



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-17

APPLICANT: Anagnostakos

PROPERTY: 1270 Vandorf Sideroad
CON 2 PT LOT 16 RS65R18035 PARTS 2 6

RELATED APPLICATIONS: n/a

ZONING: C-ORM (Oak Ridges Moraine Countryside Area Zone) & NL-ORM (Oak Ridges Moraine Natural Linkage Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate two (2) ground floor additions, and open-sided roof, deck, and a balcony.

BY-LAW REQUIREMENT:

- 1) Section 18.1.2(i) of the Zoning By-law states uncovered decks and minor additions including open-sided roof porches and balconies may be permitted on legally existing residential lots provided that they do not exceed 50.0 square metres on the ground and are located outside the key natural heritage features and hydrologically sensitive features.

PROPOSAL:

- a) The applicant is proposing to construct two ground floor additions which are 35.40 square metres, a 20.35 square metre open-sided roof porch which, a 13.50 square metre deck, and a 5.76 square metre balcony for a total of 75.01 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:	July 8, 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 July 6, 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 July 8, 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 July 9, 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 24th DAY OF JUNE 2021



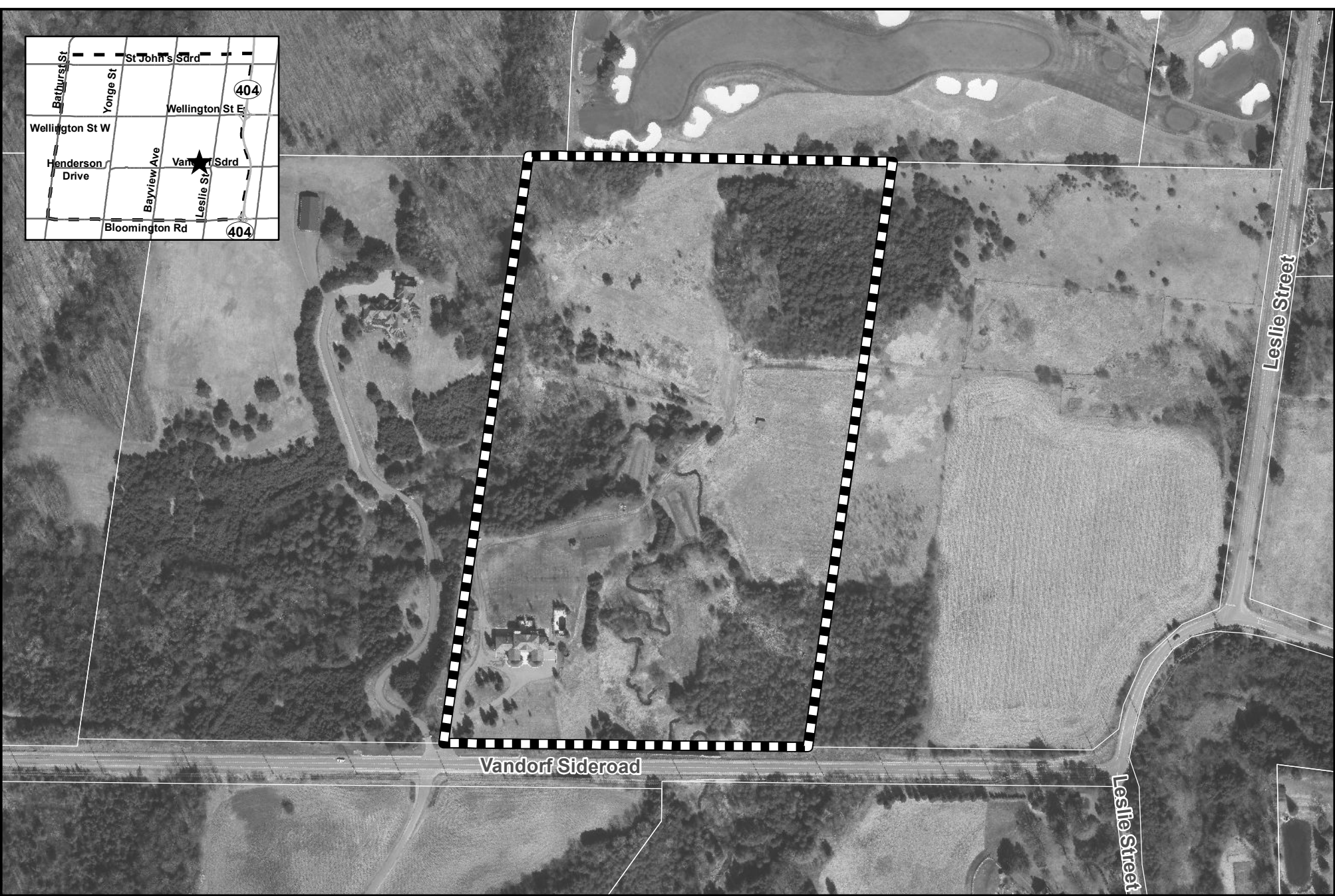
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

