



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-32

APPLICANT: SAAD MIKE KHAYAT

PROPERTY: 101 Wells St, Aurora, ON L4G1T4
PLAN 120 LOT 61

**RELATED
APPLICATIONS:** SPR-2022-11

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
Allow 1 parking space, setback of steps & port to front lot line and
front yard setback for second storey addition

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1. Section 4.20 of the Zoning By-law requires steps to be minimum 4.5m from the front lot line.**
- 2. Section 4.20 of the Zoning By-law requires open porch to be minimum 4.5m from the front lot line.**
- 3. Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.**
- 4. Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 6.0 metres.**

- a) The applicant is proposing new steps approx. 3.0m from the front lot line.
- b) The applicant is proposing new porch approx. 3.7m from the front lot line.
- c) The applicant is proposing a second storey addition, which is 5.0 metres to the front lot line.
- d) The applicant is proposing a second storey addition, which is 1.2 metres to the exterior side lot line.

A Location Map and 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:	November 10 th , 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on November 8th, 2022**. Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on**

November 10th 2022 Alternatively, comments may be mailed to **Town Hall** at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on November 10, 2022.**

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

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 24th DAY OF October 2022



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

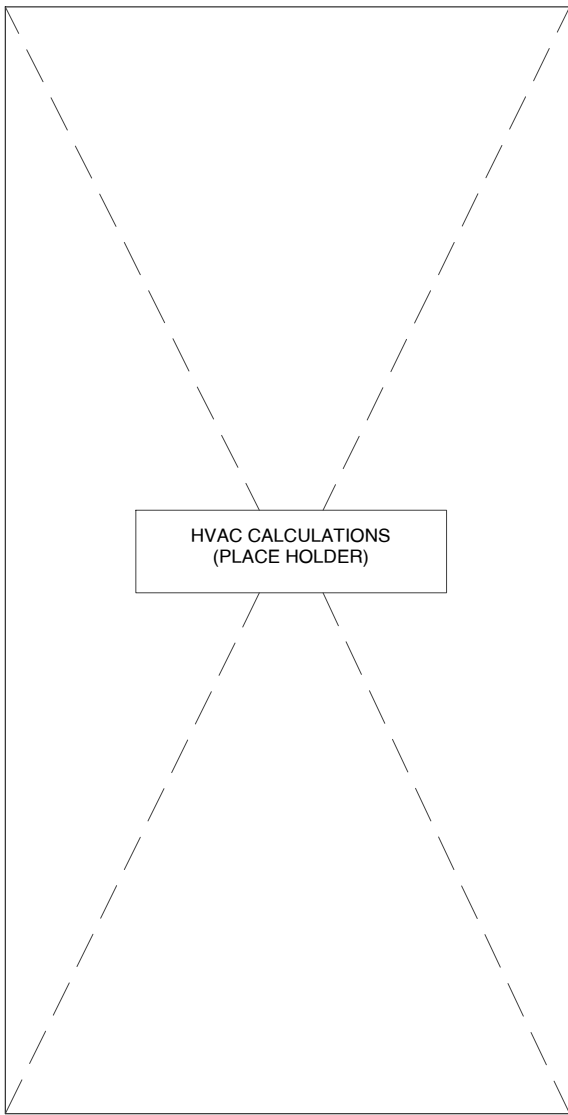
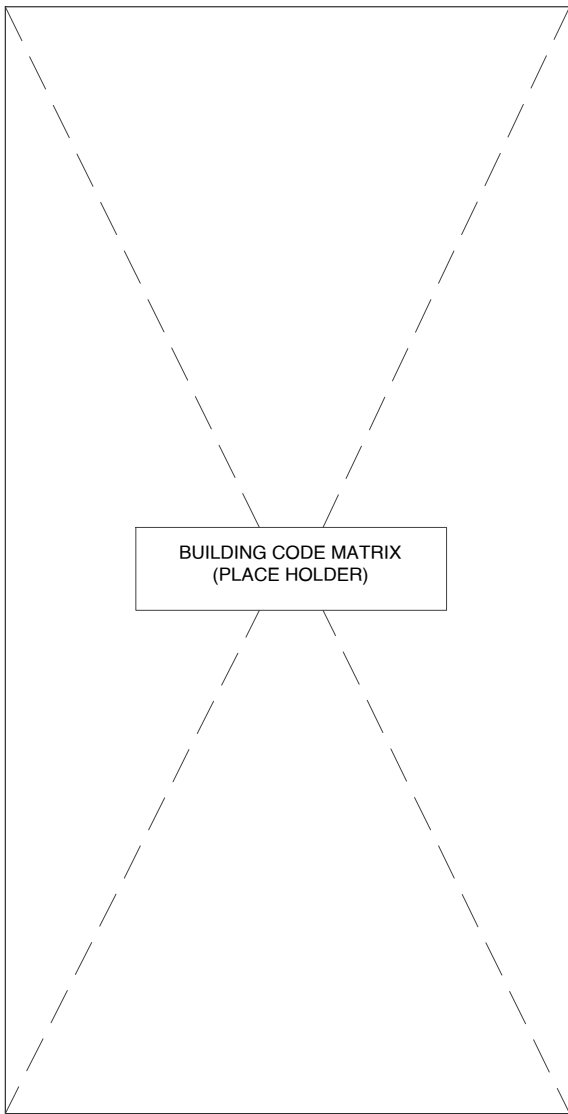
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/agendas>



