

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-05

APPLICANT: Plaunt

PROPERTY: 6 Highland Court
PLAN 547 LOT 2

ZONING: Detached First Density Residential Zone (R1)

PURPOSE: The Owner has submitted a Minor Variance Application to construct a detached pool house.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires minimum interior side yard of 4.5 metres.
- 2) Section 4.20 states that eaves may project 0.7 metres into any required yard.

PROPOSAL:

- a) The applicant is proposing to construct a detached pool house which is 1.83 metres to the side property line; thereby, requiring a variance of 2.67 metres.
- b) The applicant is proposing to construct a detached pool house with eaves projecting 3.13 metres into the required interior side yard; thereby, requiring a variance of 2.43 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: | April 11, 2019 |
| 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. 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 MARCH, 2019.



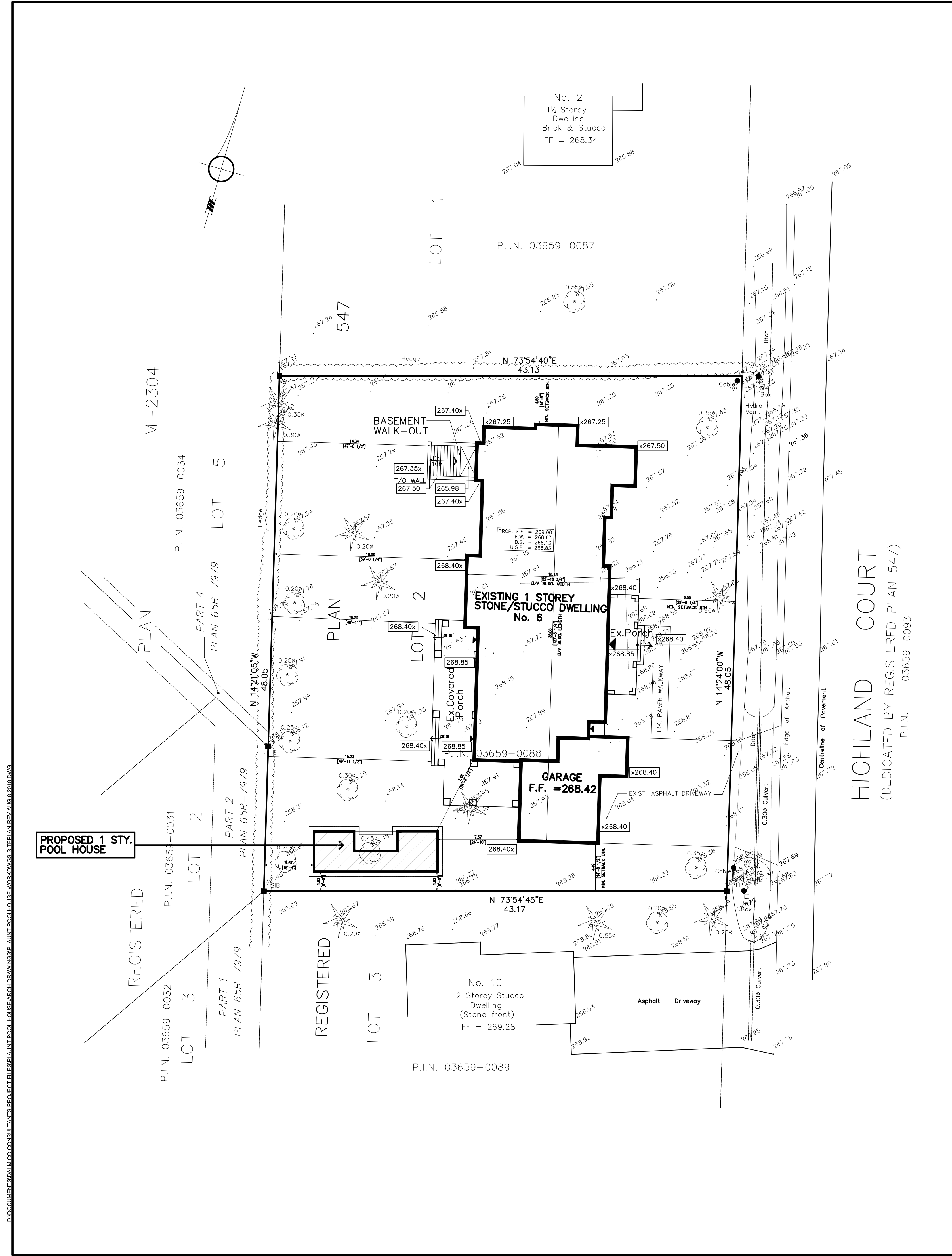
Antonio Greco
Secretary-Treasurer/Planning Technician
Committee of Adjustment