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>



Vandorf Sideroad

Leslie Street

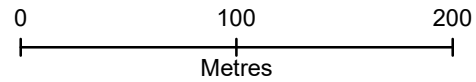
Leslie Street

LOCATION MAP

1270 VANDORF SIDEROAD
FILE: MV-2021-17

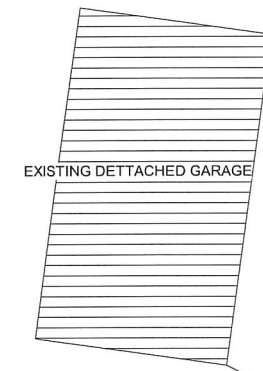


SUBJECT LANDS

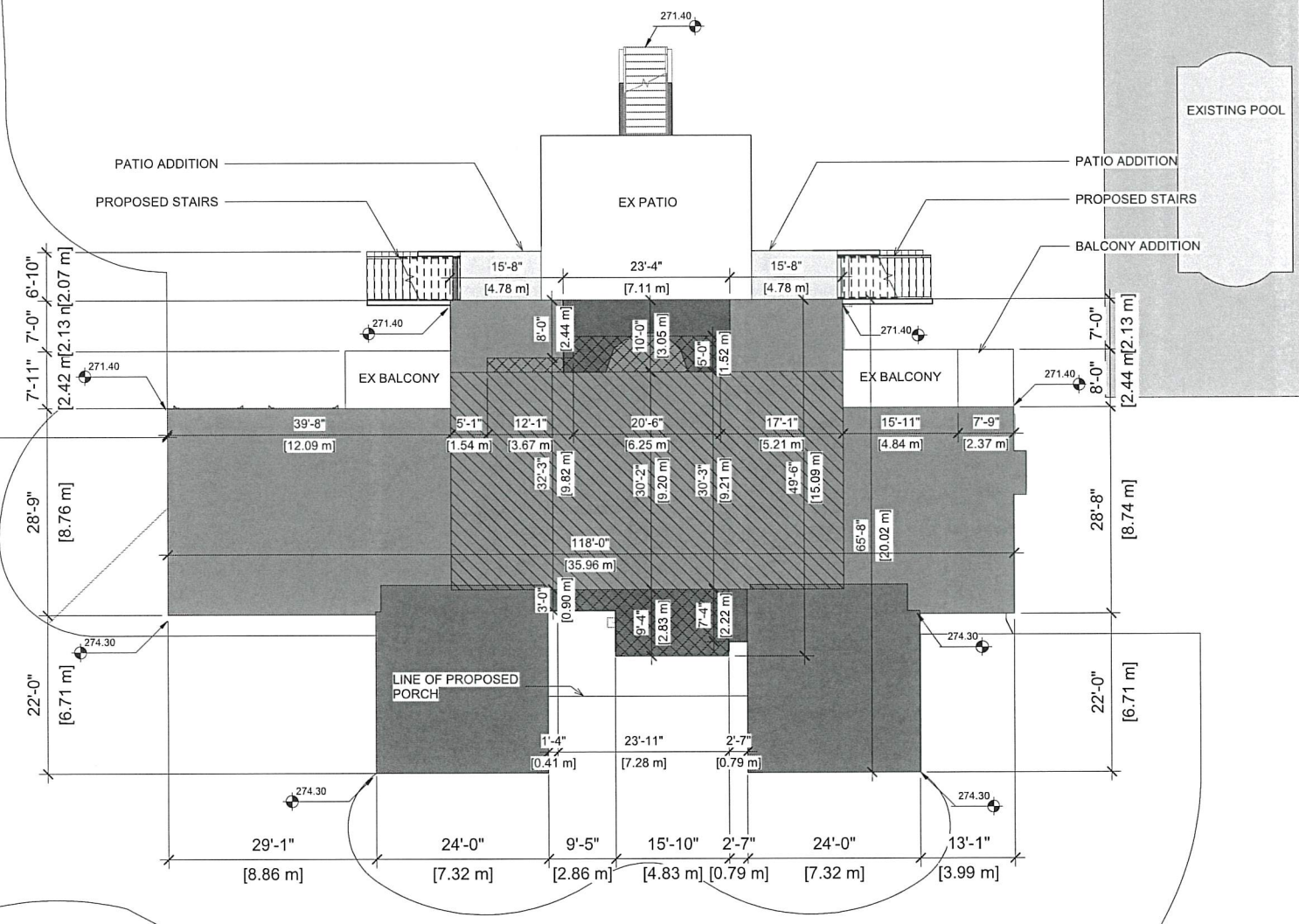


C:\Users\QBS-JENNIFER\Documents\15A-01_Jennifer@qbsarchitects.cdm.rvt 2021-05-14 12:17:29 PM

PROPERTY LINE



+/- 80'-11 7/8"
[24.69 m]



