

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2018-05A-B

APPLICANT: BG Properties (Aurora) Inc

PROPERTY: 14314 Yonge Street
King Con 1 Pt Lots 74 and 75 Plan 132 Pt Lot 17 RE65R35902 Part 1

ZONING: Detached Dwelling Second Density Residential Exception Zone (R2-124) (Lot 10) and Detached Dwelling Second Density Residential Exception Zone (R2-125) (Lot 1) by the Town of Aurora Zoning By-law 6000-17

PURPOSE: The Owner has submitted a Minor Variance Application to allow reduction in rear yard setback to construct detached dwelling unit for two lots within a Draft Approved Plan of Subdivision.

BY-LAW

REQUIREMENT: 1) Section 11.127.2.2 of the Zoning By-law requires minimum rear yard setback of 6.0 metres.

2) Section 11.126.2.2 of the Zoning By-law requires minimum rear yard setback of 7.5 metres.

PROPOSAL: 1) MV-2018-05A: The Applicant is proposing to construct detached dwelling unit which is 4.08 metres to rear property line; thus requiring Variance of 1.92 metres (for Lot 1).

2) MV-2018-05B: The Applicant is proposing to construct a detached dwelling unit which is 7.28 metres to rear property line; thus requiring Variance of 0.22 metres (for Lot 10).

Note: The property is also subject to an Draft Approved Plan of Subdivision (File NO SUB-2012-03).

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:	MARCH 8, 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 15th DAY OF FEBRUARY 2018.



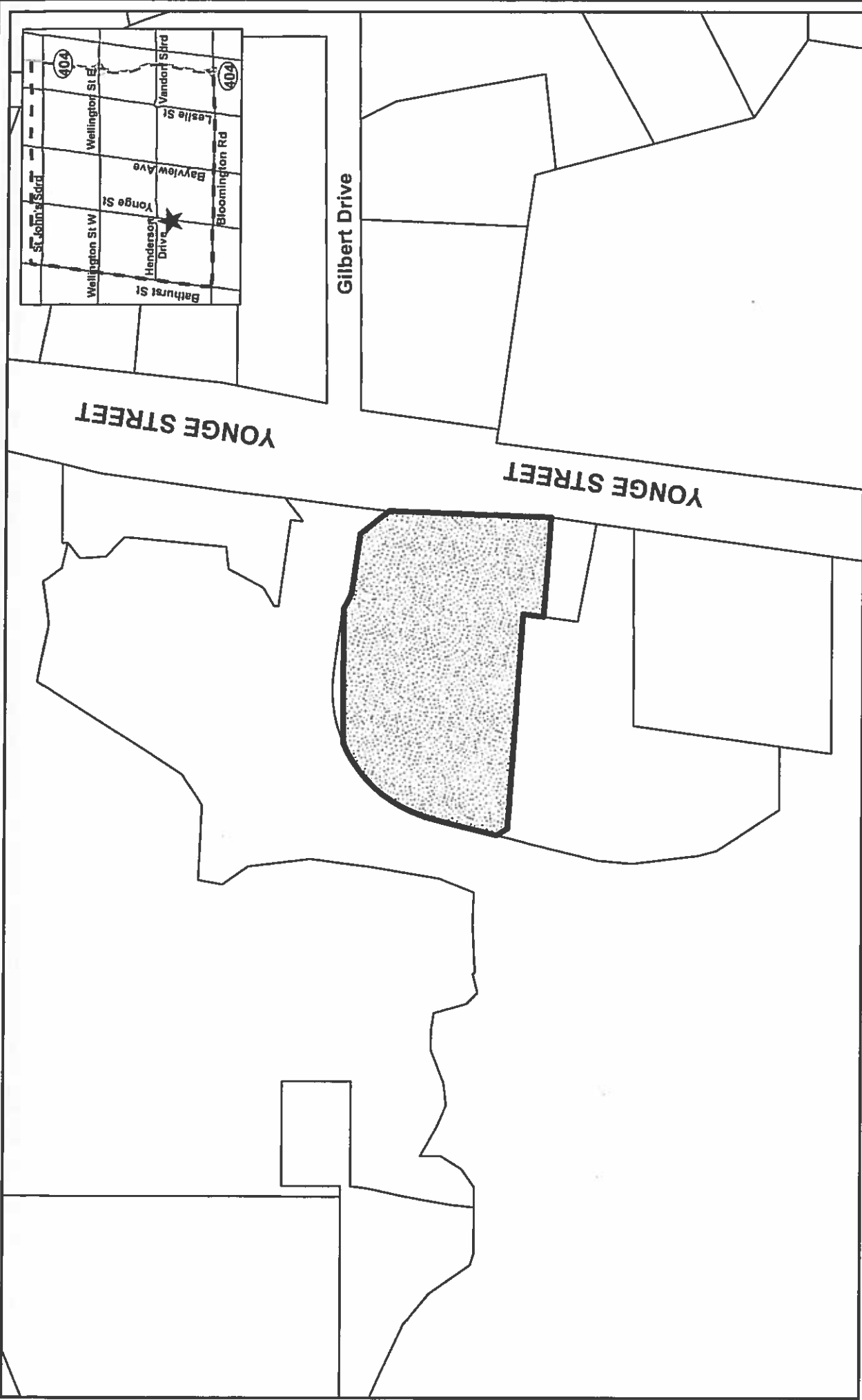
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

