

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2018-17A-D

APPLICANT: Vania Ottoborgo

PROPERTY: 16 Hawthorne Lane
Lot 6 Registered Plan 597

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

PURPOSE: The Owner has submitted a Minor Variance Application to allow a reduced interior side yard and increased maximum eave projection for a new storey detached dwelling. Additional variances are required to reduce the interior side yard and increased maximum eave projection of a new accessory building.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres;
- 2) Section 4.20 of the Zoning By-law states eaves may project 0.7 metres into any required yard;
- 3) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres; and
- 4) Section 4.20 of the Zoning By-law states eaves may project 0.7 metres into the required yard.

PROPOSAL:

- 1) To permit a reduced minimum westerly interior side yard setback for the proposed two storey detached dwelling to 1.8 metres, thereby, requiring a variance of 1.2 metres;
- 2) To permit an eaves projection of 1.7 metres into the required westerly interior side yard, thereby, requiring a variance of 1.0 metre;
- 3) To permit a reduced minimum westerly side yard setback for the proposed accessory building to 1.2 metres, thereby requiring a variance of 1.8 metres; and
- 4) To permit an eaves projection of 1.5 metres into the required westerly interior side yard, thereby, requiring a variance of 0.8 metres.

A Location Map and a 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 12, 2018
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 an "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. 4223**, 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 21TH DAY OF JUNE, 2018.



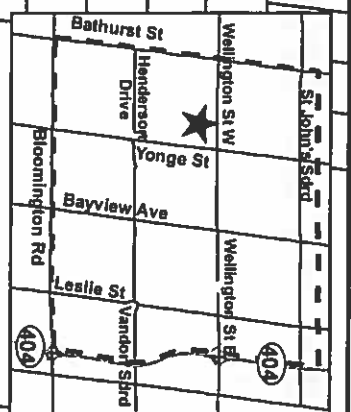
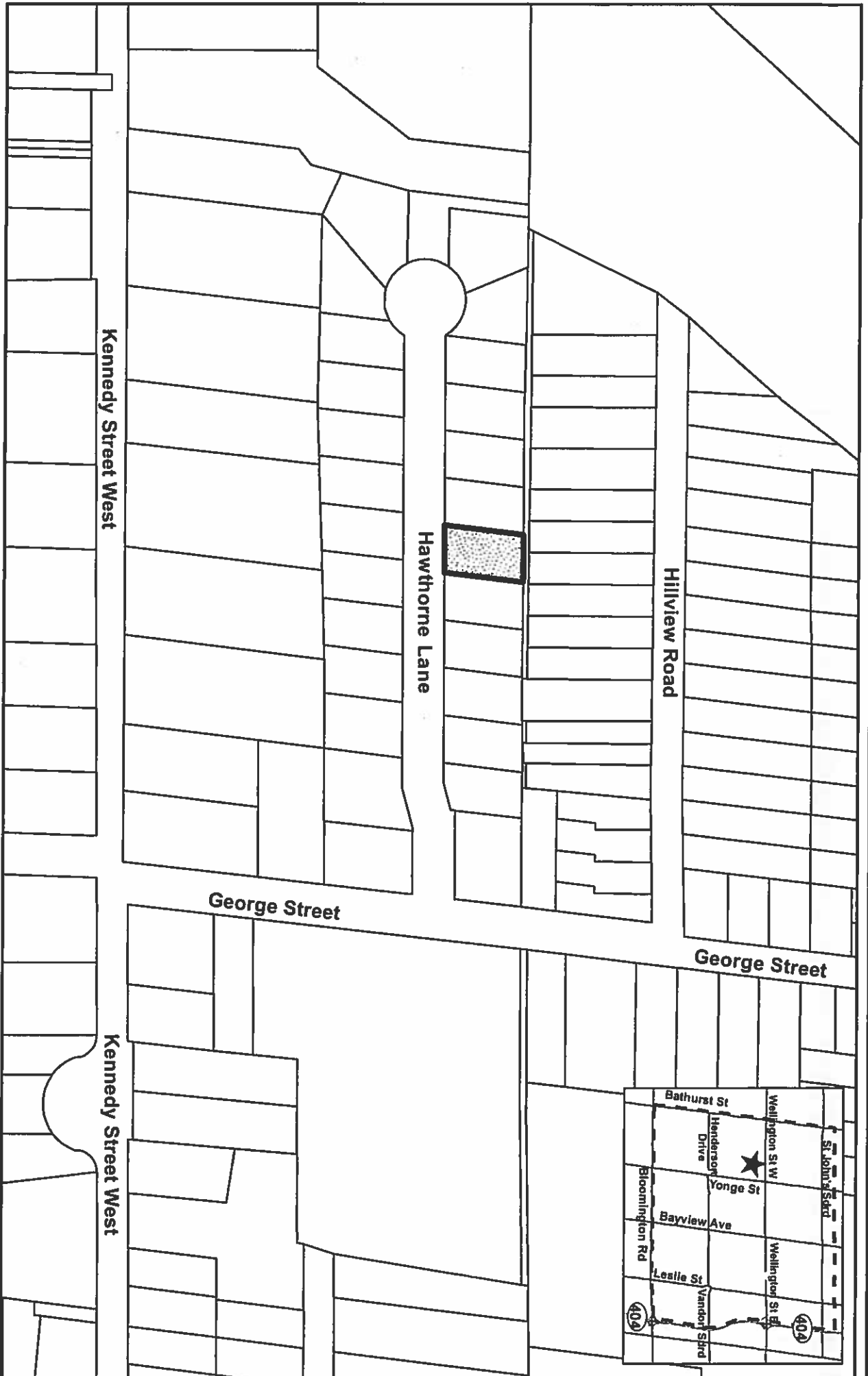
Antonio Greco
Secretary-Treasurer/Planning Technician
Committee of Adjustment