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>



LEGEND

| | |
|--------------------|-----------------------------|
| [Line] | PROPERTY LINE |
| [Line] | EXISTING SIDEWALK |
| [Hatched] | HARD SURFACE LANDSCAPING |
| [Line] | CONCRETE CURB |
| [Line] | SURVEY MONUMENT |
| [Circle] | HYDRO POLE |
| [Circle with R] | HYDRO POLE TO BE REMOVED |
| [Circle with F.H.] | EXISTING FIRE HYDRANT |
| [Circle with F.H.] | PROPOSED FIRE HYDRANT |
| [Circle with S.L.] | STREET LIGHT |
| [Square with X] | PARKING LIGHT STANDARD |
| [Square with CB] | CATCH BASIN |
| [Circle with M.H.] | MAN HOLE |
| [Hatched] | HEAVY DUTY ASPHALT |
| [Line with 128.0] | EXISTING GRADE |
| [Line with 128.0] | FINISHED GRADE |
| [Line with F.F.E.] | FINISHED FLOOR ELEVATION |
| [Line with arrow] | GRADE SLOPE |
| [Hatched] | CONCRETE RAMP |
| [Triangle] | MAIN ENTRANCE |
| [Triangle] | SECONDARY ENTRANCES |
| [Star] | EXISTING TREE TO REMAIN |
| [Star] | EXISTING TREE TO BE REMOVED |

SITE STATISTICS

| | METRIC | IMPERIAL |
|---------------------------------|-----------------------|--------------------------|
| TOTAL LOT AREA | 2,071.00 SQ.M. | 22,292.80 sq.ft. |
| LOT FRONTAGE | 48.05m | 157.63 FT. |
| EXISTING GROUND FLOOR AREA | 375.41 m ² | 4,041.00 sq.ft. |
| EXISTING GARAGE AREA | 73.60 m ² | 792.20 sq.ft. |
| EXISTING COVERED PORCH AREA | 28.21 m ² | 303.61 sq.ft. |
| PROPOSED G.F.A. | 477.22 m ² | 5,136.81 sq.ft. |
| PROPOSED POOL HOUSE AREA | 35.81 m ² | 385.50 sq.ft. |
| PROPOSED BUILDING COVERAGE | 513.03 m ² | 5,522.31 sq.ft. (24.77%) |
| ALLOWABLE BUILDING COVERAGE | 724.85 m ² | 7,802.48 sq.ft. (35.0%) |
| BUILDING HEIGHT | 8.90 m | 29'-2 3/4" |
| ALLOWABLE BUILDING HEIGHT(MAX.) | 10.00 m | 32'-9 3/4" |
| CURRENT ZONING | R-1 | |

