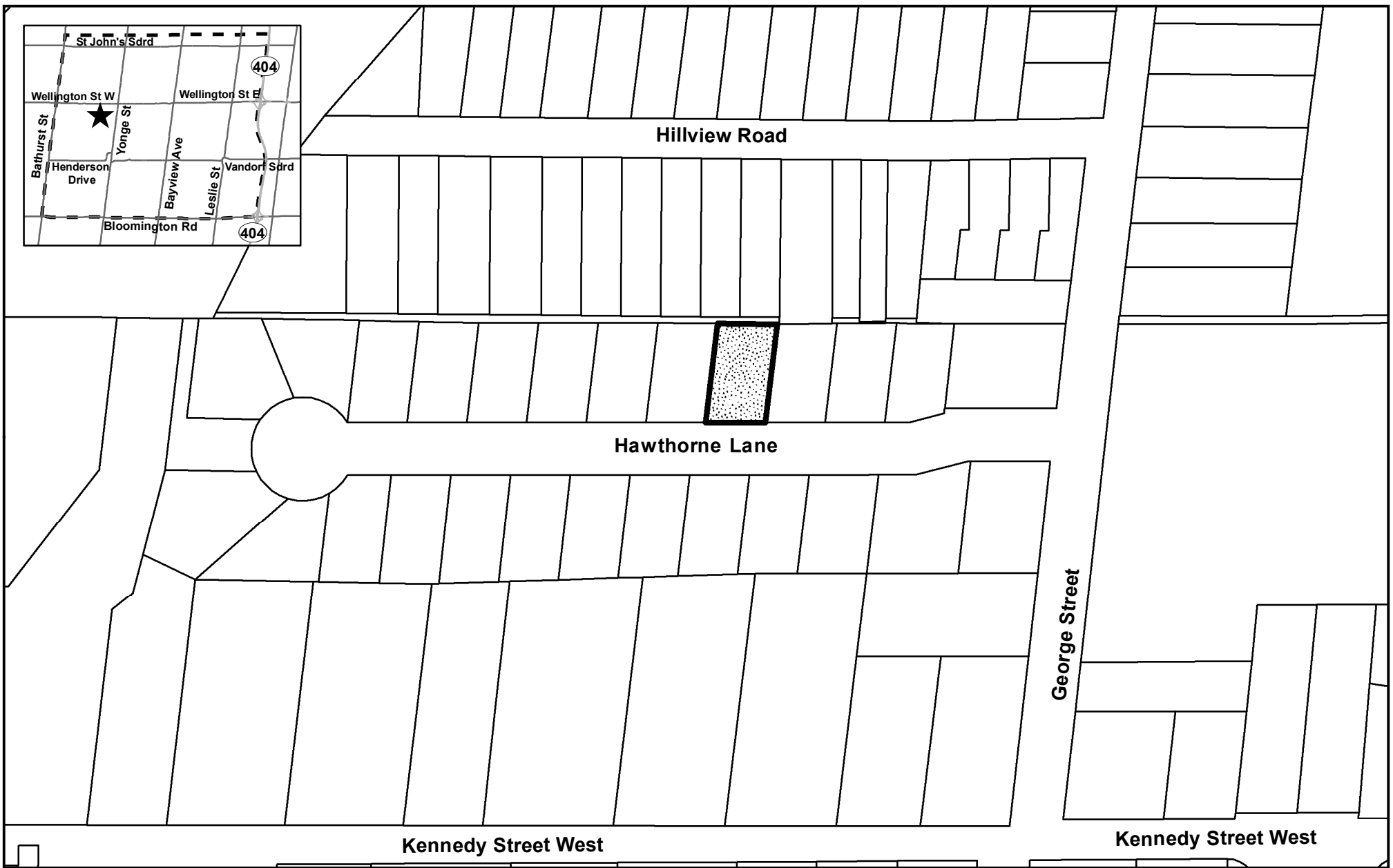
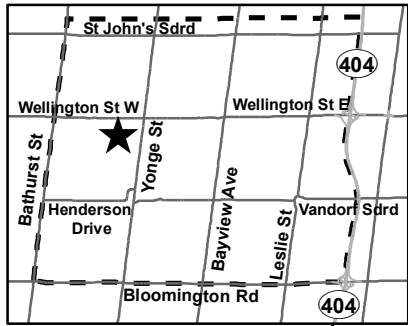
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

