

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2020-04

**APPLICANT:** HALL

**PROPERTY:** 94 Connaught Avenue  
Plan 65M-2803, Lot 120

**ZONING:** R3-SN(497) – Detached Third Density Residential Stable  
Neighbourhoods Exception Zone

**PURPOSE:** The Owner has submitted a Minor Variance Application to facilitate the addition of a second storey to the existing dwelling.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.497.3.2 of the By-law requires a minimum rear yard setback of 7.5m;
- 2) Section 4.20 of the By-law states that eaves may project 0.7m into a required yard;
- 3) Section 4.20 of the By-law states that open porches may encroach 2.5m into the required front yard and in no case shall be no closer than 4.5m to the property line.
- 4) Section 4.20 of the By-law states that steps may encroach 2.0m into all yards and in no case shall be closer than 4.5m to the front property line; and
- 5) Section 4.20 of the By-law states that decks may encroach 3.7m into the required rear yard, and shall be no closer than 3.8m to the property line.

**PROPOSAL:**

- a) The applicant is proposing a second storey addition which is 1.19m to the rear property line;
- b) The applicant is proposing a second storey with eaves projecting 6.62m into the required rear yard;
- c) The applicant is proposing a porch which is 4.3m to the front property line;
- d) The applicant is proposing porch steps 3.2m from the front property line; and,
- e) Applicant is proposing a deck with a setback of 0.0m to the rear 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>March 12, 2020</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

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 27<sup>TH</sup> DAY OF FEBRUARY 18, 2020.



Matthew Peverini  
Alternate Secretary-Treasurer

#### **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-2020-04  
 ADDRESS: 94 CONNAUGHT AVE.  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



