



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-02

**APPLICANT:** Den Hollander

**PROPERTY:** 12 Kennedy Street West  
PLAN 39 PT LOT 38 TO 40

**ZONING:** R7-SN(497) (*Detached Special Mixed Density Residential Exception Zone*)

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a second storey addition.

**BY-LAW  
REQUIREMENT:**

- 1) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.
- 2) Section 4.20 of the Zoning By-law permits window bays to encroach a maximum of 1.0 metre into the front yard.
- 3) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.
- 4) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.

**PROPOSAL:**

- a) The applicant is proposing a second storey addition, which is 4.7 metres to the front property line.
- b) The applicant is proposing a second storey window bay, which encroaches 1.9 metres into the front property line.
- c) The applicant is proposing a second storey addition, which is 0.6 metre to the interior side property line.
- d) The applicant is proposing a second storey addition, which is 0.6 metres to the interior side property 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.

<b>DATE:</b>	<b>February 10, 2022</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting</b> <b>(Please visit</b> <b><a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a></b> <b>for live stream of the meeting)</b>

**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, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on February 8, 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on February 10, 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on February 11, 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 Brashanthe Manoharan at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) or at **905-727-3123 Ext. 4223**.

### **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 27<sup>TH</sup> DAY OF JANUARY 2022



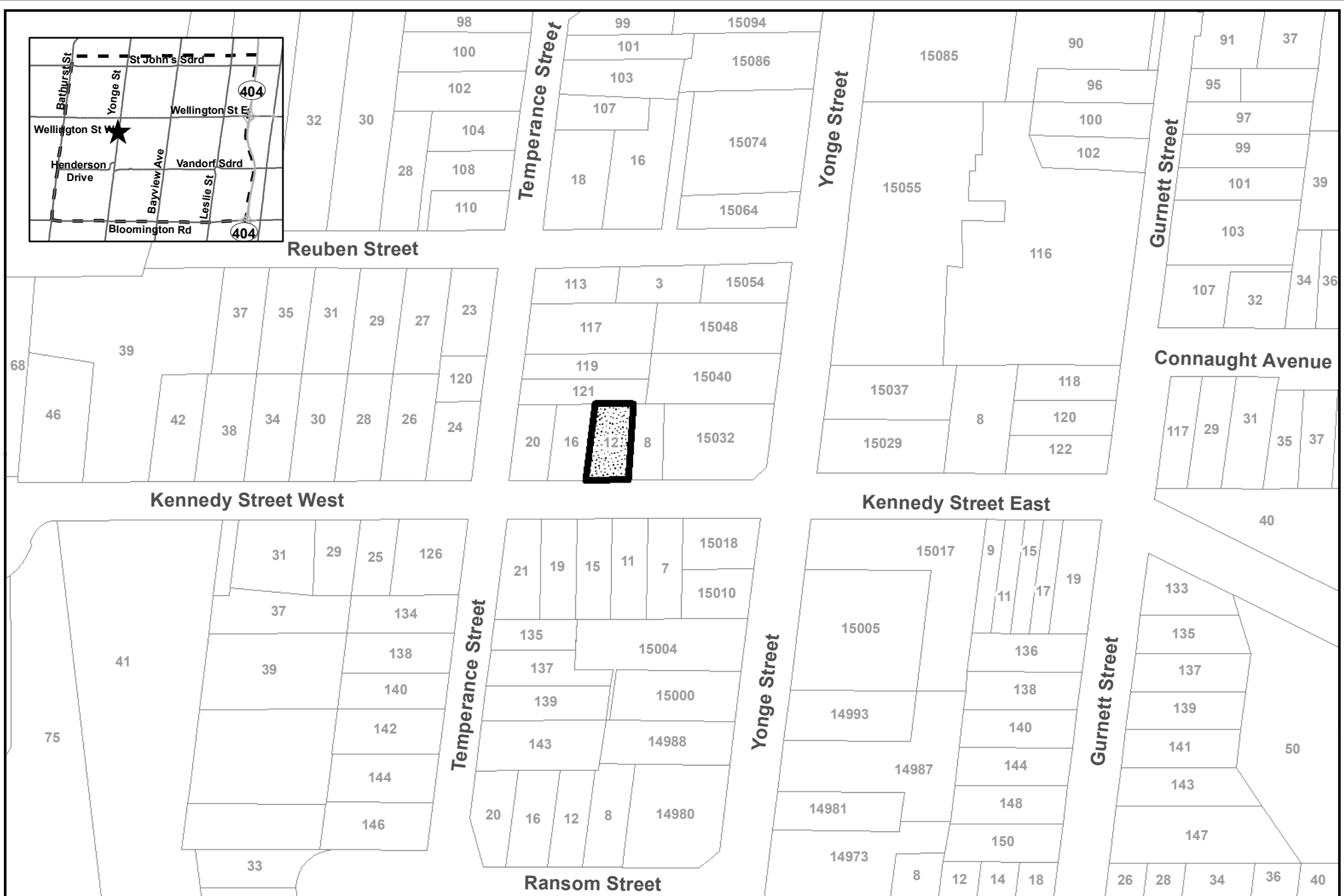
Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

