



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4223
Email: jleung@aurora.ca
www.aurora.ca

TOWN OF AURORA
Planning and Development Services

Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2018-05A-B
PROPERTY: 14314 Yonge Street
LEGAL DESCRIPTION: King Con 1 Pt Lots 74 and 75 Plan 132 Pt Lot 17 RE65R35902 Part 1
APPLICANT: BG Properties (Aurora) Inc.

CONTACT:

Additional information may be obtained from Justin Leung of the Planning and Development Services department at 905-727-3123 extension 4223, or emailed to jleung@aurora.ca. Please quote the file name and number.

If you have objections to this Notice of Decision, you may appeal to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the **\$125.00** fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at www.omb.on.ca and must be filed with the Secretary-treasurer, Committee of Adjustment at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **March 28, 2018**. Should this date fall on a holiday or weekend, you will have until 4:30pm of the next business day to file your appeal. Please note an additional fee (which can be found in the Fee By-law on our website, www.aurora.ca), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are also currently subject to a Draft Approved Plan of Subdivision (file NO SUB-2012-03).

ADDITIONAL INFORMATION relating to this decision is available from the Committee of Adjustment staff, Planning and Development Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 9th day of, March 2018.

Justin Leung
Secretary-Treasurer
Committee of Adjustment/Planning Technician





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TOWN OF AURORA
 Planning and Development Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2018-05A
PROPERTY: 14314 Yonge Street
LEGAL DESCRIPTION: King Con 1 Pt Lots 74 and 75 Plan 132 Pt Lot 17 RE65R35902 Part 1
APPLICANT: BG Properties (Aurora) Inc.
DATE OF DECISION: March 8, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does/does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow reduction in rear yard setback (for Lot 1).

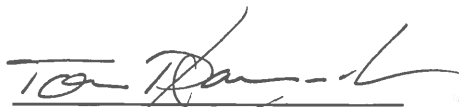
The Committee has determined that the Application **is/is not** a Minor Variance and that granting such relief **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.


Concurring Members:




 Grace Marsh, Chair



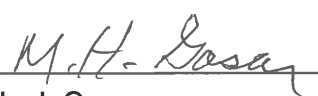
 Tom Plamondon, Vice Chair



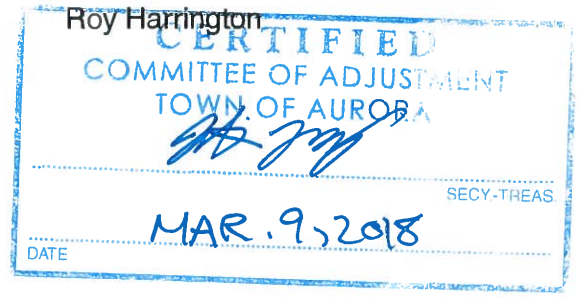
 Roy Harrington

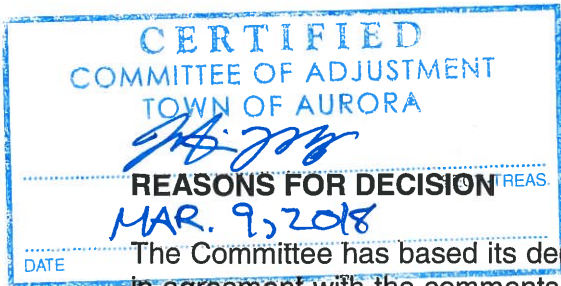


 David Mhango



 Hank Gosar





The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:



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TOWN OF AURORA
 Planning and Development Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2018-05B
PROPERTY: 14314 Yonge Street
LEGAL DESCRIPTION: King Con 1 Pt Lots 74 and 75 Plan 132 Pt Lot 17 RE65R35902 Part 1
APPLICANT: BG Properties (Aurora) Inc.
DATE OF DECISION: March 8, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does/does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow reduction in rear yard setback (for Lot 10).


The Committee has determined that the Application **is/is not** a Minor Variance and that granting such relief **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.


