



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-17

APPLICANT: Martin

PROPERTY: 19 Lensmith Drive
PLAN 65M2786 LOT 14

RELATED APPLICATIONS: n/a

ZONING: R3(84) (Detached Third Density Residential Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate a two-storey sunroom addition.

BY-LAW REQUIREMENT:

- 1) Section 7.2 of the Zoning By-law requires a minimum rear yard setback of 7.5m for Zone R3, unless stated otherwise in the exception zone; and
- 2) Section 24.84.1.3 of the Zoning By-law allows a maximum 35.0% Lot Coverage for two (2) storeys.

PROPOSAL:

- a) The applicant is proposing a two-storey sunroom addition, which is 5.3m to the rear property line; and
- b) The applicant is proposing 36.4% Lot Coverage with the addition.

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:	June 9, 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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on June 7, 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 **no later than 12:00pm (noon) on June 9, 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 **no later than 4:30pm on June 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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123.**

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 30th DAY OF MAY 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

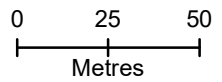
Agenda packages will be available prior to the Hearing at:

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

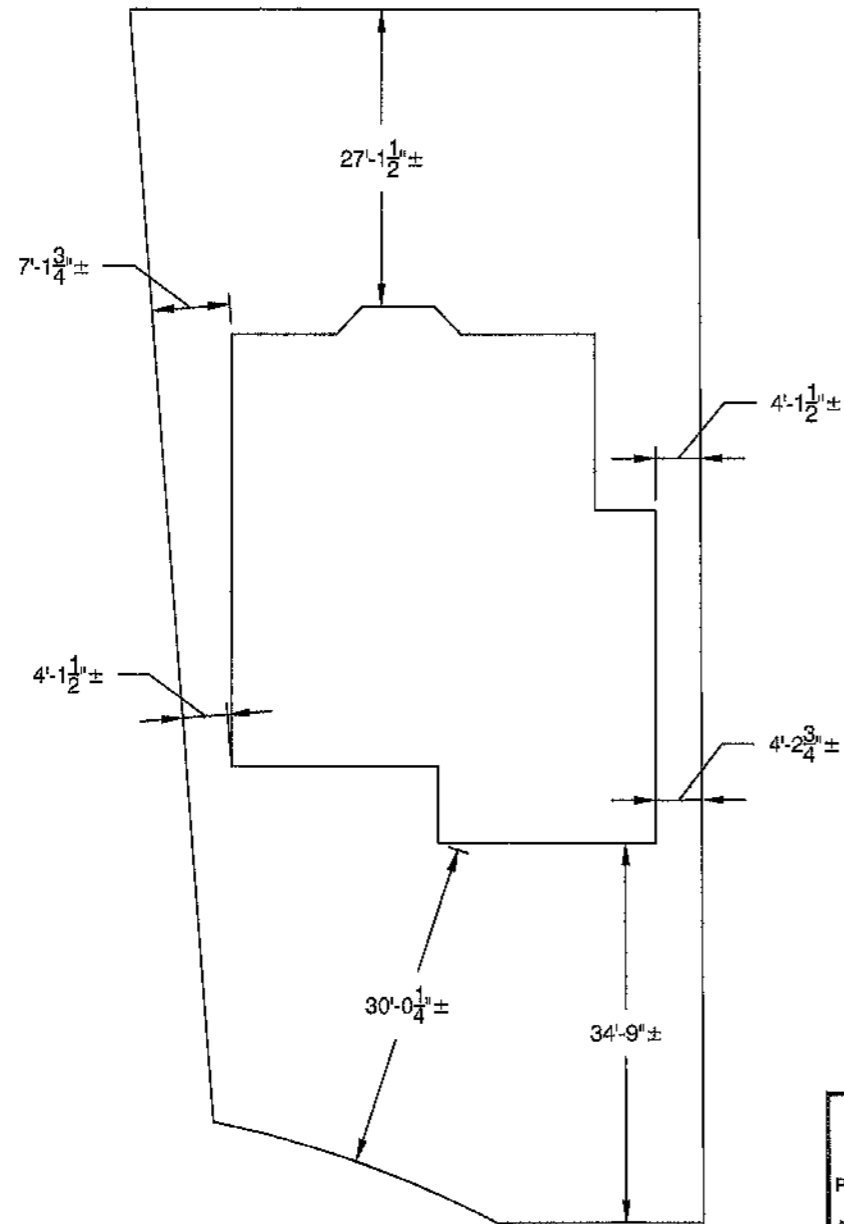


LOCATION MAP
19 LENSMTIH DRIVE
FILE: MV-2022-17
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY DATED APRIL 1991 BY YOUNG AND YOUNG SURVEYING