### **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

**Agenda packages will be available prior to the Hearing at:**

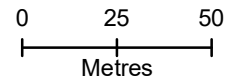
<https://www.aurora.ca/agendas>



**LOCATION MAP**  
**12 KENNEDY STREET WEST**  
**FILE: MV-2022-02**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

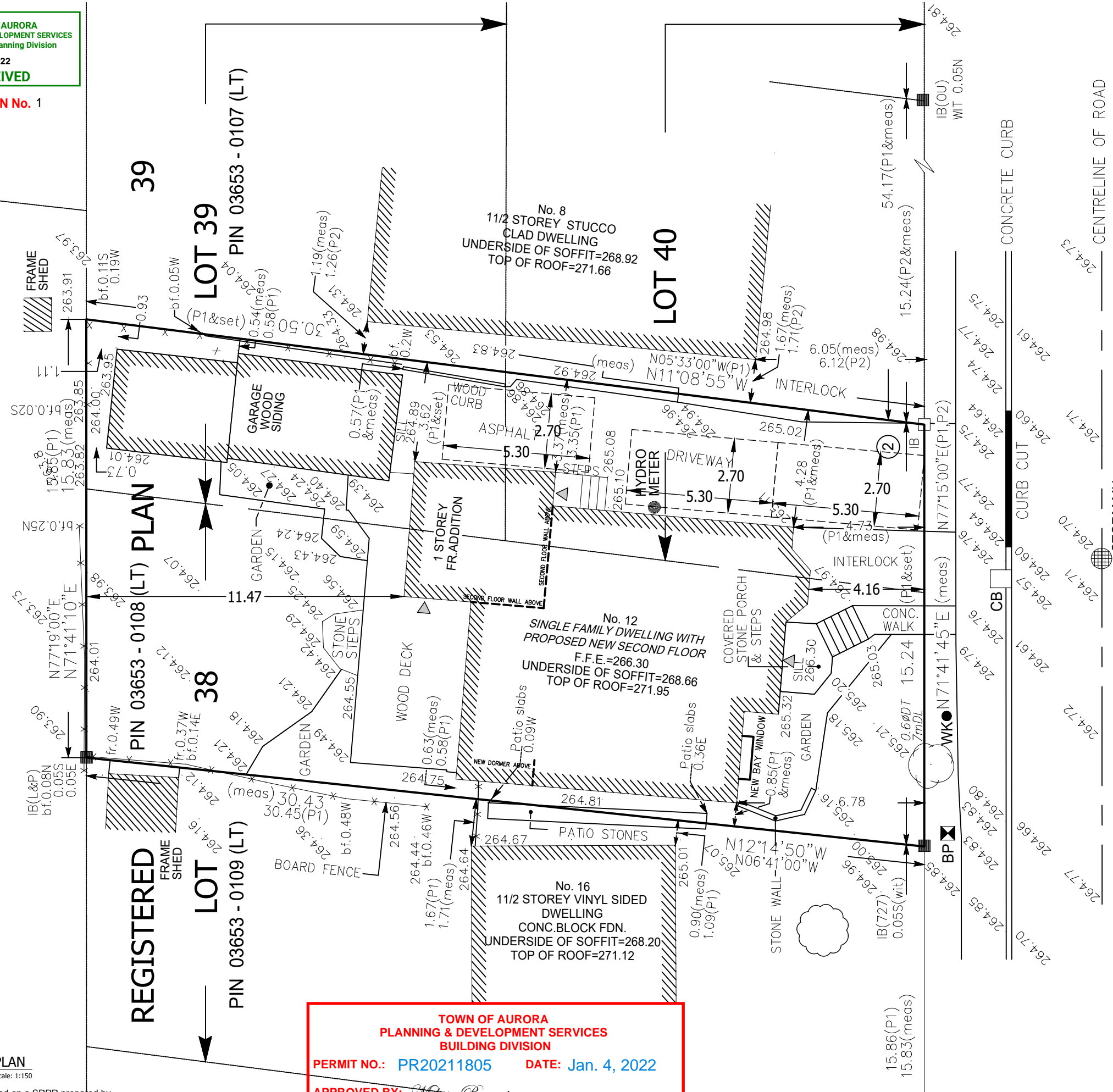


**SUBJECT LANDS**



**SUBMISSION No. 1**

**LOT 56, REGISTERED PLAN 246**  
PIN 03653 - 0101 (LT)



**KENNEDY STREET**  
(KNOWN AS KENNEDY STREET WEST)  
(BY REGISTERED PLAN 39)  
PIN 03653 - 0002(LT)

**2 SITE STATISTICS**

Town of Aurora, Zoning By-law 6000-17			
R7, (497) SPECIAL MIXED DENSITY RESIDENTIAL			
LOT AREA:	469.83 m <sup>2</sup>		
LOT FRONTAGE:	15.24 m		
LOT COVERAGE:	PERMITTED	PROPOSED	
	35% 164.44 m <sup>2</sup> / 1770.02 SF	EXISTING HOUSE AREA	108.59 m <sup>2</sup>
		EXISTING SUN ROOM AREA	18.79 m <sup>2</sup>
		EXISTING GARAGE AREA	38.46 m <sup>2</sup>
		TOTAL EXISTING	165.84 m <sup>2</sup>
GROSS FLOOR AREA PERMITTED - 370m <sup>2</sup> MAXIMUM			
EXIST. GROUND FLOOR AREA	127.38 m <sup>2</sup>	GROUND FLOOR AREA	127.38 m <sup>2</sup>
EXIST. SECOND FLOOR AREA	76.60 m <sup>2</sup>	NEW SECOND FLOOR AREA	101.53 m <sup>2</sup>
EXISTING GROSS FLOOR AREA:	242.44 m <sup>2</sup>	TOTAL GROSS FLOOR AREA	267.37 m <sup>2</sup>