**Subject Lands**



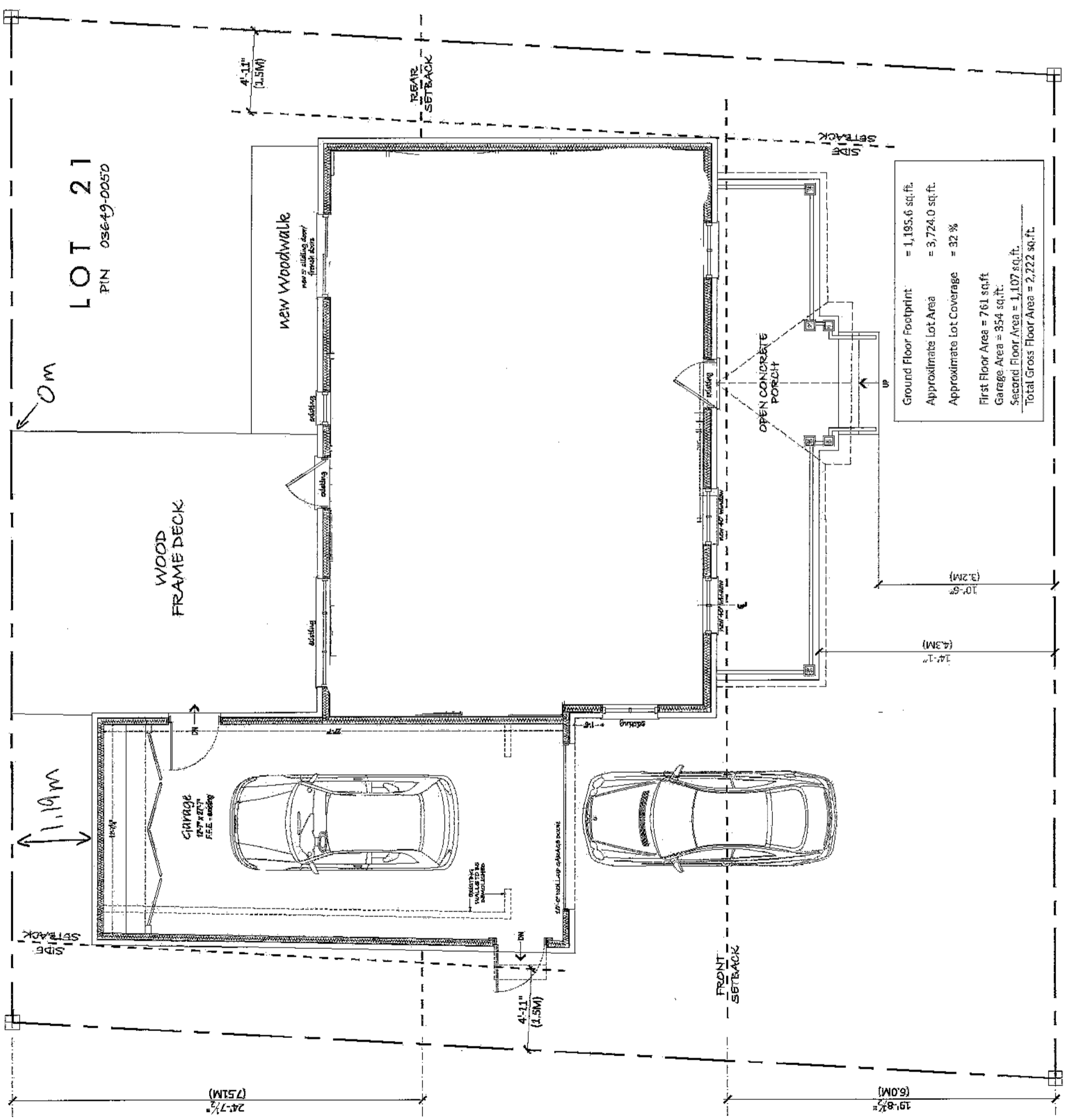
# PROPOSED GROUND FLOOR

94 CONNAUGHT AVE.  
TOWN OF AURORA



OCTOBER 28, 2019

scale 1/4" = 1/4"



Ground Floor Footprint:	= 1,195.6 sq. ft.
Approximate Lot Area	= 3,724.0 sq. ft.
Approximate Lot Coverage	= 32 %
First Floor Area = 761 sq.ft	
Garage Area = 354 sq.ft.	
Second Floor Area = 1,107 sq.ft.	
<b>Total Gross Floor Area = 2,222 sq.ft.</b>	

CONNAUGHT AVENUE

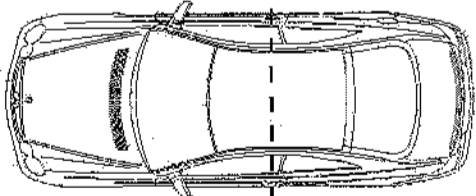
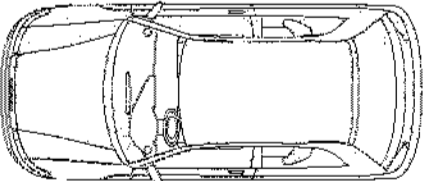
LOT 21  
PIN 05649-0050

WOOD FRAME DECK

new Woodwalk

OPEN CONCRETE PORCH

GARAGE



SIDE SETBACK

FRONT SETBACK

REAR SETBACK

SIDE SETBACK

0m

11.19m

24'-7 1/2" (7.51M)

4'-11" (1.5M)

19'-8 1/2" (6.0M)

14'-1" (4.3M)

10'-6" (3.2M)

4'-11" (1.5M)