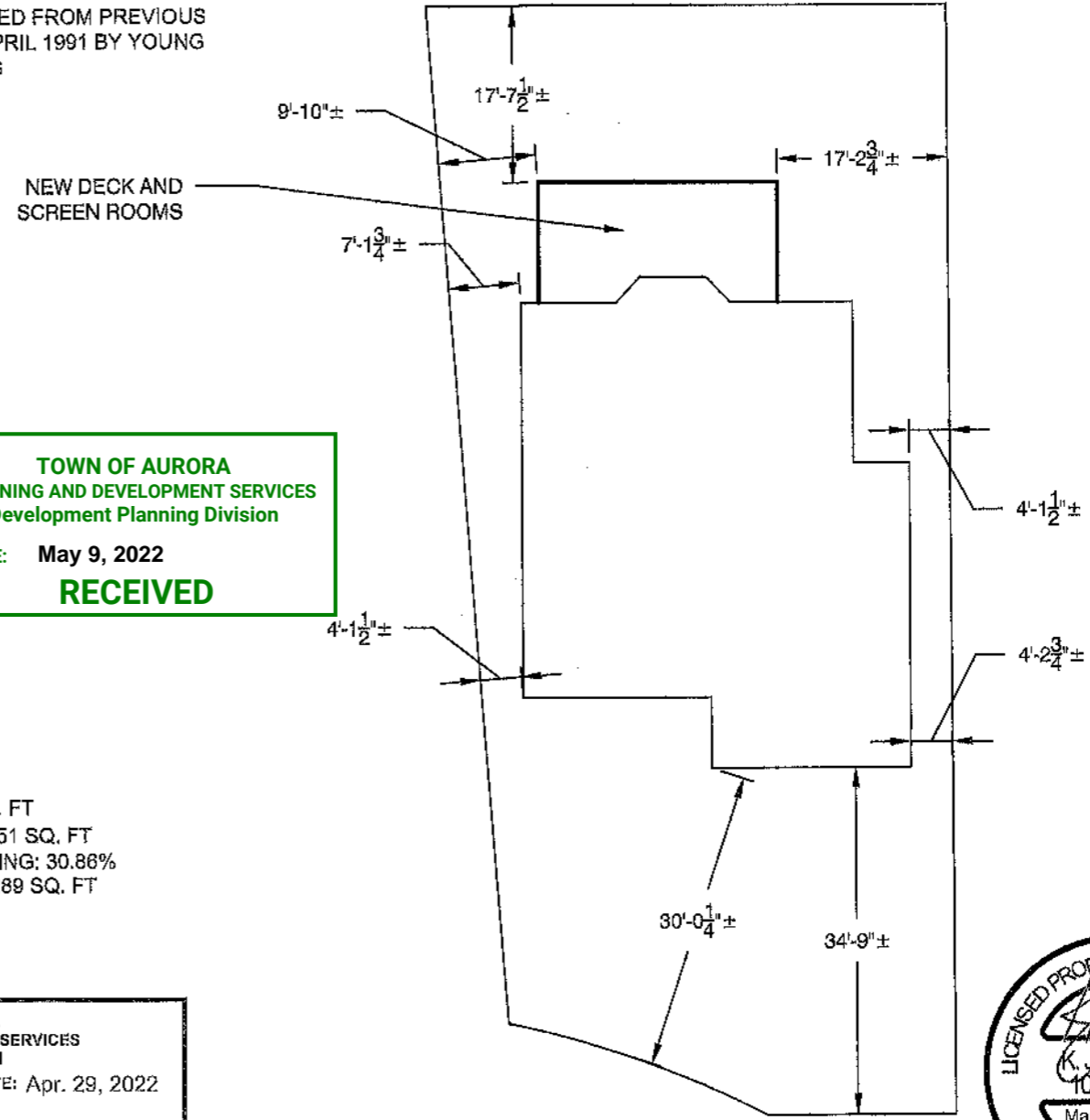
EXISTING SITE PLAN

1/16" = 1'-0"

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: May 9, 2022
RECEIVED

EXISTING LOT: 5233.94 SQ. FT
 EXISTING BUILDING: 1616.51 SQ. FT
 LOT COVERAGE OF BUILDING: 30.88%
 NEW DECK AND ROOMS: 289 SQ. FT

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
 APPROVED BY: *Hana Hussein*
 PRELIMINARY ZONING REVIEW



PROPOSED SITE PLAN

1/16" = 1'-0"