SETBACKS PERMITTED PROPOSED			
FRONT (SOUTH) YARD	6.0 m	4.16 m	EXISTING TO REMAIN
REAR NORTH YARD	7.5 m	11.47 m	EXISTING TO REMAIN
INTERIOR WEST SIDE YARD	1.5 m	0.63 m	EXISTING TO REMAIN
INTERIOR EAST SIDE YARD	3.0 m	3.37 m	EXISTING TO REMAIN
MAX. HEIGHT	10.0 m	7.94 m	Building, Height of:
FINISHED GRADE:	265.01	means the vertical distance measured between	
264.75 + 264.81 + 265.16 + 265.32 + 265.11 + 264.97 + 265.10 + 264.89 = 2120.11 / 8 = 265.01		the Average Finished Grade and:	
		(2) on any sloped roof, the mean distance between the eaves and ridge of a roof.	

**1 SITE PLAN**  
Scale: 1:150

This Site Plan is based on a SRPR prepared by DELPH & JENKINS NORTH LTD., Ontario Land Surveyors. Signed by G. K. JENKINS and dated JUNE 25, 2021

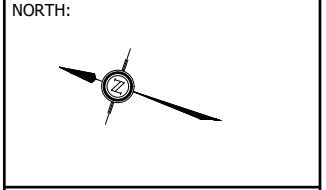
**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**  
**PERMIT NO.: PR20211805**    **DATE: Jan. 4, 2022**  
**APPROVED BY: Melissa Bozarin**  
**PRELIMINARY ZONING REVIEW**

ALL CONSULTANTS AND CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO FIRST STEP DESIGN.  
THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF FIRST STEP DESIGN. USE AND REPRODUCTION OF THIS DRAWING IS ALLOWED ONLY WITH THE WRITTEN CONSENT OF FIRST STEP DESIGN.