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>

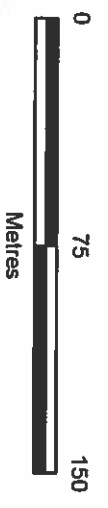


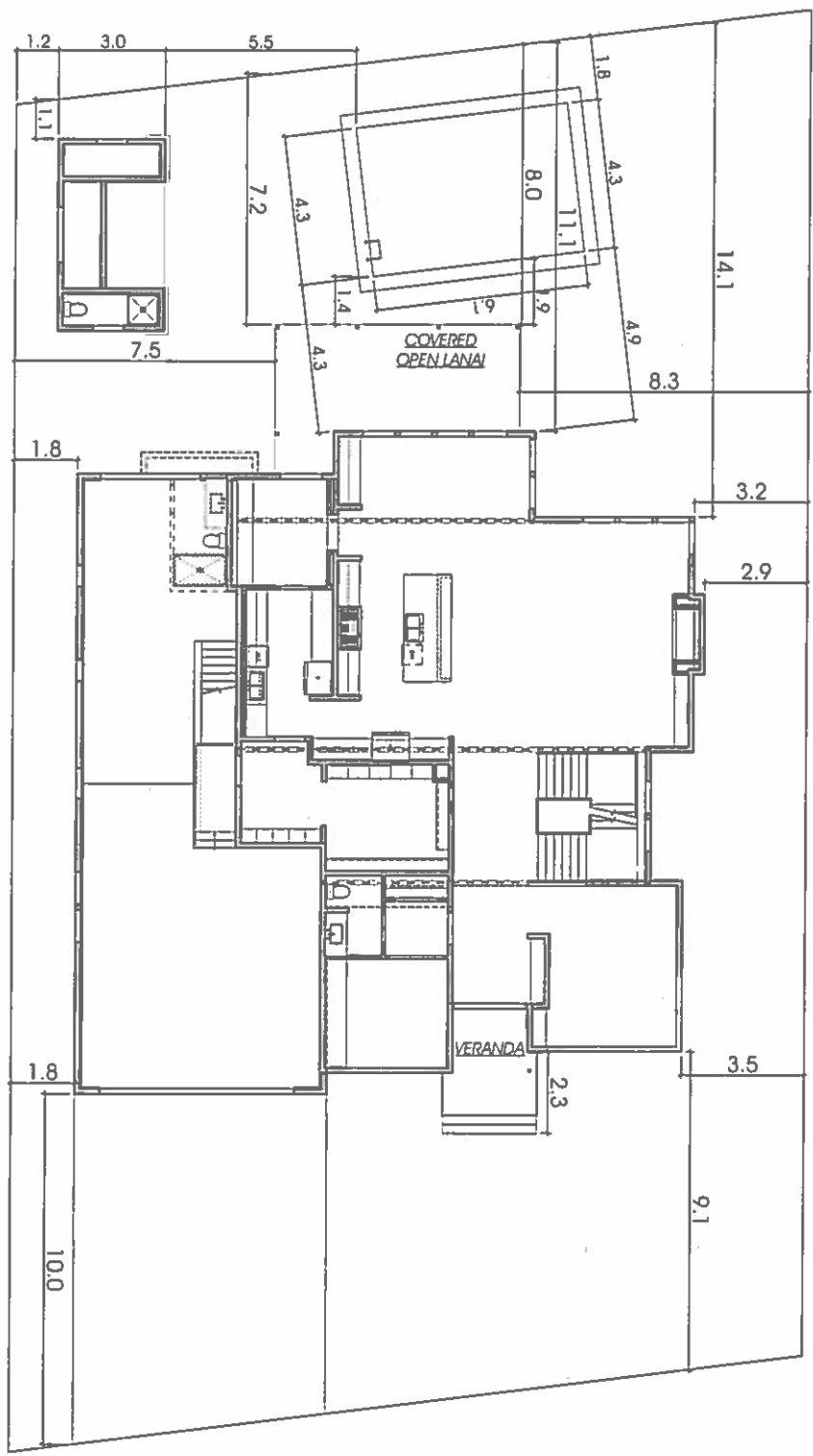
KEY MAP

FILE NO: MV-2018-17
 ADDRESS: 16 HAWTHORNE LANE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands

