



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2020-03

APPLICANT: SUMMIT HOMES HOLDINGS

PROPERTY: 71 Child Drive
Plan 514, Lot 380

ZONING: Detached Third Density Residential R3-SN (497) Exception Zone

PURPOSE: The Owner has submitted a Minor Variance Application to facilitate the demolition of the existing dwelling and the construction of a new single detached residential dwelling.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 square metres.

PROPOSAL:

- a) The applicant is proposing a two storey detached dwelling with a gross floor area of 432.0 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:	March 12, 2020
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4350**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

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 27TH DAY OF FEBRUARY 18, 2020.



Matthew Peverini
Alternate Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan

Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>



KEY MAP

FILE NO: MV-2020-03
 ADDRESS: 71 CHILD DR.
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands



NOTE:

THIS SET OF DRAWINGS, IS THE PROPERTY OF "HOMELAND" AND ANY REPRODUCTION OR USE FOR OTHER PROJECTS, IN WHOLE OR IN PART, WITHOUT A WRITTEN CONSENT OF THE DESIGNER IS FORBIDDEN.

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, MECHANICAL, ELECTRICAL, ETC. AND OTHER ENGINEERING INFORMATION SHOWN ON THE DRAWINGS. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES, REQUIREMENTS AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION.

THESE DRAWINGS ARE NOT TO BE SCALED.

THE CLIENT/OWNER/BUILDER TO CHECK ALL THE DRAWINGS AND INFORM THE DESIGNER OF ANY DISCREPANCY OR ANY ISSUE WITHIN MAXIMUM A WEEK FROM THE DATE OF THE BUILDING PERMIT, AFTER WHICH THE DESIGNER HAS NO RESPONSIBILITY ABOUT ANY ISSUE WHATSOEVER.

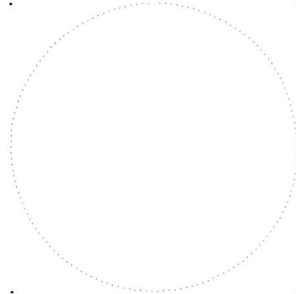
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGNER AND APPROVED BY THE RELATED CITY OR TOWN.

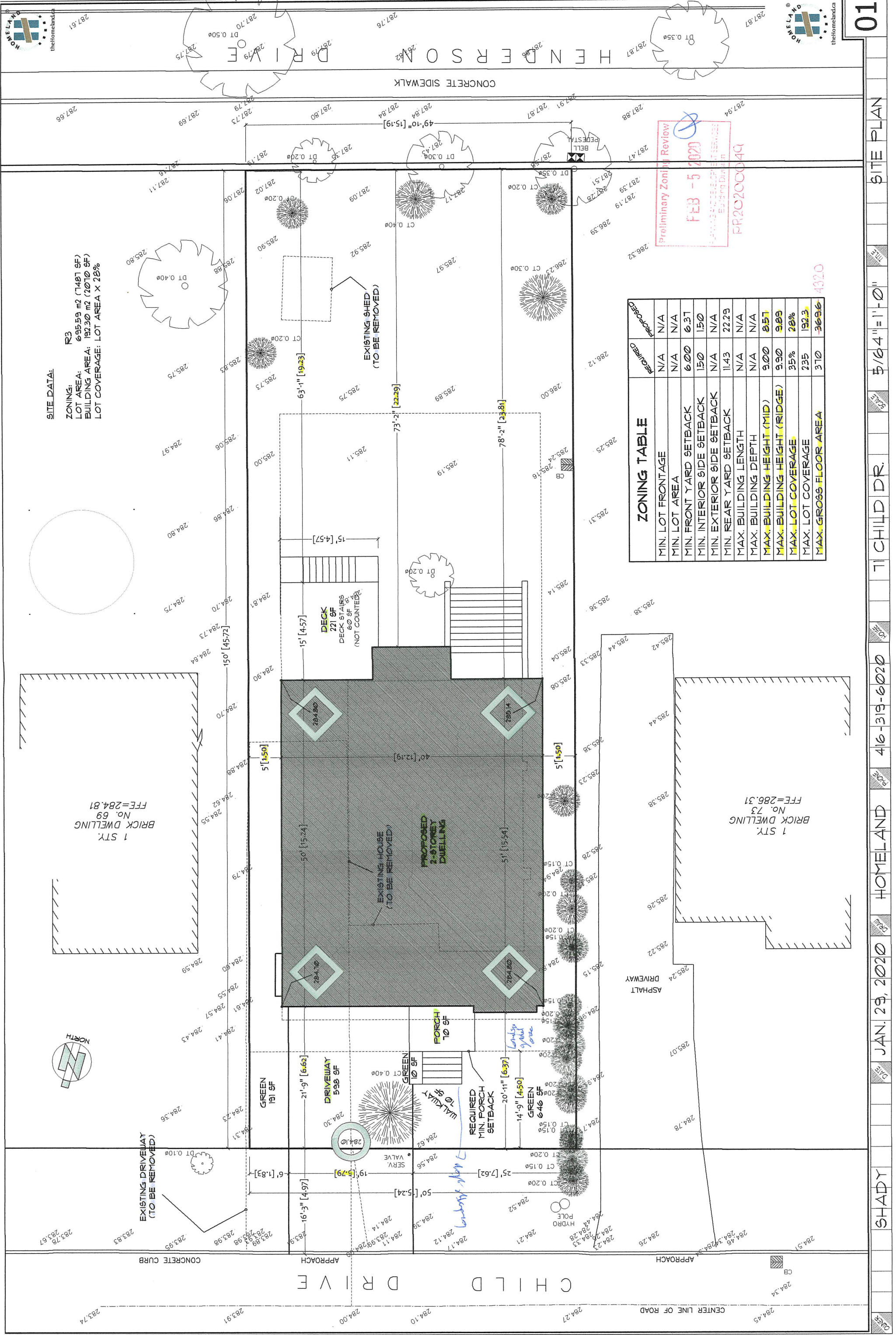
PROPOSED 2-STOREY DWELLING TO 71 CHILD DR, AURORA, ON.