- EXISTING GROUND FLOOR
- EXISTING GARAGE
- GROUND FLOOR ADDITION
- EXISTING SECOND FLOOR
- SECOND FLOOR ADDITION

Preliminary Zoning Review
MS
 MAY 17 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

PROJECT
 1270 VANDORF SIDE ROAD

CLIENT

KEY PLAN

07	ISSUED FOR CITY	2021-05-14
06	ISSUED FOR CITY	2021-05-10
05	ISSUED FOR MECHANICAL	2021-05-07
04	ISSUED FOR QUOTE	2021-04-30
03	ISSUED FOR CLIENT	2021-04-28
02	ISSUED FOR CLIENT	2021-04-13
01	ISSUED FOR CLIENT	2021-03-17

REVISIONS

2021-05-14 12:17:29 PM

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

QBS ARCHITECTS INC.
 TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
 SITE PLAN

DRAWN	JB	CHECKED	SA
SCALE @ ARCH D	3/32" = 1'-0"	DATE	08/24/16

PROJECT NO. 200

STAGE	DRAWING NO.
ZC	A0-003

LOCATION	REVISION
AURORA	06

PROJECT

1270 VANDORF SIDE ROAD

CLIENT

KEY PLAN



NO.	DESCRIPTION	DATE
07	ISSUED FOR CITY	2021-05-14
06	ISSUED FOR CITY	2021-05-10
05	ISSUED FOR MECHANICAL	2021-05-07
04	ISSUED FOR QUOTE	2021-04-30
03	ISSUED FOR CLIENT	2021-04-28
02	ISSUED FOR CLIENT	2021-04-13
01	ISSUED FOR CLIENT	2021-03-17

REVISIONS

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DRAWING TITLE
PROPOSED FRONT ELEVATION

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	03/10/20



PROJECT NO. 200

STAGE **ZC** DRAWING NO. **A2-001**

LOCATION AURORA REVISION 06



WALL LEGEND

[Pattern]	EXISTING TO REMAIN
[Pattern]	TO BE DEMOLISHED
[Pattern]	NEW CONSTRUCTION

PROJECT

1270 VANDORF SIDE ROAD

CLIENT

KEY PLAN



07	ISSUED FOR CITY	2021-05-14
06	ISSUED FOR CITY	2021-05-10
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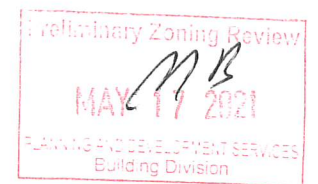
REVISIONS

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TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
RIGHT ELEVATION

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	03/10/20



PROJECT NO. 200

STAGE DRAWING NO.
ZC A2-002

LOCATION REVISION
AURORA 06



WALL LEGEND

	EXISTING TO REMAIN
	TO BE DEMOLISHED
	NEW CONSTRUCTION

PROJECT

**1270 VANDORF
SIDE ROAD**

CLIENT

KEY PLAN



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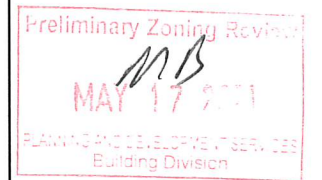
REVISIONS

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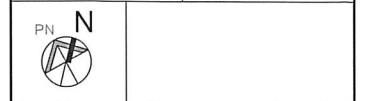
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
PROPOSED REAR ELEVATION

DRAWN	CHECKED
JB	SA
SCALE @ ARCH D	DATE
3/16" = 1'-0"	03/10/20



PROJECT NO. 200

STAGE **ZC** DRAWING NO. **A2-003**

LOCATION **AURORA** REVISION **06**



WALL LEGEND

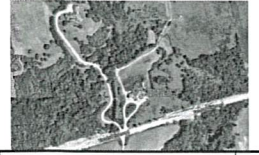
	EXISTING TO REMAIN
	TO BE DEMOLISHED
	NEW CONSTRUCTION

PROJECT

1270 VANDORF SIDE ROAD

CLIENT

KEY PLAN



07	ISSUED FOR CITY	2021-05-14
06	ISSUED FOR CITY	2021-05-10
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04	ISSUED FOR QUOTE	2021-04-30
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02	ISSUED FOR CLIENT	2021-04-13
01	ISSUED FOR CLIENT	2021-03-17

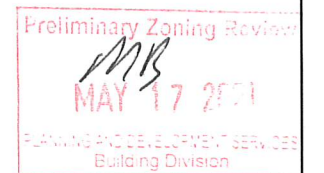
REVISIONS

2021-05-14 12:17:44 PM

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DRAWING TITLE

LEFT ELEVATION

DRAWN	JB	CHECKED	SA
SCALE @ ARCH D	3/16" = 1'-0"	DATE	03/10/20



PROJECT NO.	200
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STAGE	DRAWING NO.
ZC	A2-004

LOCATION	REVISION
AURORA	06



WALL LEGEND		
	EXISTING TO REMAIN	
	TO BE DEMOLISHED	
	NEW CONSTRUCTION	



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