

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-05

APPLICANT: ALISE ILENANE

PROPERTY: 126 Wells Street
Plan 346, Lot 34

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

PURPOSE: The Owner has submitted a Minor Variance Application to facilitate a side addition to the existing dwelling that contains a garage on the ground floor and a bedroom above.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.
- 2) Section 4.20 of the Zoning By-law states that eaves may project a maximum of 0.7 metres into any required yards.
- 3) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.
- 4) Section 4.20 of the Zoning By-law states that eaves may project a maximum of 0.7 metres into any required yards.

PROPOSAL:

- a) The applicant is proposing a side addition to the existing dwelling with a north interior side yard setback of 0.6 metres.
- b) The applicant is proposing a side addition with eaves projecting 1.2 metres into the required north interior side yard.
- c) The applicant is proposing a side addition to the existing dwelling with a north interior side yard setback of 0.6 metres.
- d) The applicant is proposing a side addition with eaves projecting 2.7 metres into the required north interior side yard.

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, 2020.



Matthew Peverini
Alternate Secretary-Treasurer
Committee of Adjustment

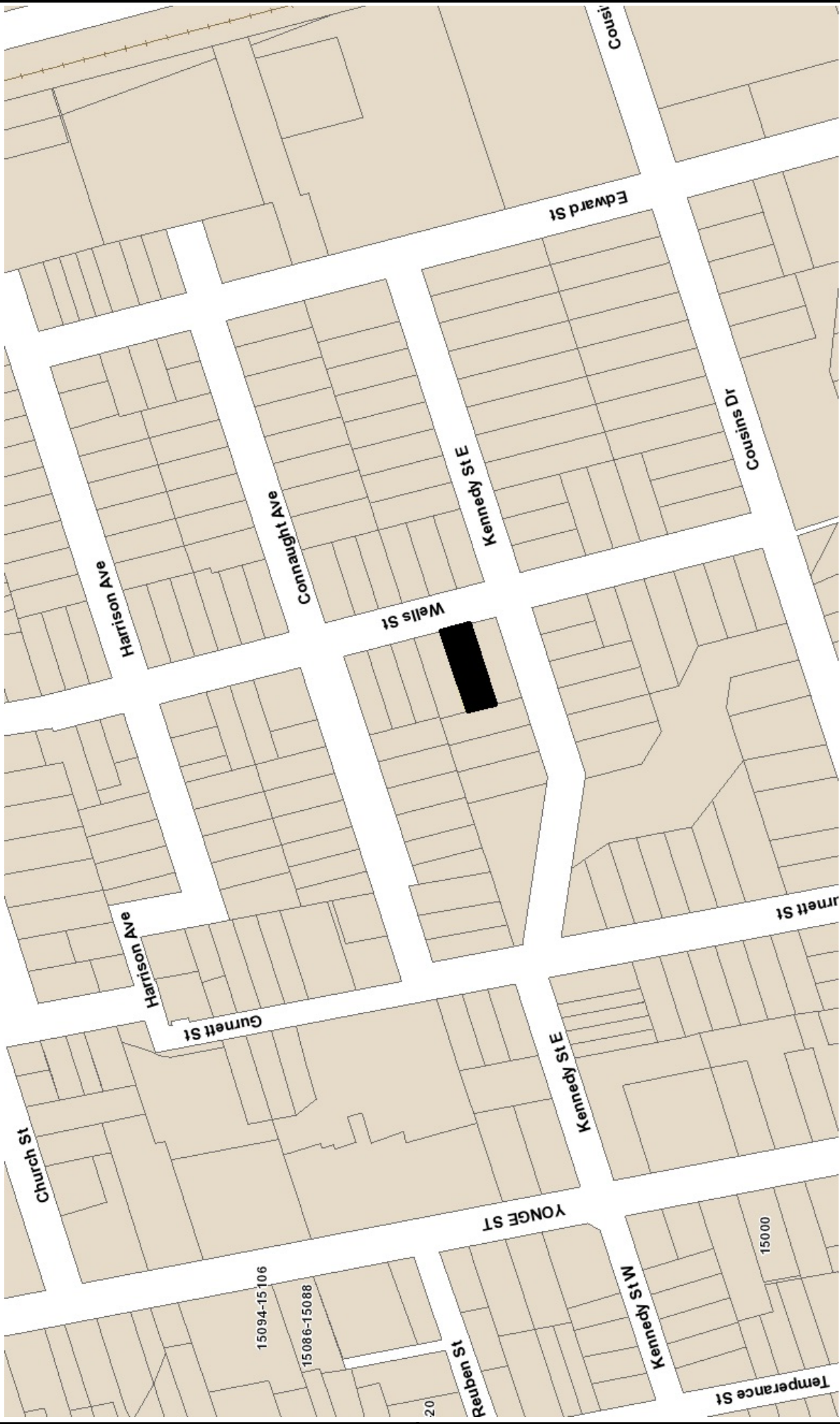
ATTACHMENTS

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>



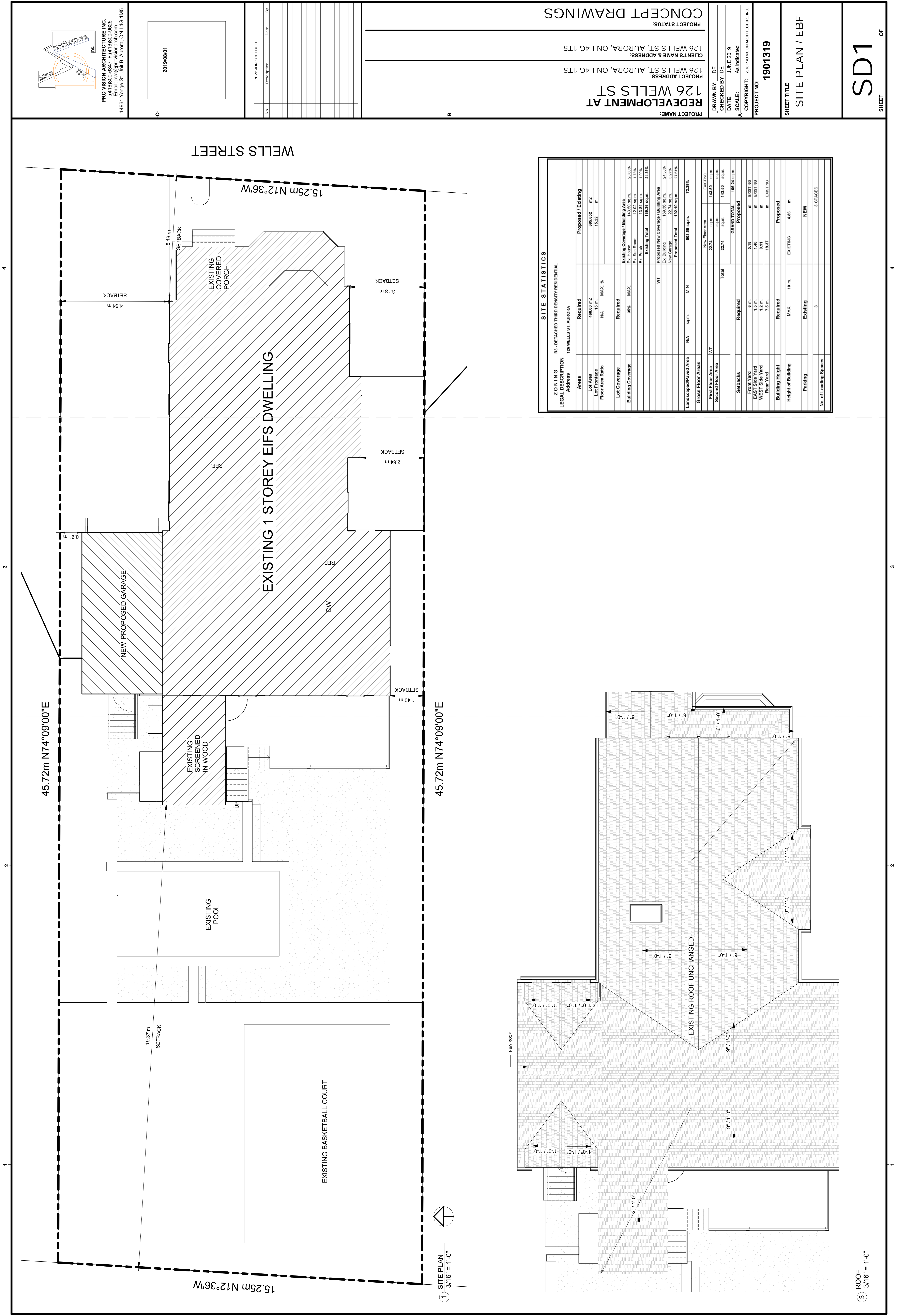
KEY MAP

FILE NO: MV-2020-05
 ADDRESS: 126 WELLS ST.
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands