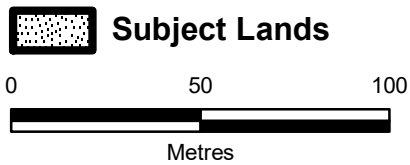
Agenda packages will be available prior to the Hearing at:

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



KEY MAP

FILE NO: MV-2021-02
ADDRESS: 12 HAWTHORNE LANE
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



SITE PLAN GENERAL NOTES:

- ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
- THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
- ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
- 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 15/043.

- SIGNATURE & SEAL OF ARCHITECT:**
- 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 CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
 - THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
 - 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 TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.

- SIGNATURE OF HOMEOWNER:**
- SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
 - ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
 - ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
 - EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
 - ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
 - FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
 - THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
 - THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 - THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
 - 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.
 - RESERVED
 - NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT IF APPLICABLE.
 - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
 - IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

GENERAL NOTES

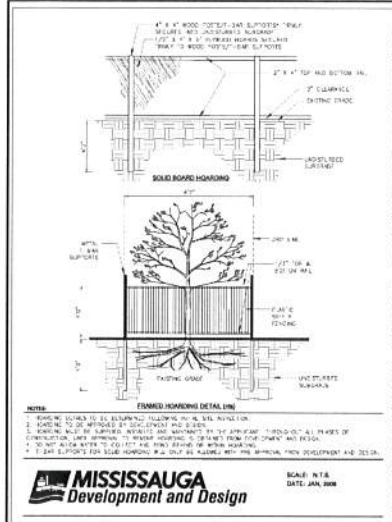
EROSION & SEDIMENT NOTES:

- ALL SNOW FENCING AND SEDIMENT CONTROL FENCING TO BE ERRECTED PRIOR TO COMMENCEMENT OF ANY GRADING OPERATIONS (CITY STANDARD 2940.01).
- ALL CATCHBASINS WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIER, (CITY STANDARD 2930.03) ERRECTED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT BARRIER TO BE MAINTAINED ON A REGULAR BASIS UNTIL NO LONGER REQUIRED.
- ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION (CITY STANDARD 2930.04) INSTALLED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT PROTECTION TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
- CONSTRUCTION SEQUENCE:
 - INITIAL SEDIMENT CONTROL INSTALLATION =
 - SITE GRADING OPERATIONS =
 - UNDERGROUND SERVICING OPERATIONS =
 - BUILDING CONSTRUCTION =
 - FINAL GRADING/SODDING OPERATION =

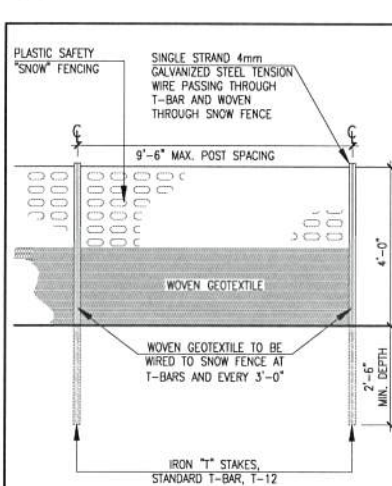
THIS CONTROL PLAN IS PREPARED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL BY-LAW NO. 512-91, AS AMENDED.

- NOTES:**
- "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."