SITE STATISTICS - PROPOSED	
SITE AREA	567.29 SQ. M.
BUILDING AREA	125.91 SQ. M.
LOT COVERAGE	22.20%
PROPOSED GFA	299.41 SQ. M.
BUILDING HEIGHT	9.32 M.

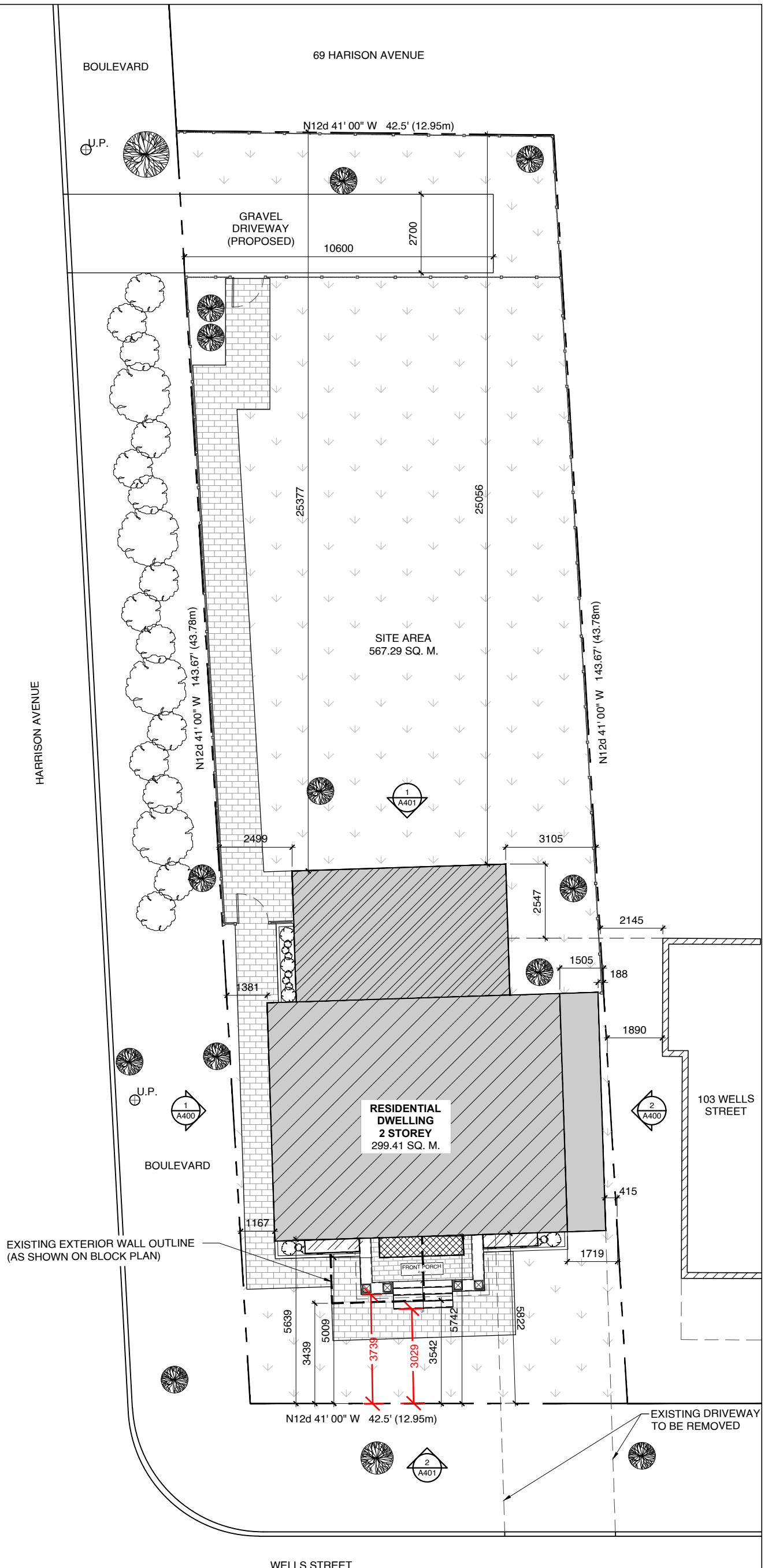
SITE STATISTICS - EXISTING	
SITE AREA	567.29 SQ. M.
EXISTING BUILDING AREA	128.12 SQ. M.
TOTAL LOT COVERAGE	22.59%
EXISTING GROSS FLOOR AREA	210.61 SQ. M.
BUILDING HEIGHT	6.71 M.

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20221145 **DATE:** Oct. 11, 2022