L4G 1Y8

Preliminary Zoning Review
FEB -5 2020
PLANNING AND DEVELOPMENT SERVICES
Building Division
PR20200049

AREA SCHEDULE (AURORA)	
FIRST FLOOR AREA	2095
SECOND FLOOR AREA	2097
TOTAL FLOOR AREA	4192
FINISHED BASEMENT	1643
GROSS FLOOR AREA	5835
FINISHED BASEMENT	- 1643
STAIRWELLS	- 138
ELEV. SHAFT AND VOID AREAS	- 75
GROSS FLOOR (CALCULATION)	3979
PORCH AREA	10
BUILDING COVERAGE	1650
GARAGE COVERAGE	420-453
LOT COVERAGE	2070
	S.F.
	M ²

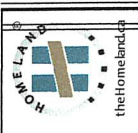




SITE DATA:
 ZONING: R3
 LOT AREA: 695.59 m² (1487 SF)
 BUILDING AREA: 192.30 m² (2070 SF)
 LOT COVERAGE: LOT AREA X 28%

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	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	N/A	N/A
MIN. LOT AREA	N/A	N/A
MIN. FRONT YARD SETBACK	6.00	6.37
MIN. INTERIOR SIDE SETBACK	15.0	15.0
MIN. EXTERIOR SIDE SETBACK	N/A	N/A
MIN. REAR YARD SETBACK	11.43	22.29
MAX. BUILDING LENGTH	N/A	N/A
MAX. BUILDING DEPTH	N/A	N/A
MAX. BUILDING HEIGHT (MID)	9.00	8.57
MAX. BUILDING HEIGHT (RIDGE)	9.90	9.89
MAX. LOT COVERAGE	35%	28%
MAX. LOT COVERAGE	235	192.3
MAX. GROSS FLOOR AREA	370	369.6