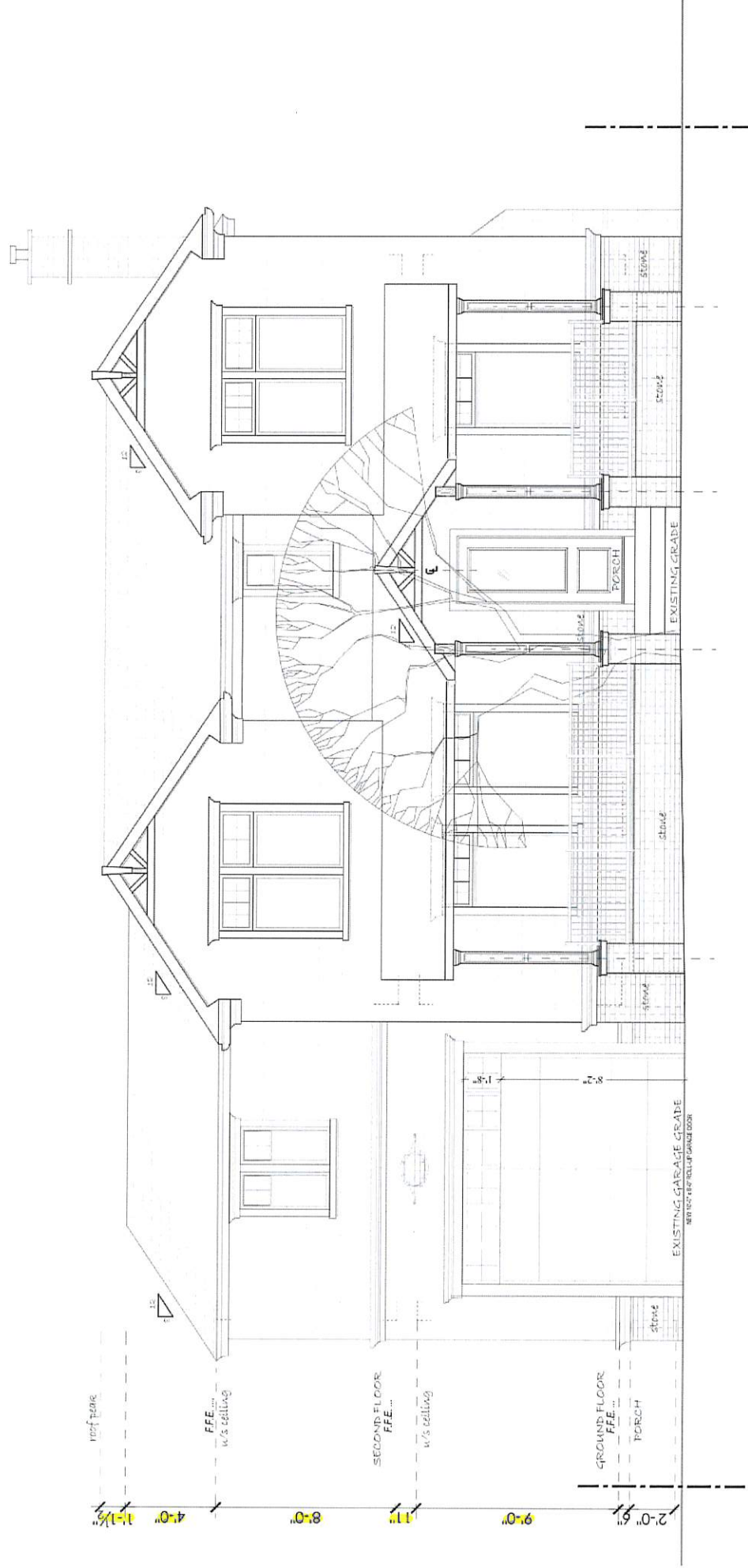
94 CONNAUGHT AVE.  
TOWN OF AURORA



scale 1/4" = 1/4"

OCTOBER 28, 2019

# PROPOSED SECOND FLOOR



AP 2019 1300  
Preliminary Zoning Review  
APD  
DEC 20 2019  
PLANNING AND DEVELOPMENT SERVICES  
Building Division