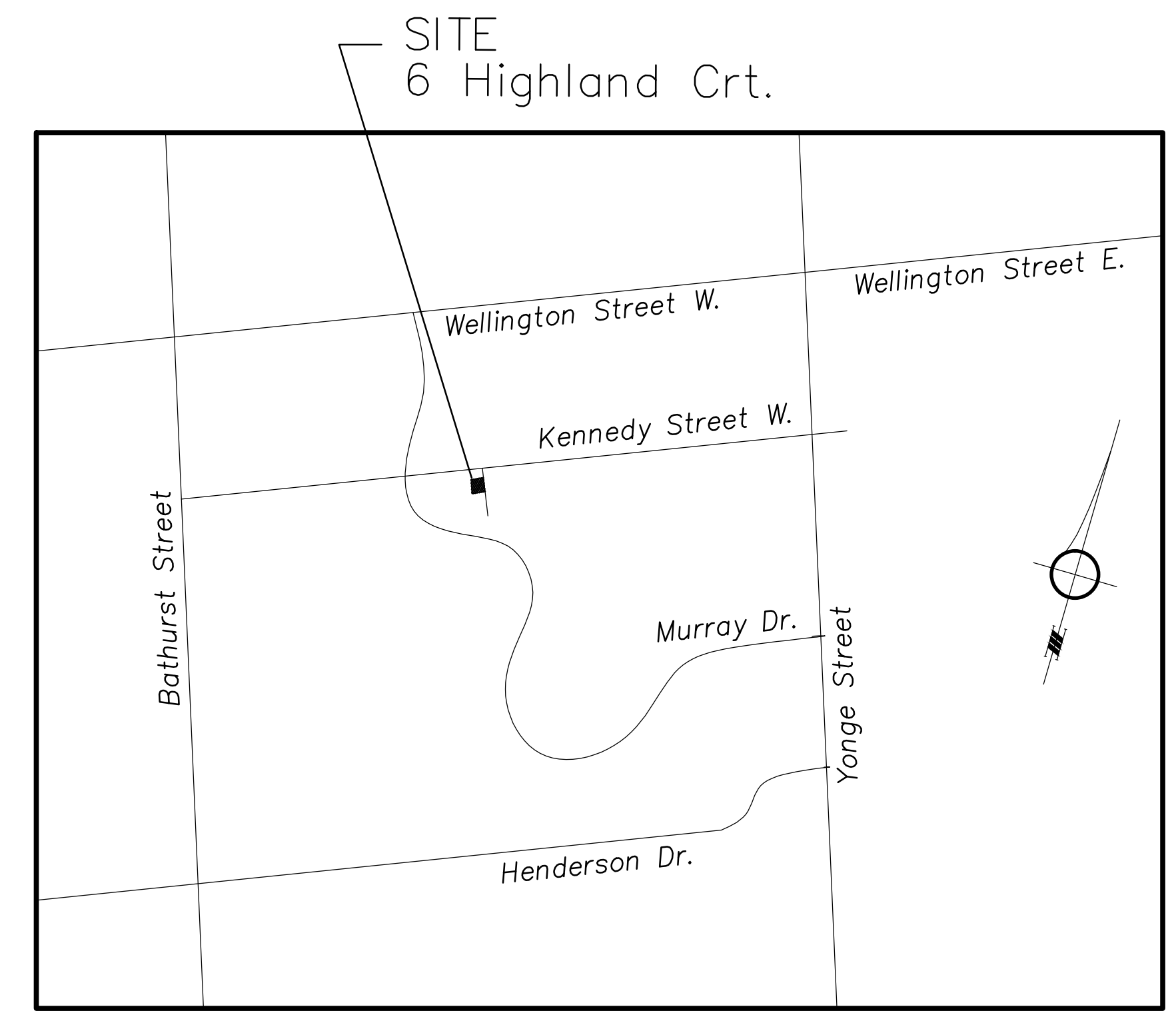
PLAN OF SURVEY SHOWING LOT 2 REGISTERED PLAN 547 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

Benchmark
ELEVATIONS ARE GEODETIC

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Notes
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING N 14°24'00"W OF THE WEST LIMIT OF HIGHLAND COURT AS SHOWN ON REGISTERED PLAN 547

■ DENOTES SURVEY MONUMENT FOUND
 □ SURVEY MONUMENT SET
 IB IRON BAR
 IT IRON TUBE
 SIB STANDARD IRON BAR
 RP REGISTERED PLAN 547
 MH MANHOLE
 CB CATCHBASIN
 N/S/E/W NORTH/SOUTH/EAST/WEST



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

| REF. | DATE: | DESCRIPTION: |
|------|----------|-------------------------------|
| 7 | 12.20.18 | ISSUED FOR COM. OF ADJ. APPL. |
| 6 | 08.08.18 | REV. SIDEYARD TO 6' |
| 5 | 07.31.18 | REV. REAR PORCH |
| 4 | 07.25.18 | REV. POOL HOUSE LOCATION |
| 3 | 04.12.18 | REV. POOL HOUSE LOCATION |
| 2 | 02.12.18 | ISSUED FOR COM. OF ADJ. APPL. |
| 1 | 02.09.18 | ISSUED FOR REVIEW |