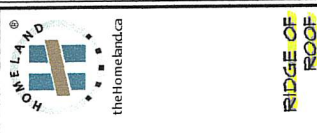


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NORTH ELEVATION

FRONT ELEVATION

06



RIDGE OF ROOF

MEAN OF ROOF

TOP OF PLATE

EAVES OF ROOF

FINISHED SECOND FLOOR

UPPER FIRST FLOOR

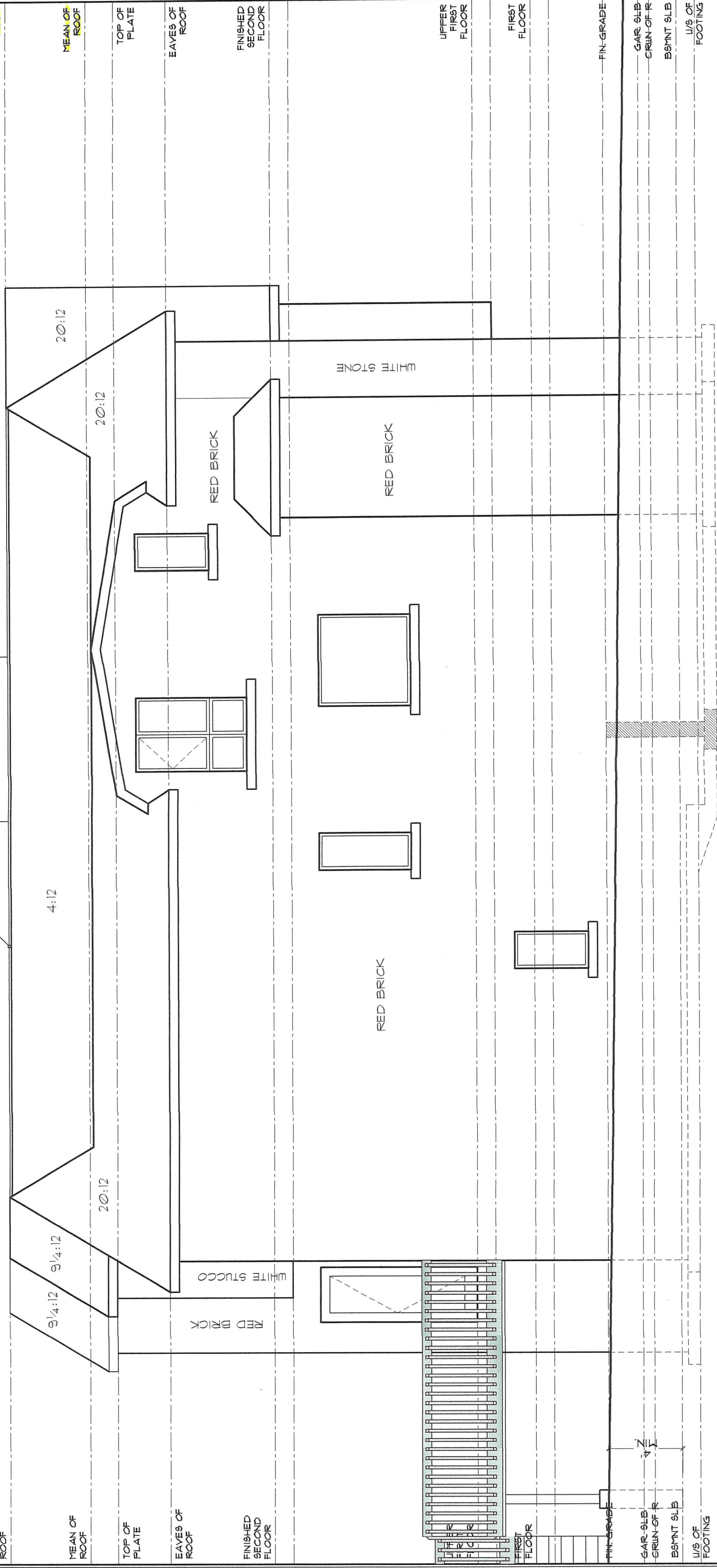
FIRST FLOOR

FIN-GRADE

GAR. SLB - GRUN-OF-R

BSMNT SLB

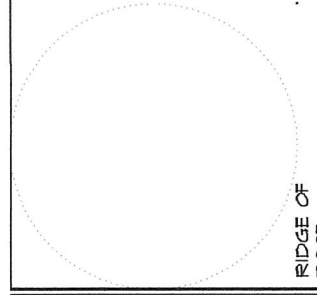
U/S OF FOOTING

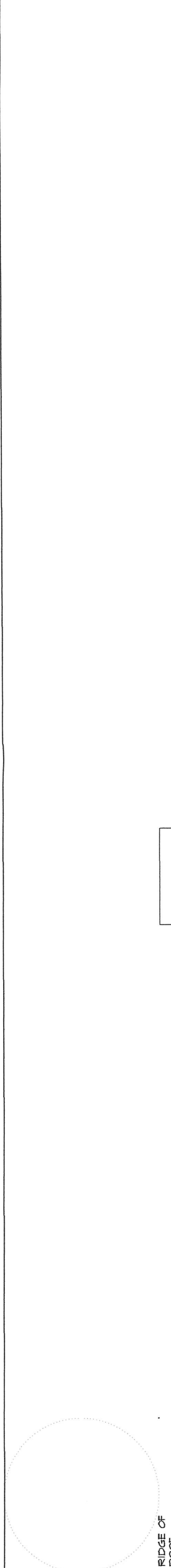
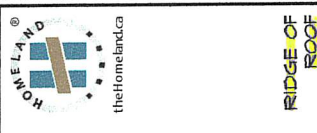