THE DRAWING IS NOT ISSUED FOR BUILDING PERMIT UNLESS IT IS STAMPED AND SIGNED AND THE DATED REVISION FIELD STATES: ISSUED FOR BUILDING PERMIT.  
DO NOT SCALE DRAWING.

8		
7		
6		
5		
4		
3		
2	2020/10/27	ISSUED FOR REVIEW
1	2020/07/07	ISSUED FOR REVIEW

REVISIONS		
NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2	2020/10/27	ISSUED FOR REVIEW
1	2020/07/07	ISSUED FOR REVIEW



**First Step Design**  
LIMITED  
416-779-9370  
www.firststepdesign.ca

PROJECT ADDRESS:  
12 KENNEDY ST. W.  
AURORA, ON.

DRAWING TITLE:  
SITE PLAN

PROJECT NUMBER: 2120

DRAWN BY: CM

DATE: JULY 2021

SCALE: 1:150

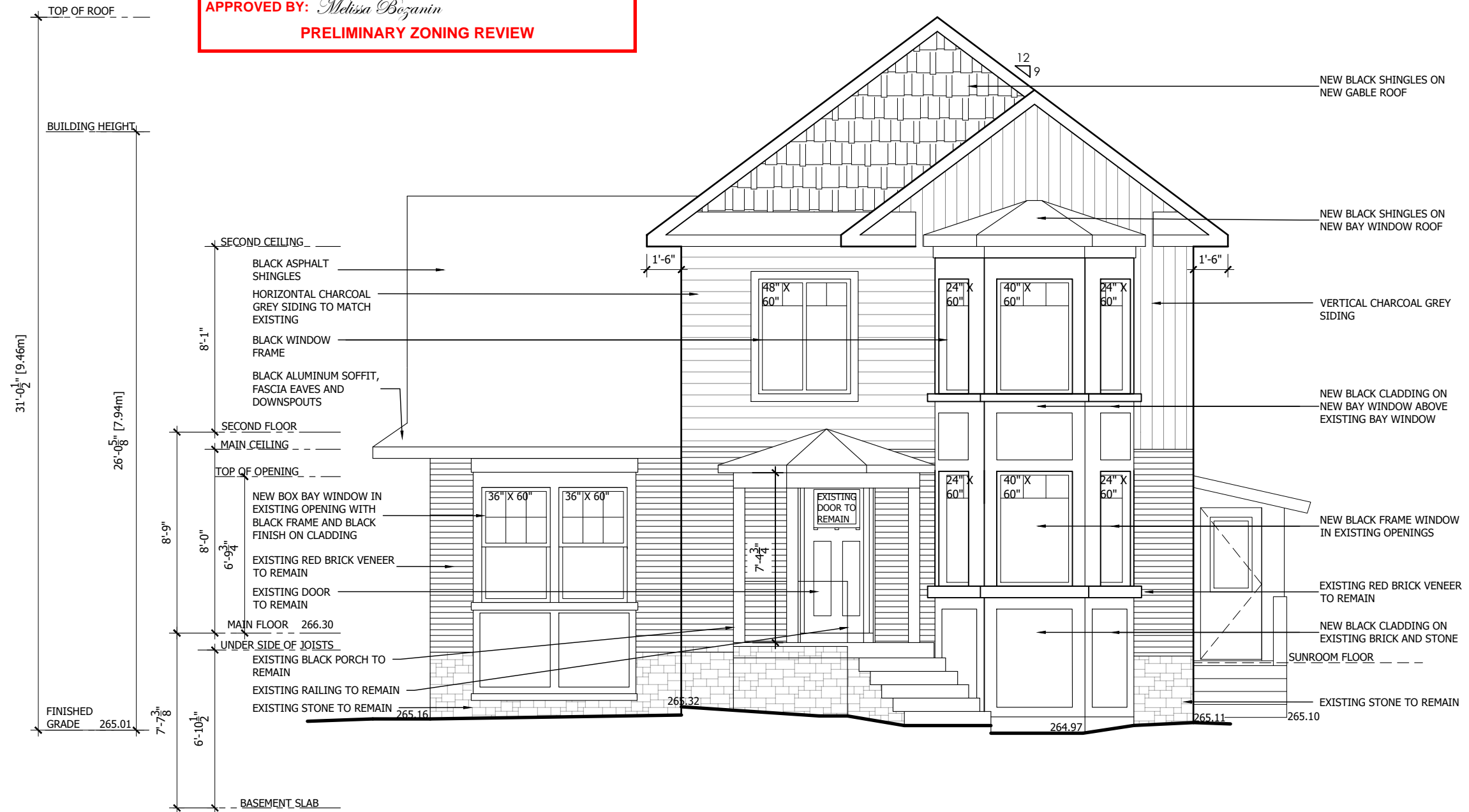
DRAWING NUMBER:

**A-1.0**

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

PERMIT NO.: PR2021805      DATE: Jan. 4, 2022

APPROVED BY: *Melissa Bozanin*  
**PRELIMINARY ZONING REVIEW**



**1 PROPOSED SOUTH ELEVATION**  
 Scale: 3/16" = 1'-0"

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- NOTE:
- DIMENSIONS TO FINISH GYPSUM
  - ALL INTERIOR DOORS DIMENSIONED TO INTERIOR FRAME SIZE
  - DO NOT SCALE DRAWING.

**LEGEND**

- EXISTING WALLS
- NEW WALLS
- REMOVE WALLS
- HEAT REGISTER
- HEAT REGISTER IN CEILING

NO.	DATE	DESCRIPTION
3	2021 / 07 / 28	ISSUED FOR REVIEW
2	2021 / 07 / 06	ISSUED FOR REVIEW
1	2021 - 06 - 28	ISSUED FOR REVIEW

REVISIONS

PROJECT ADDRESS:  
 12 KENNEDY ST. W.  
 AURORA, ON.

DRAWING TITLE: PROPOSED SOUTH (STREET) ELEVATION

PROJECT NUMBER: 2120

DRAWN BY: CM

DATE: JUNE 2021

SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

**A-3.1**

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

**PERMIT NO.:** PR20211805    **DATE:** Jan. 4, 2022

**APPROVED BY:** *Melissa Bezanin*  
**PRELIMINARY ZONING REVIEW**



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**LEGEND**

- EXISTING WALLS
- NEW WALLS
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- HEAT REGISTER IN CEILING

NO.	DATE	DESCRIPTION
3	2021 / 07 / 28	ISSUED FOR REVIEW
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1	2021 - 06 - 28	ISSUED FOR REVIEW

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT ADDRESS:**  
 12 KENNEDY ST. W.  
 AURORA, ON.

**DRAWING TITLE:** PROPOSED WEST ELEVATION

**PROJECT NUMBER:** 2120

**DRAWN BY:** CM

**DATE:** JUNE 2021

**SCALE:** 3/16" = 1'-0"

**DRAWING NUMBER:**

**1 PROPOSED WEST ELEVATION**  
 Scale: 3/16" = 1'-0"

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

**PERMIT NO.: PR20211805    DATE: Jan. 4, 2022**

**APPROVED BY: *Melissa Bezanin***






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-  HEAT REGISTER IN CEILING



NO.	DATE	DESCRIPTION
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2	2021 / 07 / 06	ISSUED FOR REVIEW
1	2021 - 06 - 28	ISSUED FOR REVIEW

REVISIONS



PROJECT ADDRESS:  
 12 KENNEDY ST. W.  
 AURORA, ON.