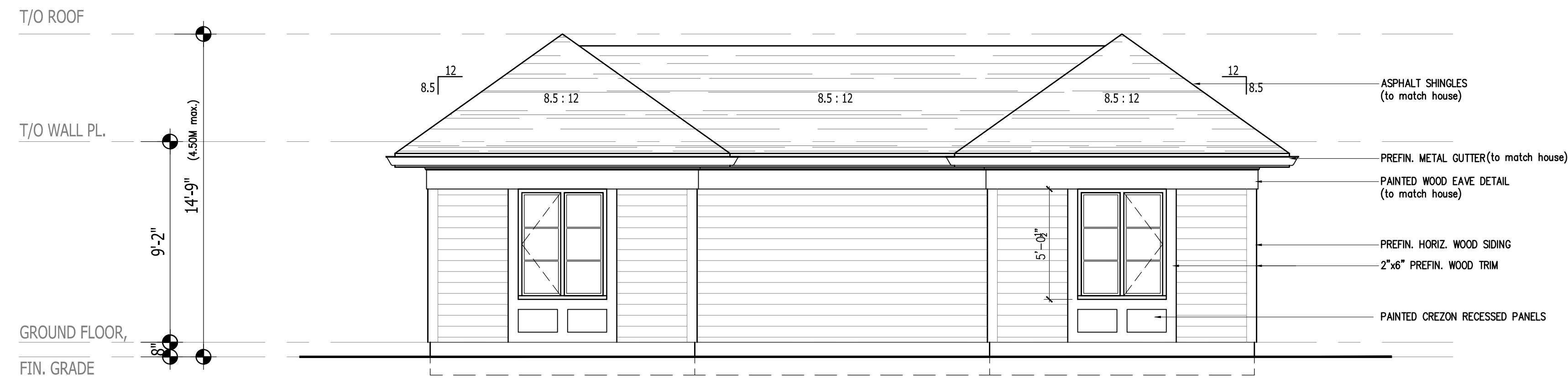
CLIENT:
PLAUNT
POOL HOUSE

ADDRESS: 6 HIGHLAND CRT.
CITY: AURORA, ON.