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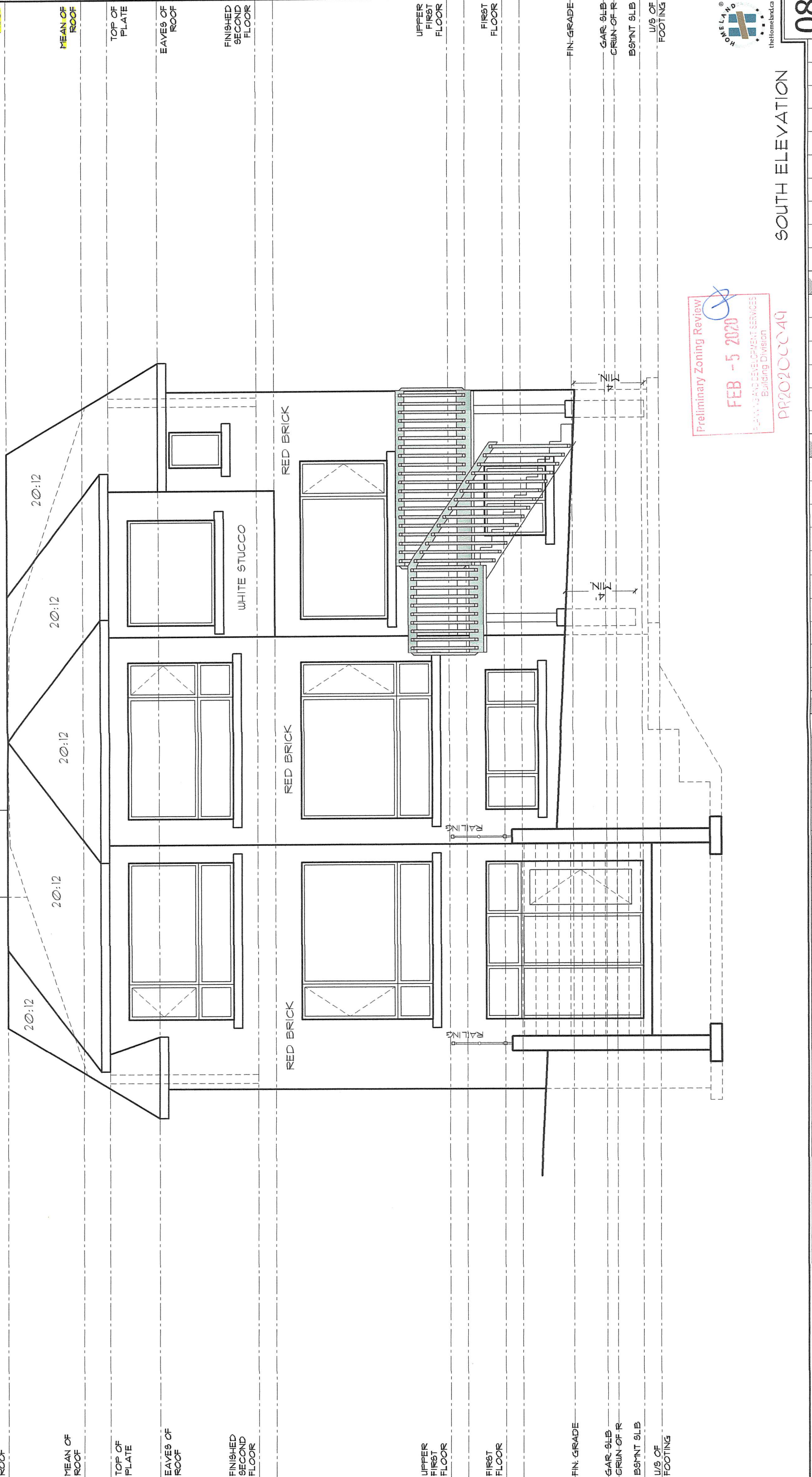


EAST ELEVATION





RIDGE OF ROOF
MEAN OF ROOF
TOP OF PLATE
EAVES OF ROOF
FINISHED SECOND FLOOR
UPPER FIRST FLOOR
FIRST FLOOR
FIN. GRADE
GAR. SLB CRUN-OF-R
BSMNT SLB
U/S OF FOOTING