ZONING LEGAL DESCRIPTION
R3 - DETACHED THIRD DENSITY RESIDENTIAL
Address: 126 WELLS ST, AURORA

Areas	Required	Proposed / Existing
Lot Area	440.00 m ²	696.652 m ²
Lot Frontage	15 m	15.22 m
Floor Area Ratio	N/A	MAX. %
Lot Coverage	Required	
Building Coverage	35% MAX.	Existing Coverage / Building Area
		Ex. House 143.50 sq.m. 20.53%
		Ex. Sun Room 12.02 sq.m. 1.73%
		Ex. Porch 13.84 sq.m. 1.99%
		Existing Total 169.36 sq.m. 24.83%
		Proposed New Coverage / Building Area
		Ex. Building 169.36 sq.m. 24.83%
		New Garage 22.74 sq.m. 3.27%
		Proposed Total 192.10 sq.m. 27.81%
Landscaped/Paved Area	N/A	MIN
Gross Floor Area	WT	503.55 sq.m. 72.33%
		Existing
First Floor Area	WT	New Floor Area
Second Floor Area	WT	22.74 sq.m. 143.50 sq.m.
		Total
		22.74 sq.m. 143.50 sq.m.
Setbacks	Required	Proposed
Front Yard	6 m	5.18 m
EAST Side Yard	1.2 m	0.91 m
WEST Side Yard	1.2 m	0.91 m
Rear Yard	7.5 m	19.37 m
Building Height	Required	Proposed
Height of Building	MAX. 10 m.	EXISTING 4.86 m
Parking	Existing	NEW
No. of Loading Spaces	3	3 SPACES

PROJECT NAME: REDEVELOPMENT AT 126 WELLS ST
PROJECT ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
CLIENT'S NAME & ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
PROJECT STATUS: CONCEPT DRAWINGS

DRAWN BY: DE
CHECKED BY: DE
DATE: JUNE 2019
SCALE: As Indicated
COPYRIGHT: © 2019 PRO VISION ARCHITECTURE INC.
PROJECT NO.: 1901319

SHEET TITLE: SITE PLAN / EBF

PRO VISION ARCHITECTURE INC.
 T: (416) 800-6347 F: (416) 800-8625
 Email: pva@provisionarch.com
 14861 Yonge St. Unit B, Aurora, ON L4G 1M5

20190801

No.	Description	Date	By

3 ROOF
3/16" = 1'-0"

1 SITE PLAN
3/16" = 1'-0"