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



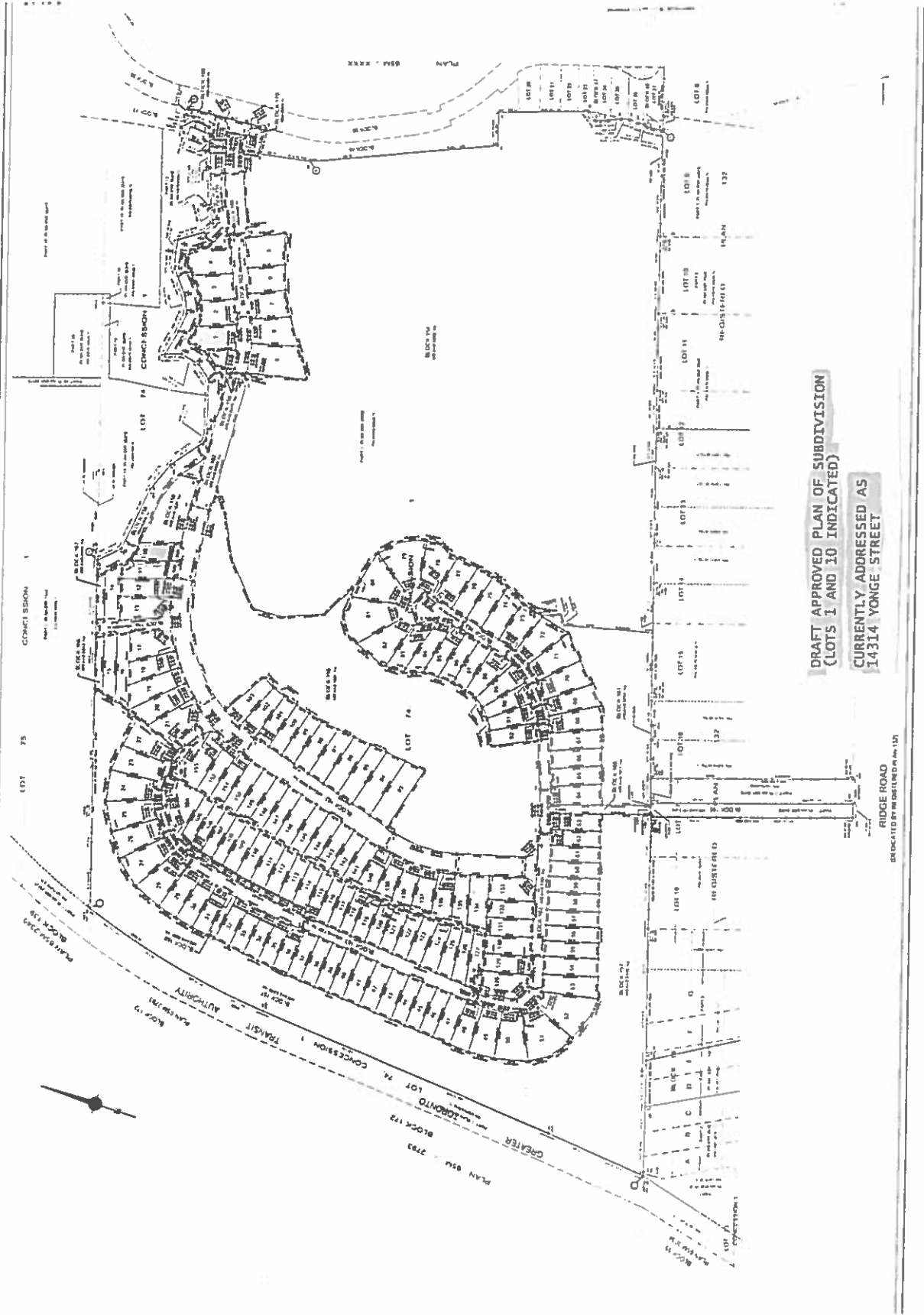
KEY MAP

FILE NO: MV-2018-05
 ADDRESS: 14314 YONGE STREET
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands





DRAFT APPROVED PLAN OF SUBDIVISION
 (LOTS 1 AND 10 INDICATED)