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW

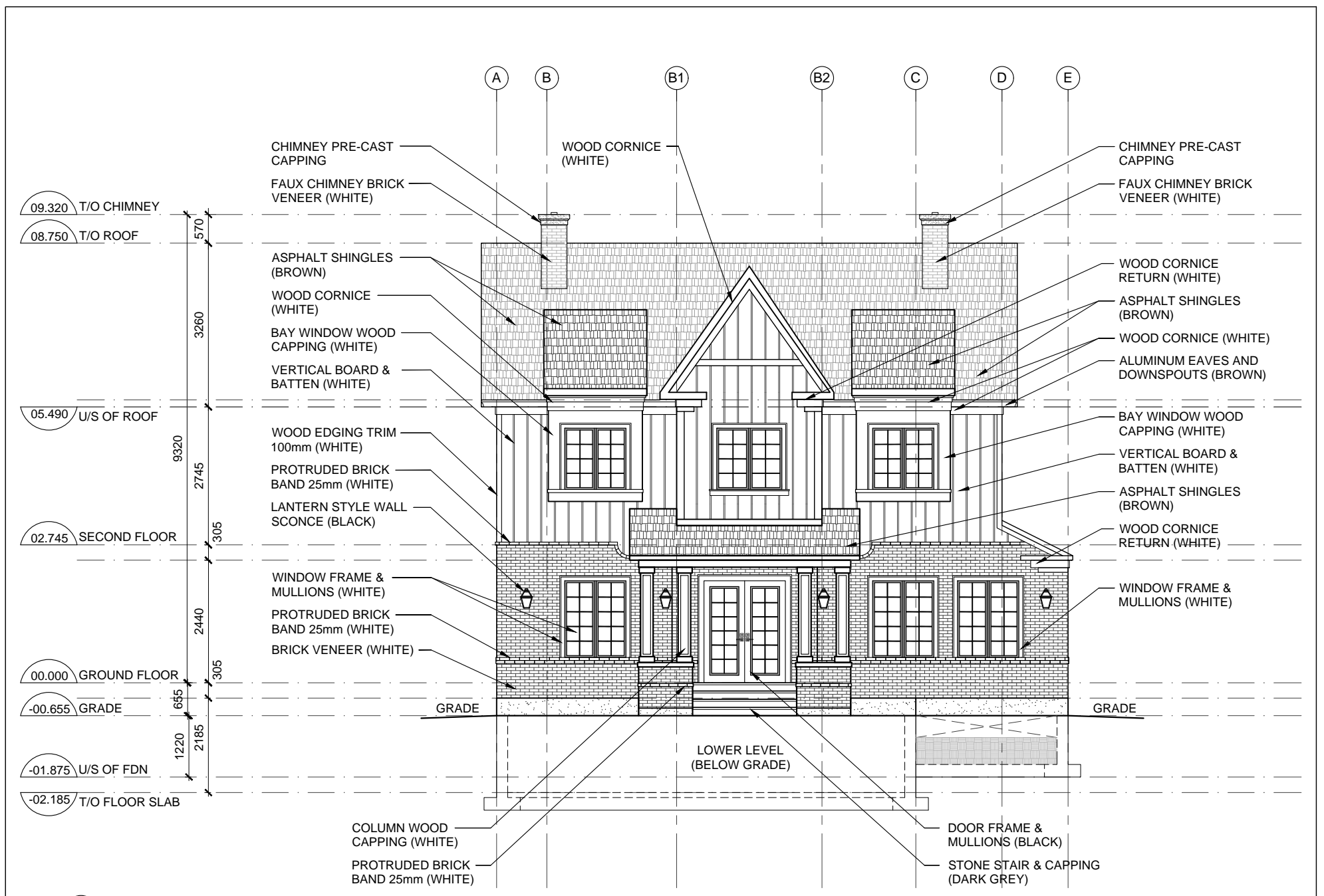


1 SITE PLAN
A100 SCALE: 1:150

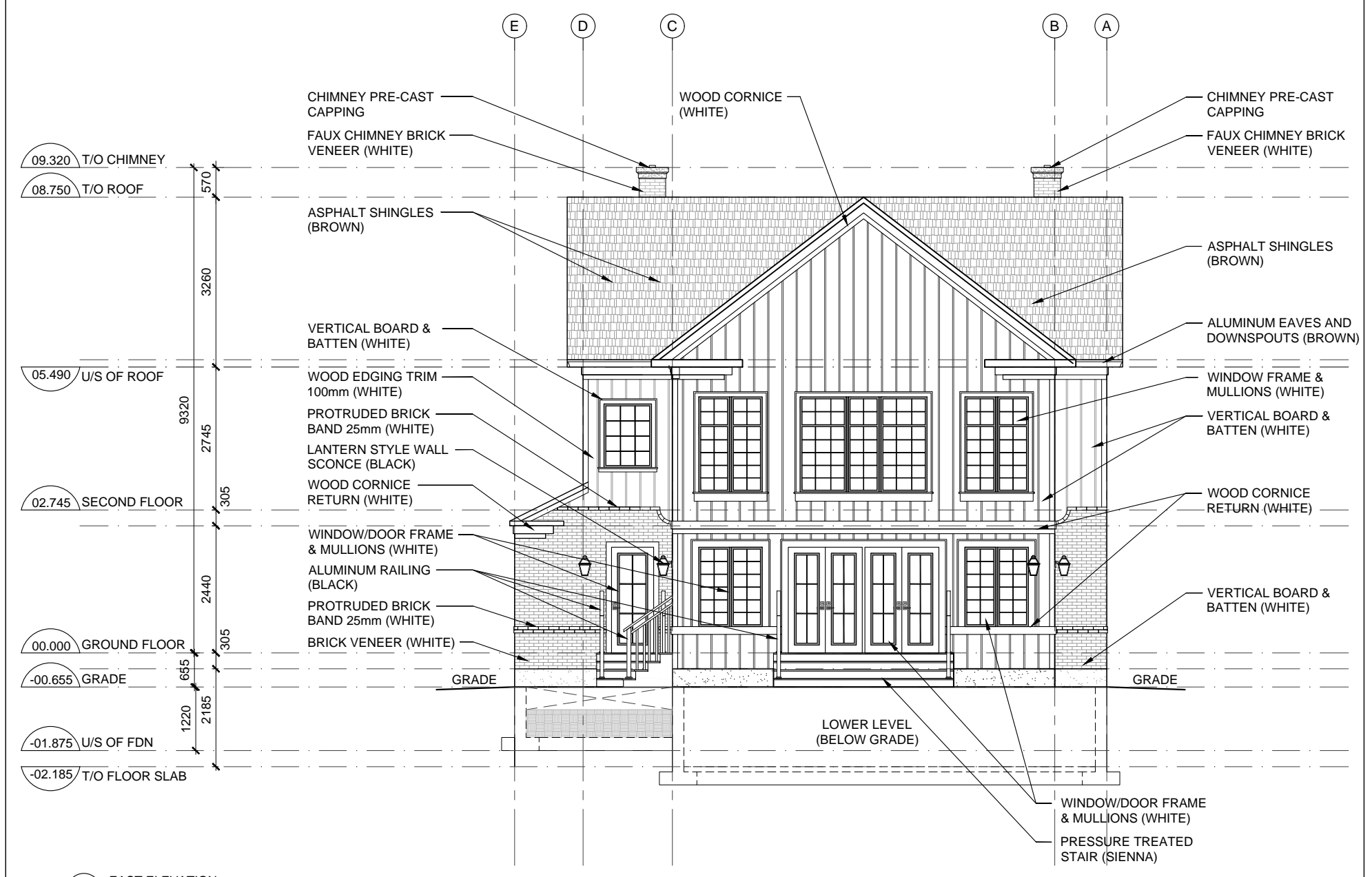
LEGEND:	
	PROPOSED SECOND FLOOR RECONSTRUCTION
	PROPOSED SECOND FLOOR CONSTRUCTION
	EXISTING AREA GROUND FLOOR
	PROPOSED GROUND FLOOR CONSTRUCTION