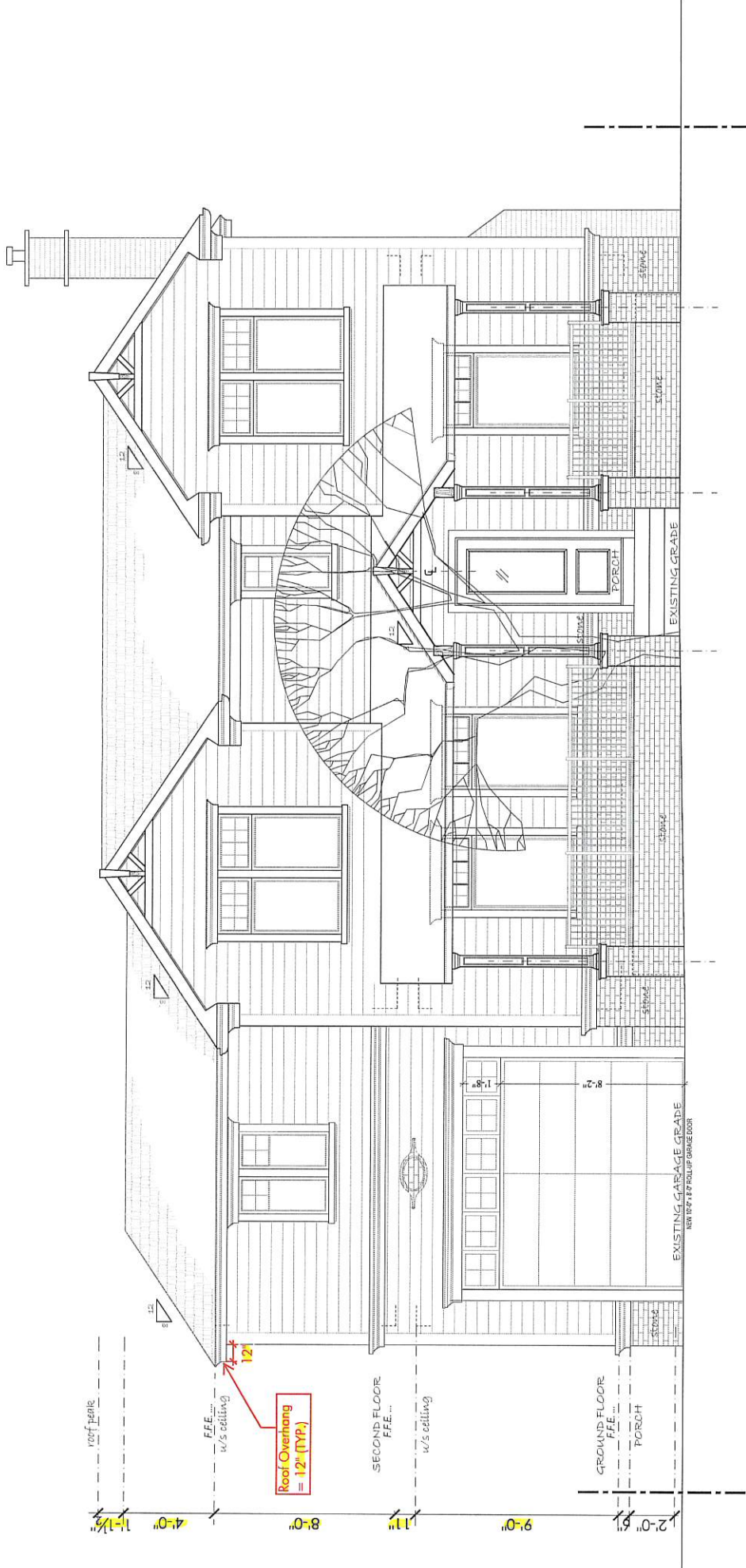
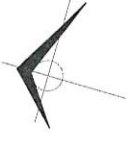
94 CONNAUGHT Ave.  
TOWN OF AURORA



scale 1/4" = 1/4"

OCTOBER 28, 2019

PROPOSED SECOND FLOOR



PR 20171320  
Preliminary Zoning Review  
MB  
DEC 20 2019  
PLANNING AND DEVELOPMENT SERVICES  
Building Division