Concurring Members:



 Grace Marsh, Chair



 Tom Plamondon, Vice Chair




 Roy Harrington



 David Mhango



 Hank Gosar

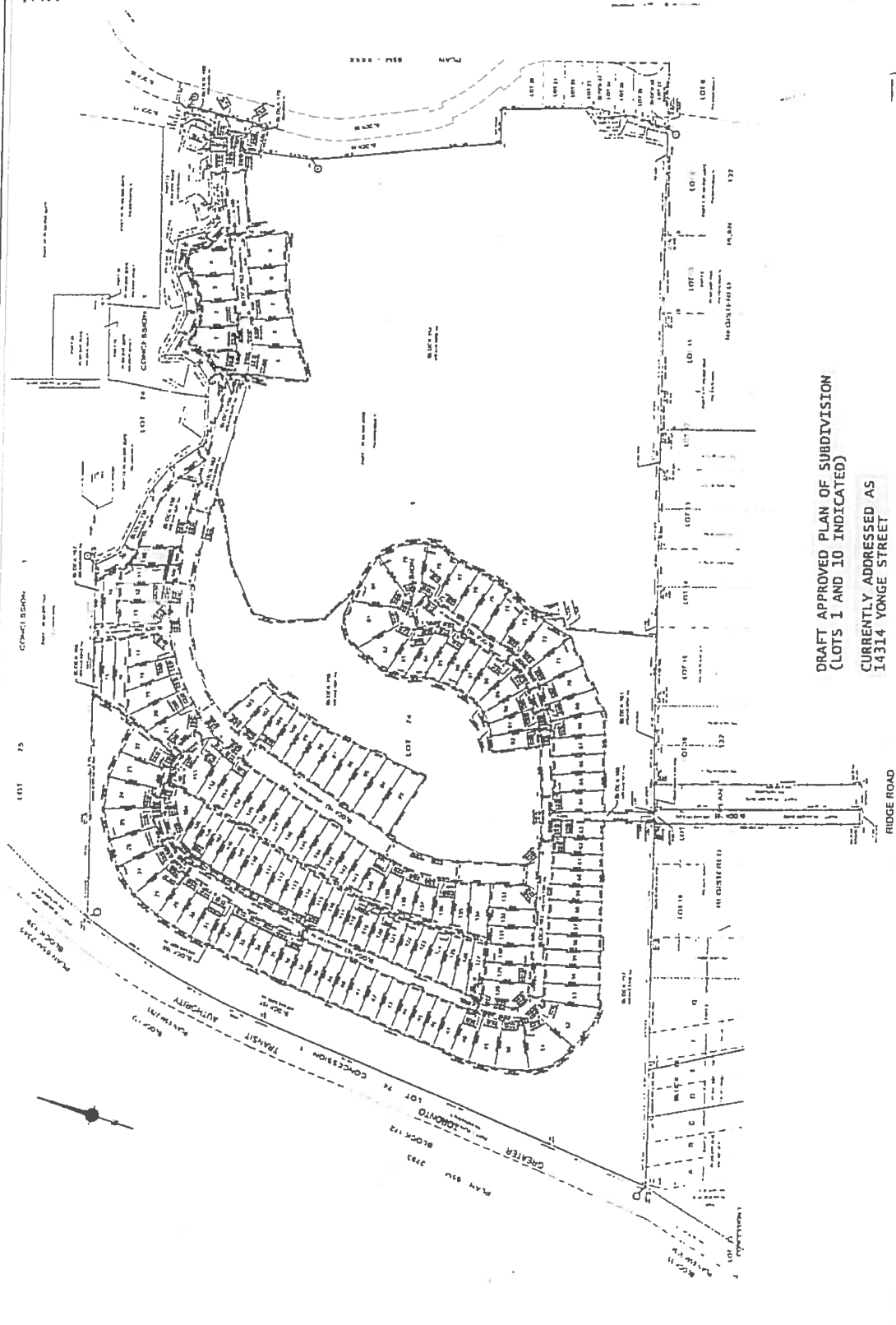
CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

 SECY.-TREAS.
 DATE **MAR. 9, 2018**



The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:



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

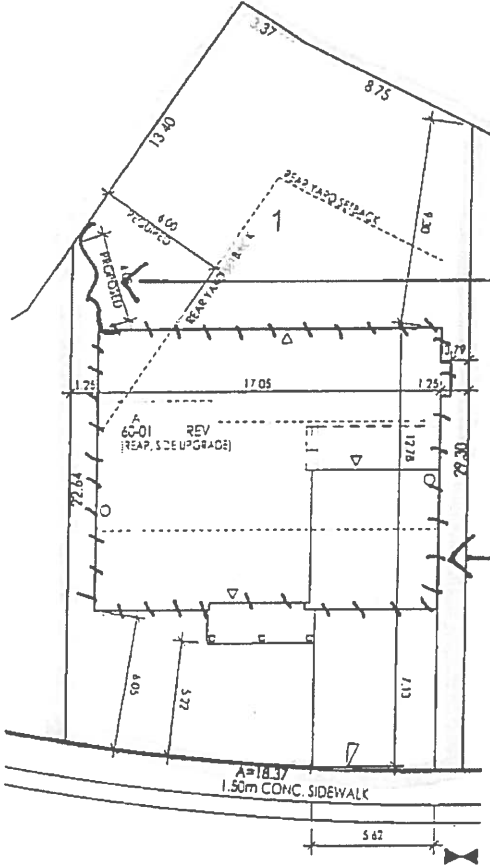
PREPARED BY THE ENGINEER IN CHARGE

NOTE: LOT TO BE RELOCATED TO ALL HEIGHTS, TREE LOGS, LANDSCAPES AND OTHER FEATURES FROM DIMENSIONS ARE NOT MAINTAINED SUBJECT TO RELOCATE AT THE OWNER'S RISK

BUILDING STATISTICS	
REG. PLAN NO.	
ZONE	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 LENGTH (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

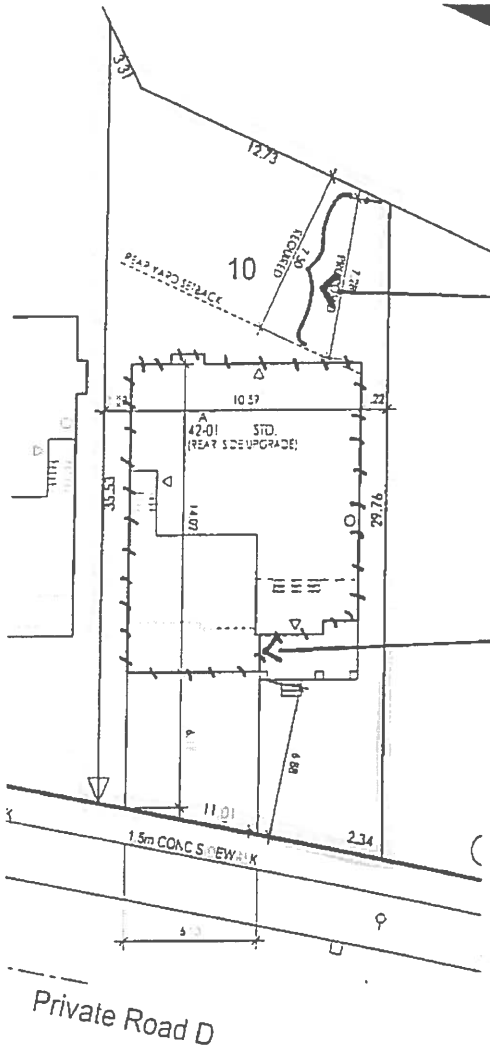
USF BASED ON 8" FOOTING DEPTH



ACT 1, 2017'S APPLICATION OF A... MUNICIPAL PLAN
 SITE TRANSFORMED AND OPERABLE FROM 2017 ON
 APPROXIMATE BOUNDARY TO RELOCATE TO CONFORMANCE

BUILDING STATISTICS	
REG PLAN No	
ZONE	R2-124
LOT NUMBER	LOT 10
LOT AREA (m ²)	412.65m ²
S.D.G. AREA (m ²)	140.70m ²
LOT COVERAGE (%)	34.1%
NO. OF STOREYS	2
MEAN HEIGHT (m)	9.00
PEAK HEIGHT (m)	NA
DECKLINE (m)	NA

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



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

USF BASED ON 8" FOOTING DEPTH