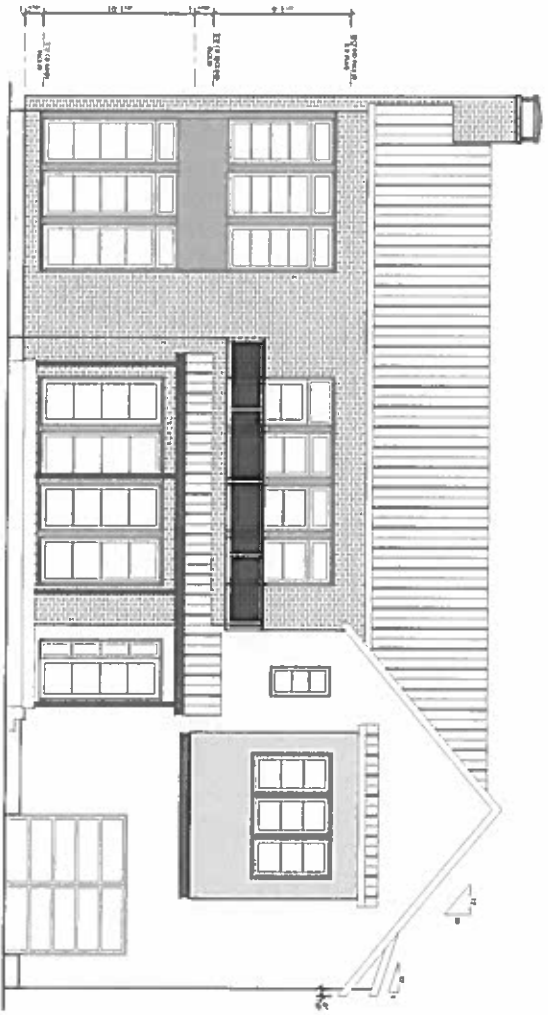




LOT AREA = 871.580 m²
HOUSE COVERAGE = 302.888 m²
SITE COVERAGE = 34.76%



1 Front Elevation
SCALE: 1/8" = 1'-0"



2 Rear Elevation
SCALE: 1/8" = 1'-0"

MODEL NAME:	Aurora Custom "Modern Farmhouse"
MODEL CODE:	XXXX
PROJECT NO.:	XXXXXXX
ADDRESS:	16 Hawthorn Drive Aurora, Ontario

LOT NO.:	6
BLOCK NO.:	
PLAN NO.:	597
DRAWN BY:	K. Smith
DATE:	June 7, 2018

REVISIONS:	
1.	
2.	
3.	
4.	
5.	

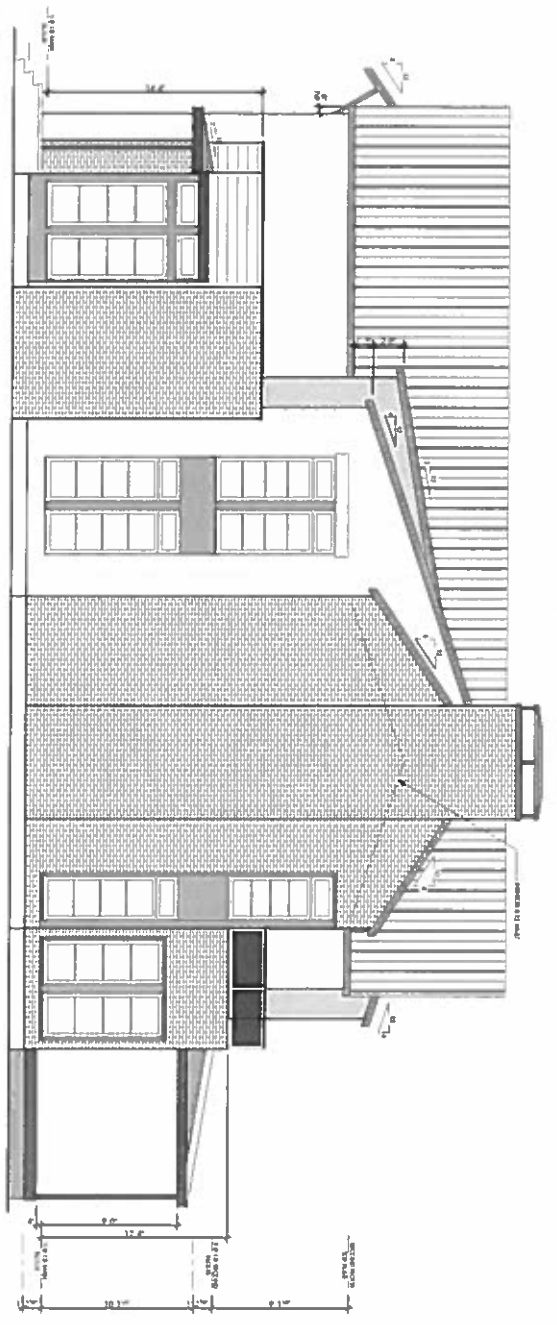
ALL DRAWINGS CONTAINED HEREIN ARE THE INTELLECTUAL PROPERTY OF AURORA HOMES. ANY REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF AURORA HOMES. AURORA HOMES SHALL BE RESPONSIBLE TO COMPLY WITH RESIDENTIAL PROVISIONS TO THE BUILDING ACT OF THE LAW.