SEDIMENT CONTROL NOTES



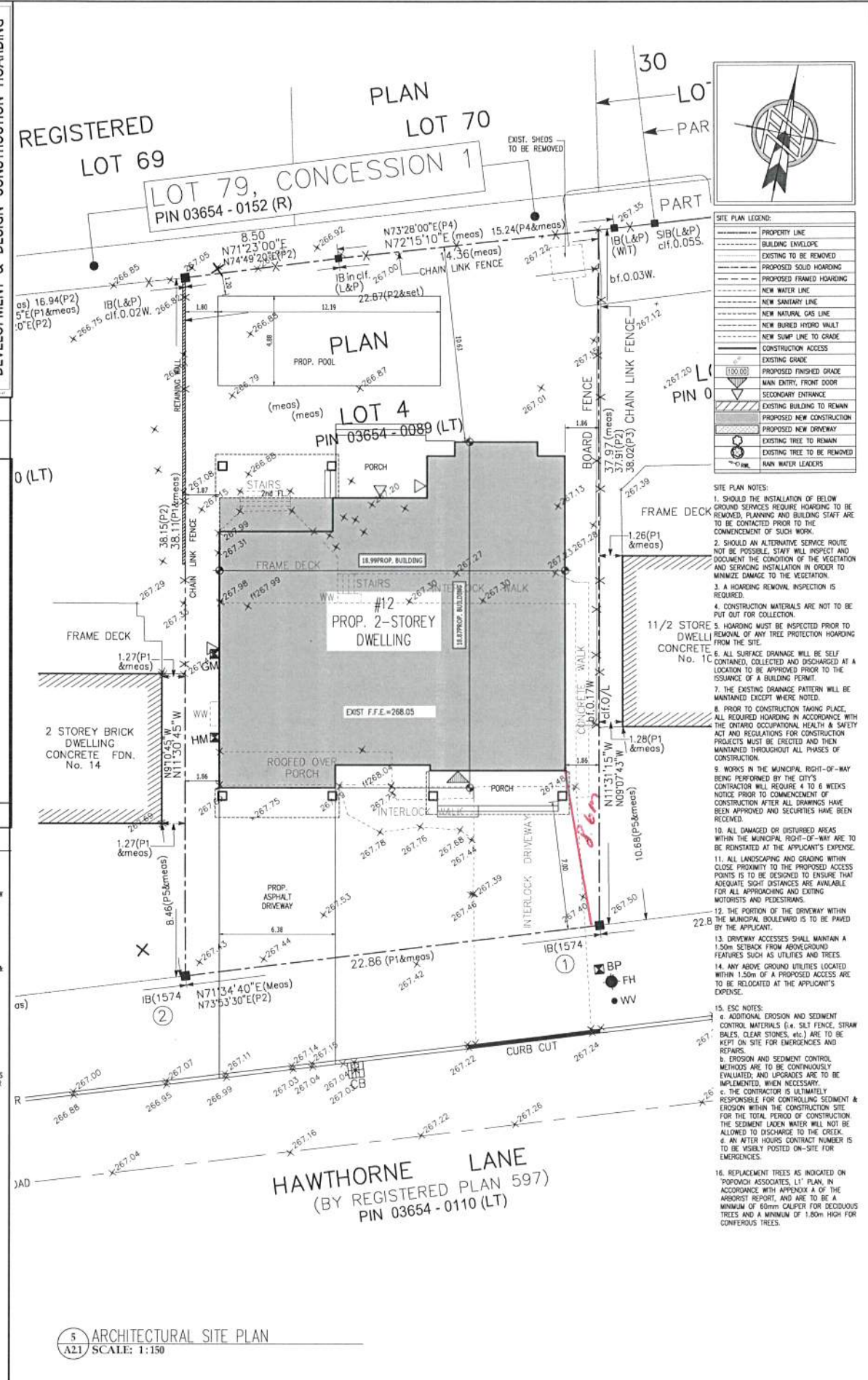
HOARDING DETAILS



SEDIMENT CONTROL HOARDING

HOARDING - SEDIMENT CONTROL

- SITE PLAN NOTES:**
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK.
 - SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
 - A HOARDING REMOVAL INSPECTION IS REQUIRED.
 - CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
 - HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
 - ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
 - PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.
 - ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.
 - ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXITING MOTORISTS AND PEDESTRIANS.
 - THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE APPLICANT.
 - DRIVEWAY ACCESSES SHALL MAINTAIN A 1.50m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.
 - ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.50m OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.
- ESC NOTES:**
- ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (i.e. SALT FENCE, STRAW BALES, CLEAR STONES, etc.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
 - EROSION AND SEDIMENT CONTROL METHODS ARE TO BE CONTINUOUSLY EVALUATED, AND UPGRADES ARE TO BE IMPLEMENTED, WHEN NECESSARY.
 - THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT & EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF CONSTRUCTION. THE SEDIMENT LAIDEN WATER WILL NOT BE ALLOWED TO DISCHARGE TO THE CREEK.
 - AN AFTER HOURS CONTRACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES.
 - REPLACEMENT TREES AS INDICATED ON POPOVOH ASSOCIATES, L1 PLAN, IN ACCORDANCE WITH APPENDIX A OF THE ARBORIST REPORT, AND ARE TO BE A MINIMUM OF 60mm CALIPER FOR DECIDUOUS TREES AND A MINIMUM OF 1.80m HIGH FOR CONIFEROUS TREES.