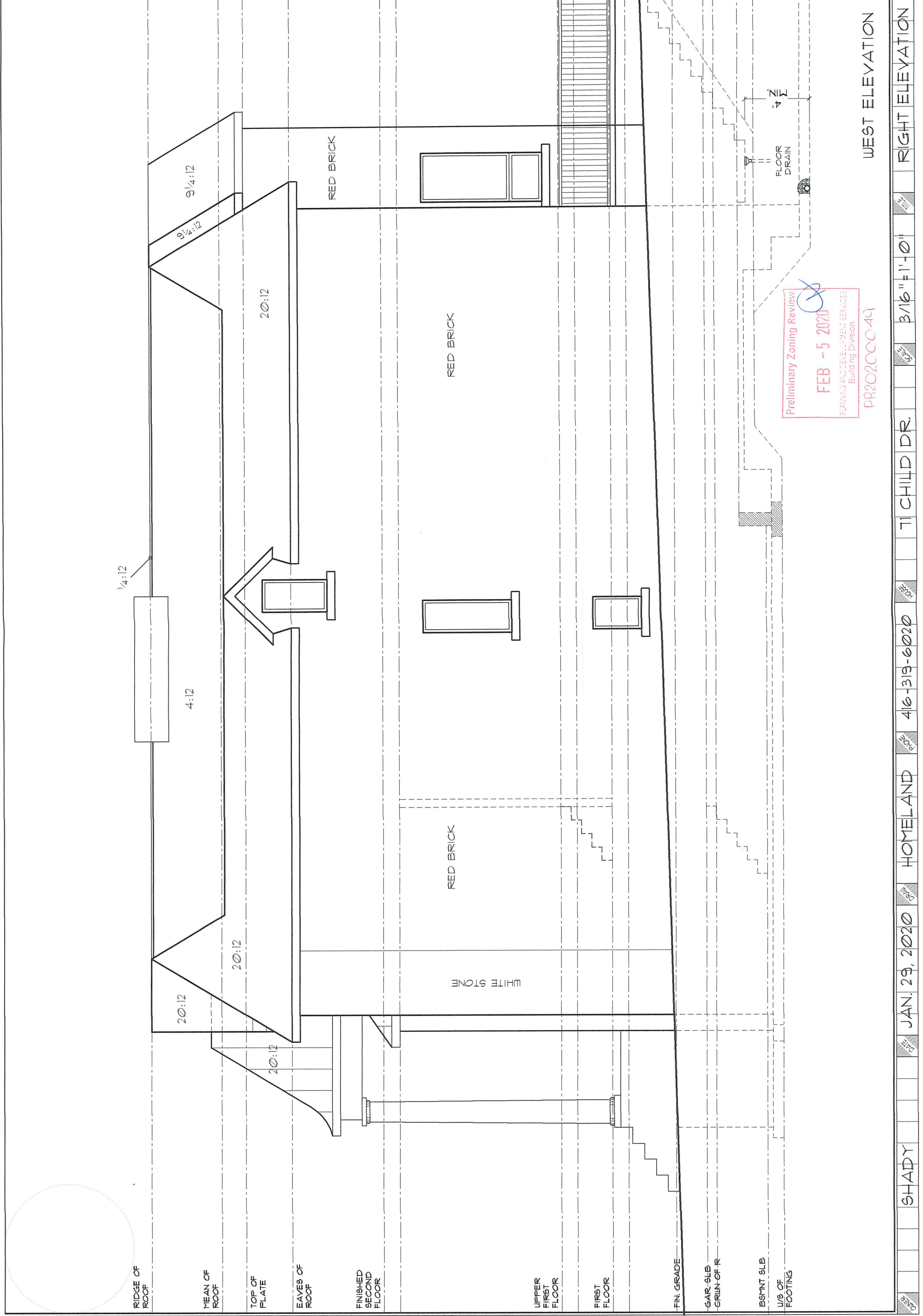
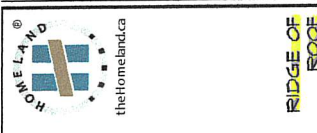
RIDGE OF ROOF
MEAN OF ROOF
TOP OF PLATE
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FINISHED SECOND FLOOR
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FIRST FLOOR
FIN. GRADE
GAR. SLB CRUN-OF-R
BSMNT SLB
U/S OF FOOTING

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PR2020CC049

SOUTH ELEVATION

REAR ELEVATION

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WEST ELEVATION