 CURRENTLY ADDRESSED AS
 14314 YONGE STREET

RIDGE ROAD
 DELOCATED BY REGISTRATION PLAN 157

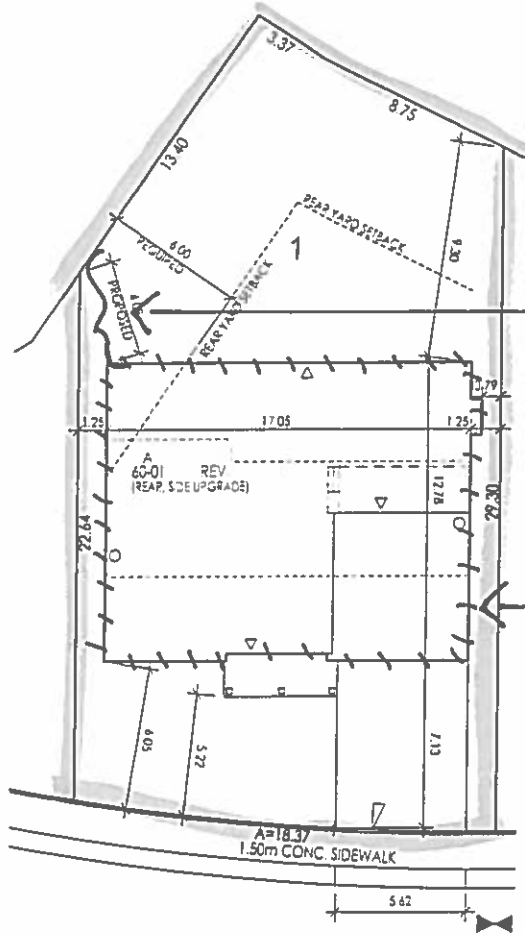
NOTE: BUILDER TO VERIFY LOCATION OF ALL NEIGHBOUR'S TRENCHES, TRANSFORMERS AND OTHER SERVICES. MAIN DIMENSIONS ARE NOT MAINTAINED BUDGET TO RELOCATE AT HIS OWN RISK.