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

ARCHITECT: MICHAEL PETTES ARCHITECT INC., 1402 Queen Street, Suite 210, Village of Alton, Town of Caledon, Ontario, L7K 0C3, Attention: Michael Pettes

SITE STATISTICS: ZONING: By-Law #6000-17

LOT INFORMATION:

MIN. LOT AREA AS PER DEFINITION:	835.00	8987.86
EXIST. LOT AREA:	864.11	9301.19
MIN. LOT FRONTAGE AS PER DEFINITION:	22.00	72.18
ACTUAL LOT FRONTAGE:		

SETBACK INFORMATION:

MINIMUM FRONT YARD SETBACK:	9.00	29.53
PROPOSED:	7.00	22.97
MINIMUM REAR YARD SETBACK:	9.00	29.53
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:

GROSS FLOOR AREA:		
GROUND FLOOR AREA:	219.40	2361.60
SECOND FLOOR AREA:	307.84	3313.57
TOTAL GROSS FLOOR AREA:	527.24	5675.17

COVERAGES CALCULATIONS:

	%	METRIC	IMPERIAL
GARAGE AREA:		77.04	829.25
GROUND 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

2 01.11.21 ISSUED FOR COA

1 11.04.20 ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:

7 SITE STATISTICS

20-700

SCALE: AS NOTED

SHEET: A2.1



Drawings must NOT be scaled. Contractor 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 OF TOPOGRAPHY OF: LOT 4 REGISTERED PLAN 597,

CITY OF AURORA, (REGIONAL MUN. OF YORK)

INFORMATION TAKEN FROM A SURVEY PREPARED BY: TARASICK 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.

Preliminary Zoning Review

M. Bog

JAN 12 2021

Planning Services

CLIENT: 12 HAWTHORNE

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

DRAWING TITLE: SITE PLAN



DRAWN: CB **SCALE:** AS NOTED

DATE: Jan. 11, 21 **SHEET:**

JOB NO: 20-700

Drawings must NOT be scaled. Contractor 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.

PRELIMINARY

Preliminary Zoning Review
 MB
 JAN 12 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

2	01.11.21	ISSUED FOR COA
1	01.06.21	ISSUED FOR PRELIM. DESIGNS
REF.	DATE:	DESCRIPTION:

MP Michael Petrus Architect Inc.
 213 Fern Street, Suite 203
 Oakville, Ontario L6A 3B6
 Website: www.mppetrus.com
 Office: (905) 965-1143
 Fax: (905) 961-1114

CLIENT:
 12 HAWTHORNE LANE

ADDRESS:
 CITY:
 DRAWING TITLE:
 FRONT & REAR ELEVATIONS

DRAWN: CB
 DATE: 1/11/21
 JOB NO.: 20-700
 SCALE: 1/4" = 1'-0"
 SHEET: A5.1



1 FRONT ELEVATION
 A5.1 1/4" = 1'-0"



2 REAR ELEVATION
 A5.1 1/4" = 1'-0"

Established Grade Calculation						
	Length no.	begin elev.	end elev.	Length	e1+rel.2	
					2	xl
Right Front	1	267.50	267.45	9.77	2613.23	
Right Rear	2	267.45	267.40	9.77	2612.74	
Rear	3	267.40	267.45	18.99	5078.40	
Left Front	4	267.50	267.45	9.77	2613.23	
Left Rear	5	267.45	267.45	9.77	2612.99	
Front	6	267.50	267.50	18.99	5079.83	
			total:	77.06	20610.42	
			EG:	20942.45/78.38	267.46	

DL:\LUCAS\PROJECTS\20-700\12 HAWTHORNE LANE\20-700-A5.1.DWG



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771