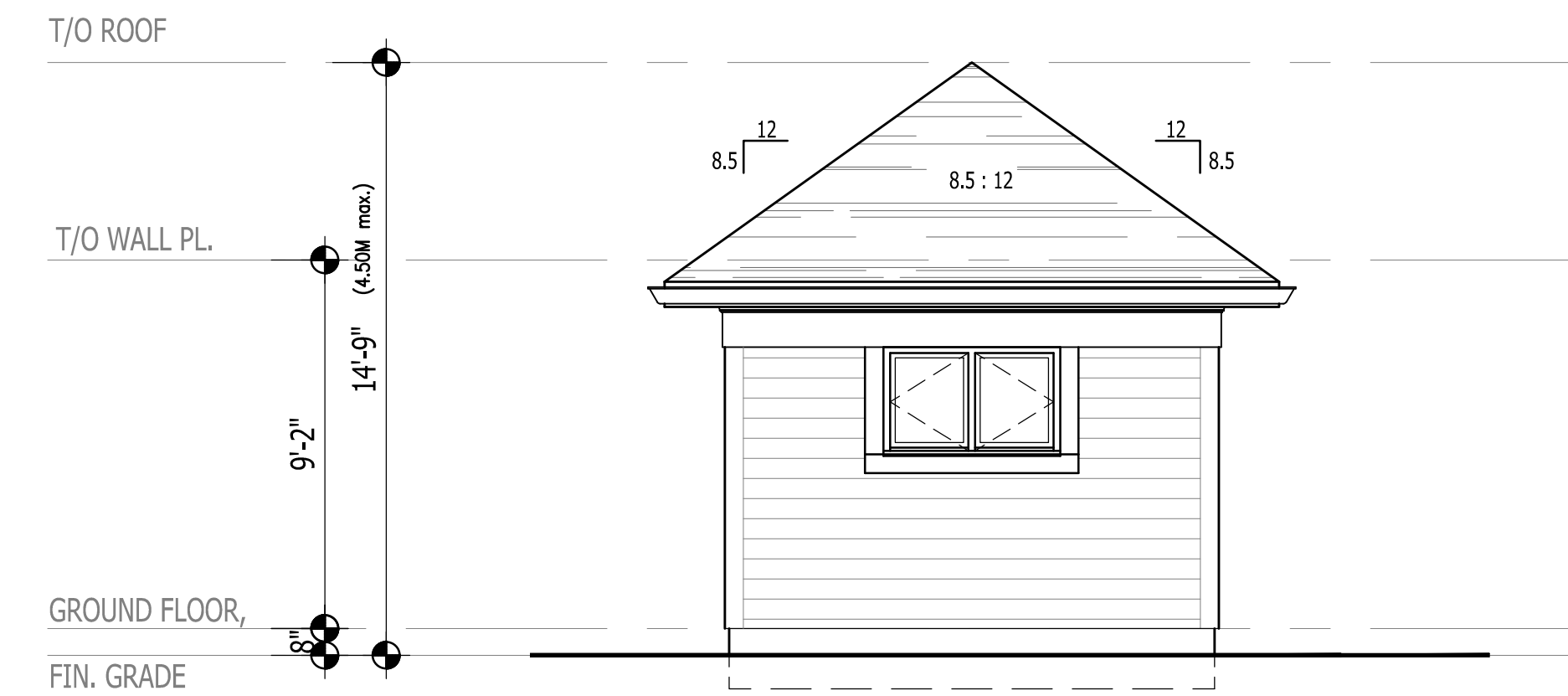
DRAWING TITLE:
PROPOSED
SITE PLAN

| | |
|-------------------|--------------|
| DRAWN: D.D. | SCALE: 1:200 |
| DATE: FEB.9, 2018 | SHEET: SP1 |
| JOB NO.: 17-596 | |