BUILDING STATISTICS

REG. PLAN NO.	R2-125
LOT NUMBER	LOT 1
LOT AREA (m ²)	558.97m ²
BLDG AREA (m ²)	201.20m ²
LOT COVERAGE (%)	36.0%
NO. OF STOREYS	1
MEAN HEIGHT (m)	8.47
PEAK HEIGHT (m)	NA
DECK LINE (m)	NA



MUNICIPALLY ADDRESSED
14314 YONGE STREET
(INDIVIDUAL ADDRESSING
NOT YET ASSIGNED)



PROPOSED VARIANCE:
MV-2018-05A: To
construct detached
dwelling with
4.08 metres to
rear property line;
thus requiring
variance of 1.92
metres (Zoning
By-law requires
minimum rear yard
setback of 6.0
metres).

PROPOSED TWO STOREY
DETACHED DWELLING

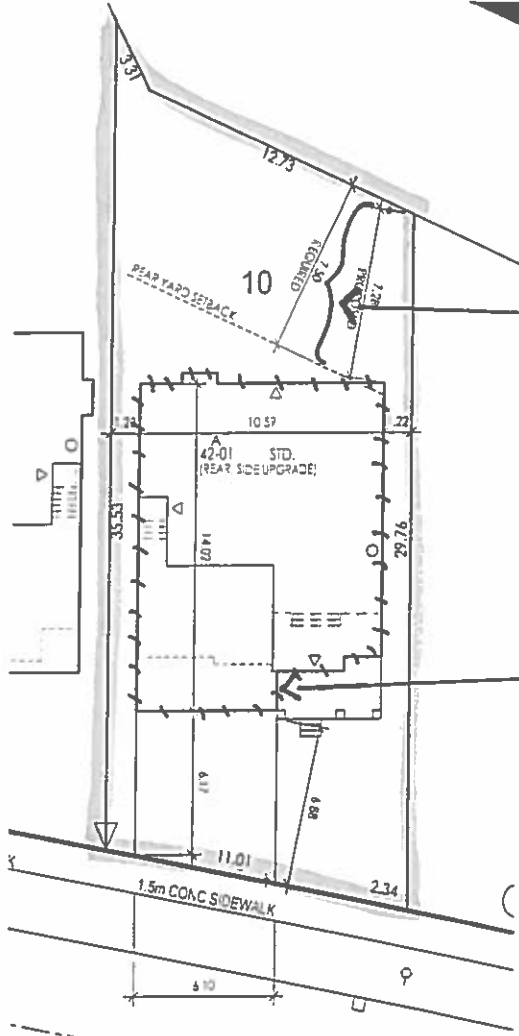
USF BASED ON 8" FOOTING DEPTH



MUNICIPALLY ADDRESSED
 14314 YONGE STREET
 (INDIVIDUAL ADDRESSING
 NOT YET ASSIGNED)

NOTE: LOCATIONS OF ALL HYDRO-PANELS, FREE
 LEGS TRANSFORMERS AND OTHER SERVICES SHALL BE MAINTAINED
 ARE NOT MAINTAINED SUBJECT TO RELOCATION AT HIS OWN RISK

BUILDING STATISTICS	
REG. PLAN NO.	
ZONE	R2-124
LOT NUMBER	LOT 10
LOT AREA (m ²)	412.65m ²
B.L.O.G. AREA (m ²)	140.70m ²
LOT COVERAGE (%)	34.1%
NO. OF STOREYS	2
MEAN HEIGHT (m)	9.00
PEAK HEIGHT (m)	NA
DECLINE (m)	NA



PROPOSED VARIANCE:
 MV-2018-05A: TO
 construct detached
 dwelling with
 7.28 metres to
 rear property line;
 thus requiring
 variance of 0.22
 metres (Zoning
 By-law requires
 minimum rear yard
 setback of 7.5
 metres).

PROPOSED TWO STOREY
 DETACHED DWELLING

Private Road D

USF BASED ON 8" FOOTING DEPTH