DRAWING TITLE: PROPOSED NORTH ELEVATION

PROJECT NUMBER: 2120

DRAWN BY: CM

DATE: JUNE 2021

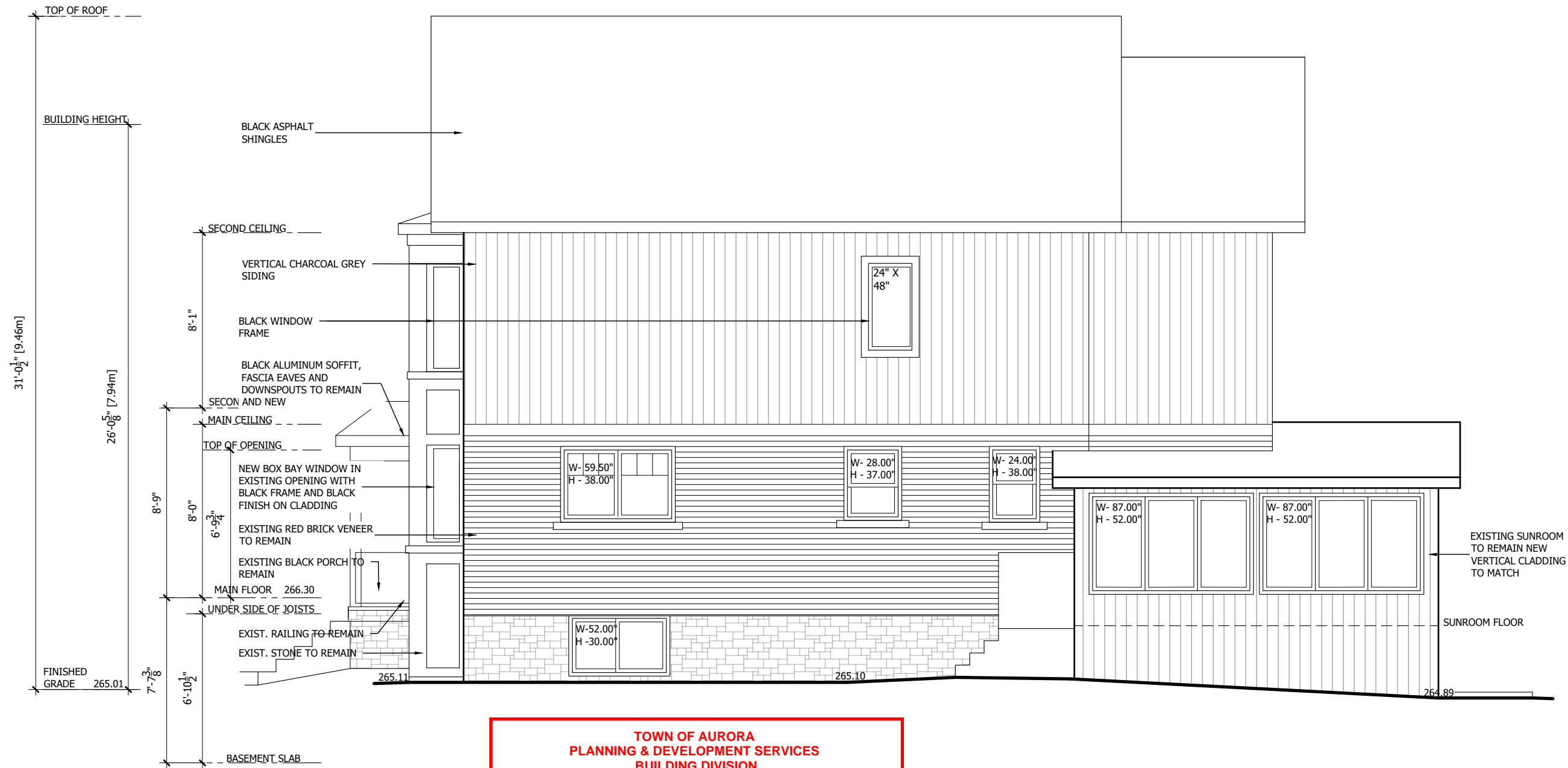
SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

A-3.3

**1** PROPOSED NORTH ELEVATION  
 Scale: 3/16" = 1'-0"





**1** PROPOSED EAST ELEVATION  
 Scale: 3/16" = 1'-0"

**TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION**  
**PERMIT NO.: PR20211805      DATE: Jan. 4, 2022**  
**APPROVED BY: *Melissa Bozanin***  
**PRELIMINARY ZONING REVIEW**

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1	2021 - 06 - 28	ISSUED FOR REVIEW

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT ADDRESS:**  
 12 KENNEDY ST. W.  
 AURORA, ON.

**DRAWING TITLE:** PROPOSED EAST ELEVATION

**PROJECT NUMBER:** 2120

**DRAWN BY:** CM

**DATE:** JUNE 2021

**SCALE:** 3/16" = 1'-0"

**DRAWING NUMBER:**

A-3.4



# 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 Brashanthe Manoharan, Secretary-Treasurer, at [bmanoharan@aurora.ca](mailto:bmanoharan@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: 905-727-3123 ext. 4771