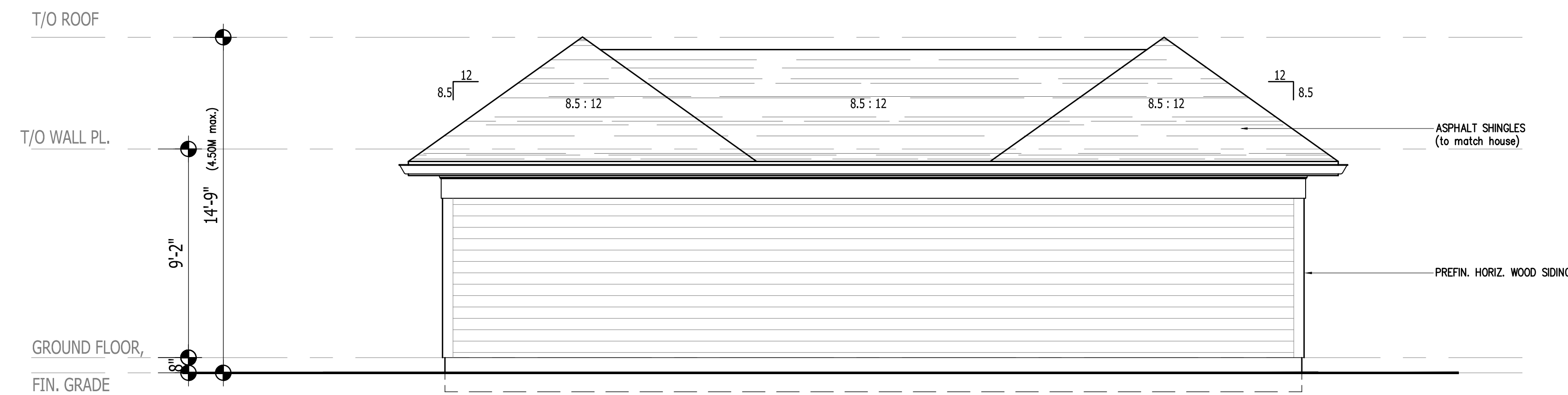
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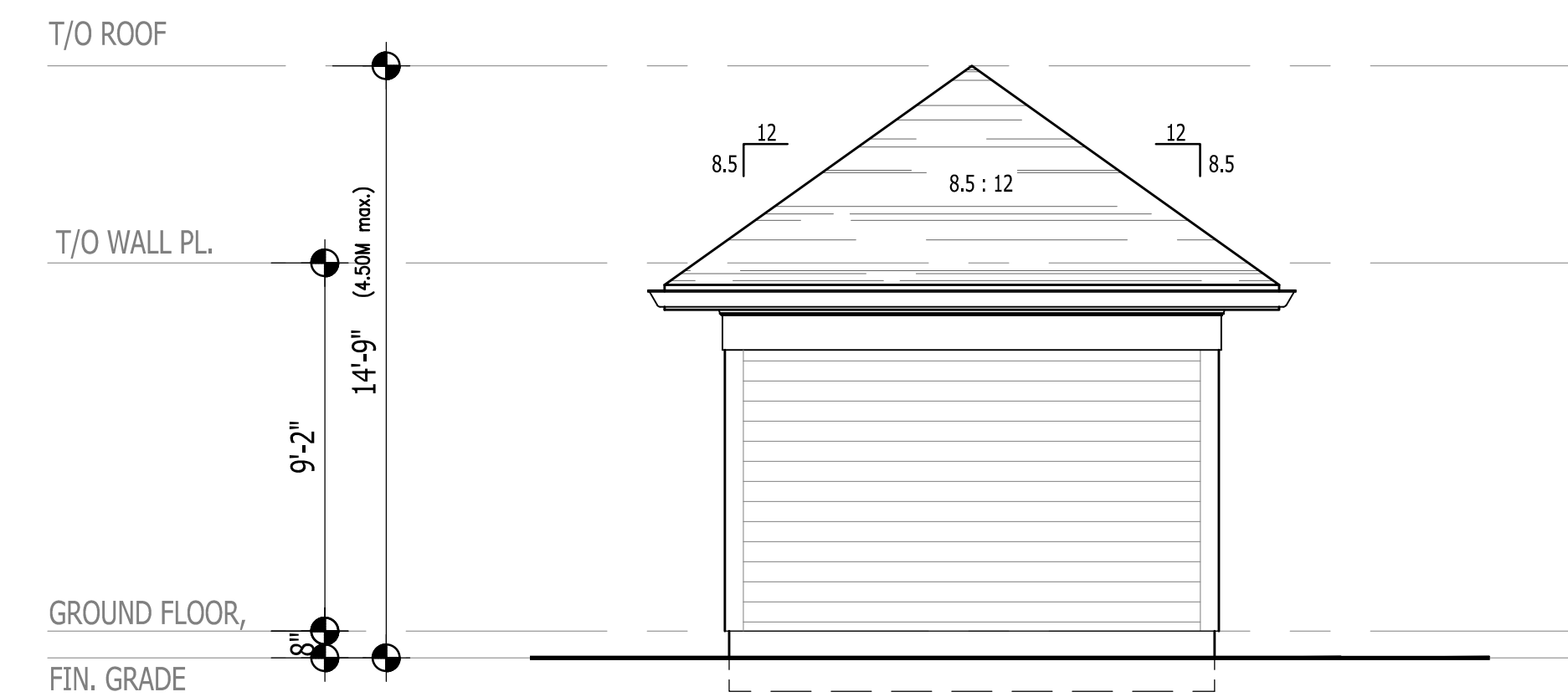
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

| REF. | DATE | DESCRIPTION |
|------|----------|-------------------------------|
| 6 | 12.20.18 | ISSUED FOR COM. OF ADJ. APPL. |
| 5 | 07.31.18 | ADD WINDOW TO EAST ELEV. |
| 4 | 03.22.18 | ISSUED FOR PENG.REVIEW |
| 3 | 02.12.18 | ISSUED FOR COM. OF ADJ. APPL. |
| 2 | 02.08.18 | REV. ROOF HGT. |
| 1 | 01.09.18 | ISSUED FOR REVIEW |

Michael Pettet Architect Inc.
 223 Kerr Street, Suite 203
 Oakville, Ontario, L6K 3B6
 Website: www.mppettes.com
 Office: (905) 901-1183
 Fax: (905) 901-1184

CLIENT:
 PLAUNT
 POOL HOUSE

ADDRESS: 6 HIGHLAND CRT.
 CITY: AURORA, ON.

DRAWING TITLE:
 PROPOSED
 ELEVATIONS

| | |
|-----------------|--------------|
| DRAWN: D.D. | SCALE: |
| DATE: DEC. 2017 | 1/4" = 1'-0" |
| JOB NO.: | SHEET: |

17-596

A2