SUBMITTED ON BEHALF OF:	
MIKE KHAYAT	
PROJECT:	
101 WELLS STREET AURORA, ON L4G 1T4	

DRAWING TITLE:	
SITE PLAN	
DATE: 2022.02.13	SCALE: 1:150
PROJECT NUMBER:	DRAWING NUMBER:
	A100



1 WEST ELEVATION
A400 SCALE: 1:100



2 EAST ELEVATION
A400 SCALE: 1:100

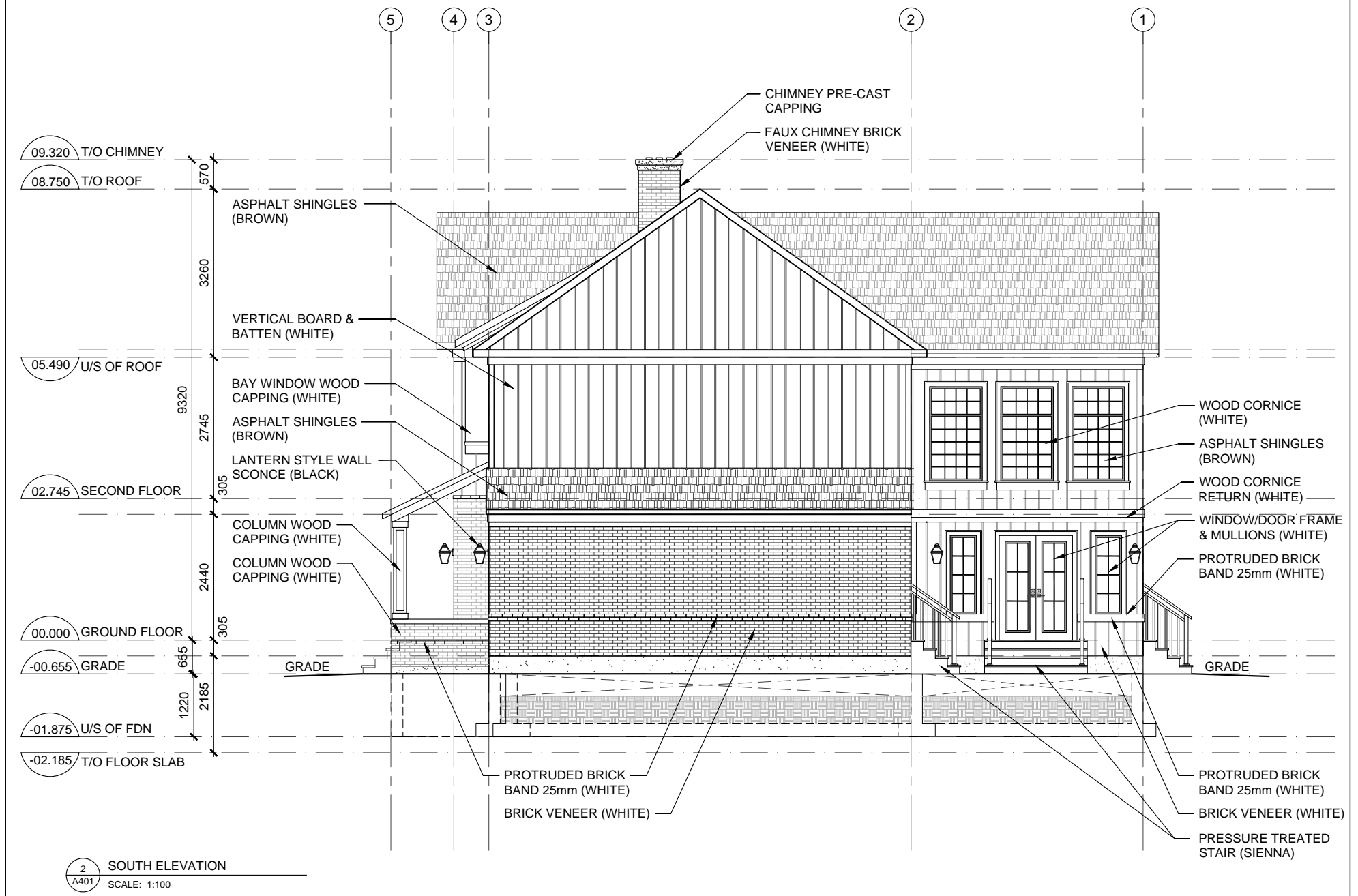
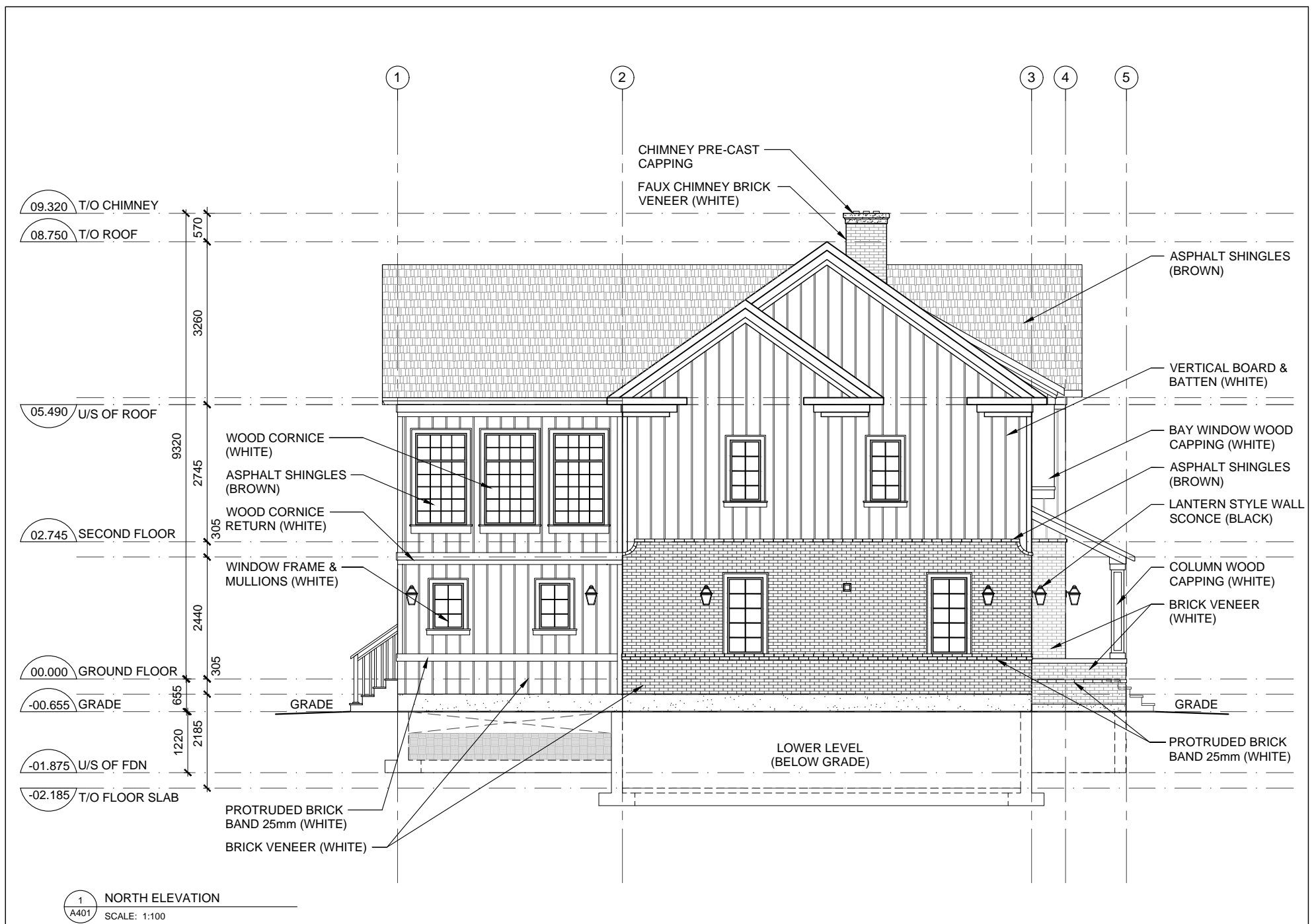
**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20221145 DATE: Oct. 11, 2022

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW

SUBMITTED ON BEHALF OF: MIKE KHAYAT		DRAWING TITLE: ELEVATIONS	
PROJECT: 101 WELLS STREET AURORA, ON L4G 1T4		DATE: 2022.02.13	SCALE: 1:100
		PROJECT NUMBER:	DRAWING NUMBER: A400



**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20221145 DATE: Oct. 11, 2022

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW

SUBMITTED ON BEHALF OF:		DRAWING TITLE:	
MIKE KHAYAT		ELEVATIONS	
PROJECT:		DATE: 2022.02.13	SCALE: 1:100
101 WELLS STREET AURORA, ON L4G 1T4		PROJECT NUMBER:	DRAWING NUMBER:
			A401



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771