MAIN:	2,123 SQ.FT.
SECOND:	2,439 SQ.FT.
TOTAL (Above Ground):	4,562 SQ.FT.
DEV. BASEMENT:	1,506 SQ.FT.
TOTAL:	6,070 SQ.FT.

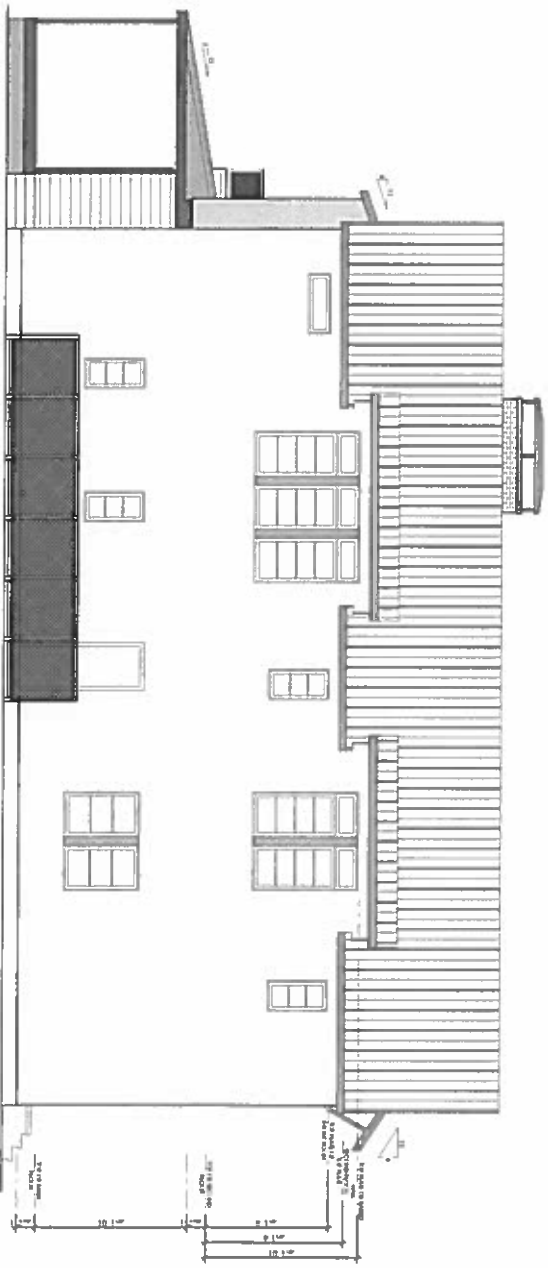
NOTES:
1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING ACT AND ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Front / Rear Elevation

2 6



1 Right Elevation
SCALE: 1/8" = 1'-0"



2 Left Elevation
SCALE: 1/8" = 1'-0"

MODEL NAME:	Aurora Custom Modern Farmhouse
MODEL CODE:	2004
PROJECT NO.:	X000000
ADDRESS:	16 Hawthorn Drive Aurora, Ontario
LOT NO.:	6
BLOCK NO.:	
PLAN NO.:	597
DRAWN BY:	K. Smith
DATE:	June 7, 2018
REVISIONS:	
1.	
2.	
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5.	
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MANU:	2,123 SQ.FT.
SECOND:	2,439 SQ.FT.
TOTAL (w/oc. Gsbal):	4,562 SQ.FT.
DEV BASEMENT:	1,508 SQ.FT.
TOTAL:	6,070 SQ.FT.
NOTES:	OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL AUTHORITIES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3 Right / Left Elevation	6