



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

FILE NUMBER: MV-2017-46A-B

APPLICANT: Robert & Elizabeth Azzaro

PROPERTY: 36 Mendys Forest
Lot 19 Plan 65M2228

ZONING: Detached Fourth Density Residential (R4(23)) Zone by the Town of Aurora Zoning By-law 6000-17

PURPOSE: The Owner has submitted a Minor Variance Application to allow reduction of rear yard setback and increase in eaves projection to construct a one storey addition (sunroom).

BY-LAW

REQUIREMENT: 1) Section 7.2 of the Zoning By-law requires minimum rear yard setback of 7.5 metres.

2) Section 4.20 of the Zoning By-law allows maximum projection of 0.70 metres into any required yard.

PROPOSAL: 1) MV-2017-46A: The Applicant is proposing to construct one storey addition which has rear yard setback of 6.9 metres; thus requiring Variance of 0.6 metres.

2) MV-2017-46B: The Applicant is proposing eaves encroachment of 0.78 metres into rear yard; thus requiring Variance of 0.08 metres.

A Location Map and Sketch illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	JANUARY 11, 2018
TIME:	7:00PM
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, 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.

Should you require further information on 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 21st DAY OF DECEMBER 2017.



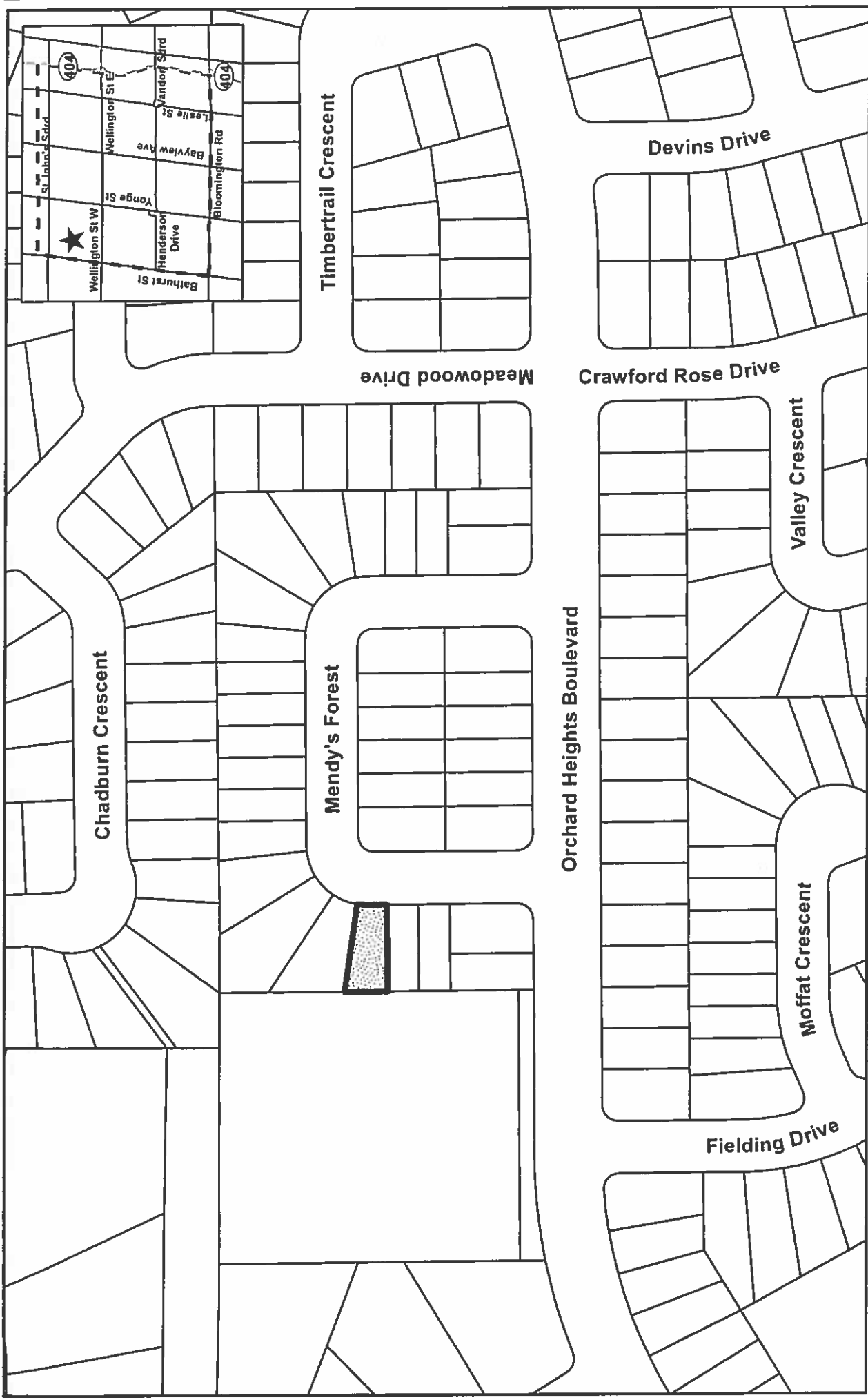
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

ATTACHMENTS

Attachment 1- Location Map
Attachment 2 – Sketch

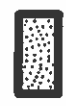
Agenda packages will be available prior to the Hearing at:

www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx



KEY MAP

FILE NO: MV-2017-46
 ADDRESS: 36 MENDY'S FOREST
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands



PROPOSED ADDITION
(SUNROOM)

N81°29'00"E
33.81m

36 MENDYS FOREST

EXISTING DRIVEWAY

PROPOSED
ADDITION

LOT 19

N17°31'40"W
16.45m

EXISTING
DWELLING

PROPOSED
DECK

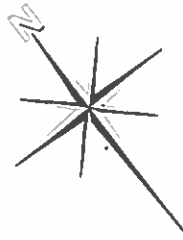
N12°59'30"W

N72°32'00"E
33.10m

MENDYS FOREST

SITE STATISTICS

LOT AREA=	4,843.25SF (449.95SM)
EXISTING HOUSE=	1,340.74SF (124.56SM)
ADDITION=	318.03SF (29.55SM)
PROPOSED DECK=	107.85SF (10.02SM)
LOT COVERAGE	
(HOUSE/ADDITION/ DECK)=	36.48%
LOT COVERAGE (HOUSE)=	27.68%
LOT COVERAGE (ADDITION)=	6.57%
LOT COVERAGE (DECK)=	2.23%



PROPOSED VARIANCES:

MV-2017-46A: To construct one storey addition (sunroom) with rear yard setback of 6.9 metres; thus requiring variance of 0.6 metres (Zoning By-law requires minimum rear yard setback of 7.5 metres).

MV-2017-46B: To construct one storey addition (sunroom) with eaves encroachment of 0.78 metres; thus requiring variance of 0.08 metres (Zoning By-law allows maximum projection of 0.70 metres into a yard).