240 INDUSTRIAL PARKWAY SOUTH,
 UNIT 1, AURORA, ON, L4G 3V6
 TEL: 905-726-4349

DRAWING:	SITE PLAN
PROJECT:	MARTIN - DOUBLE ENCLOSURE
PROJECT #:	208755

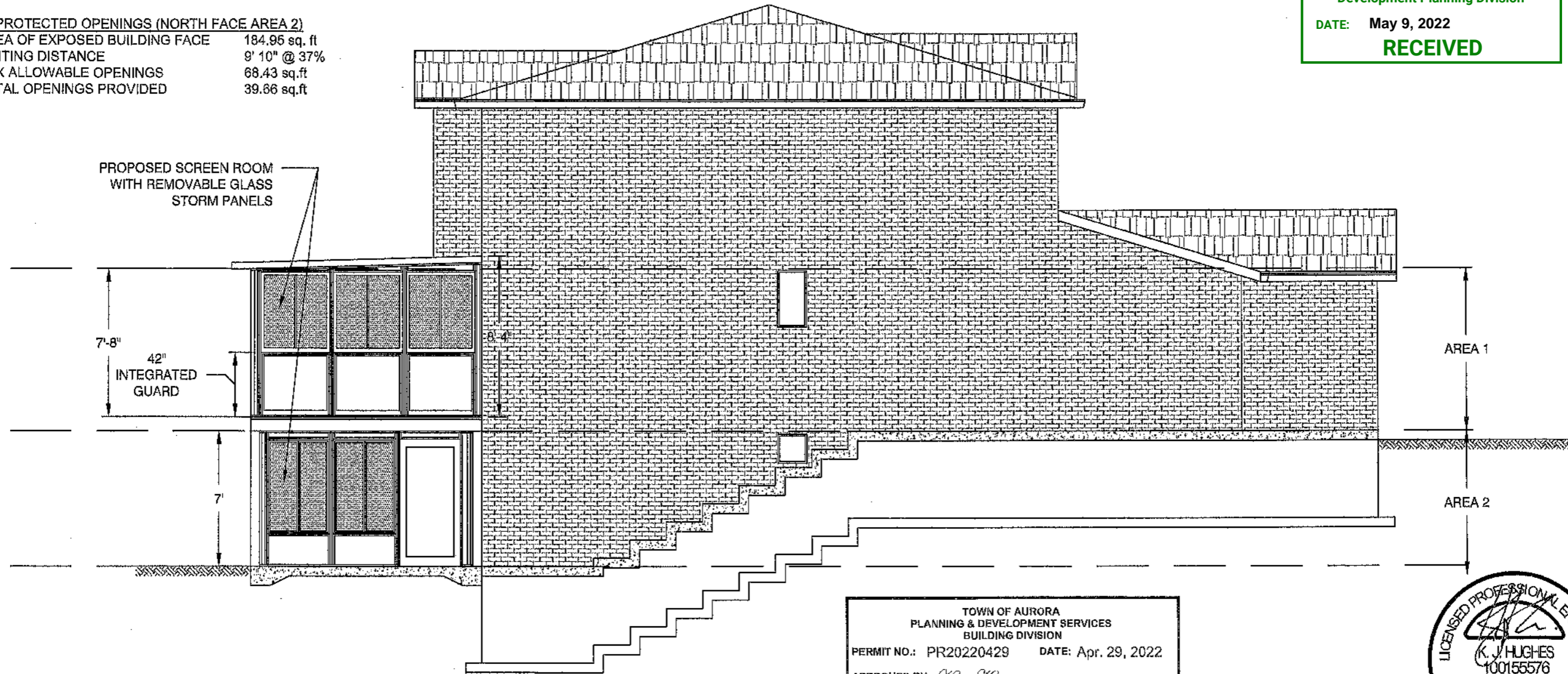
REVISIONS	
MM/DD/YY	REMARKS
1 03/23/2022	ISSUED FOR PERMIT
2	
3	
4	
5	

SHEET:
A2

UNPROTECTED OPENINGS (NORTH FACE AREA 1)
 AREA OF EXPOSED BUILDING FACE 307.68 sq. ft
 LIMITING DISTANCE 9' 10" @ 26%
 MAX ALLOWABLE OPENINGS 80.00 sq.ft
 TOTAL OPENINGS PROVIDED 63.66 sq.ft

UNPROTECTED OPENINGS (NORTH FACE AREA 2)
 AREA OF EXPOSED BUILDING FACE 184.96 sq. ft
 LIMITING DISTANCE 9' 10" @ 37%
 MAX ALLOWABLE OPENINGS 68.43 sq.ft
 TOTAL OPENINGS PROVIDED 39.66 sq.ft


TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: May 9, 2022
RECEIVED



TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
 APPROVED BY: *Hana Hossain*
 PRELIMINARY ZONING REVIEW



ELEVATION NORTH
 3/16" = 1'-0"

 240 INDUSTRIAL PARKWAY SOUTH, UNIT 1, AURORA, ON, L4G 3V6 TEL: 905-726-4349	DRAWING:	ELEVATION		REVISIONS		SHEET: A6
	PROJECT:	MARTIN - DOUBLE ENCLOSURE		MM/DD/YY	REMARKS	
	PROJECT #:	208755		1	03/23/2022 ISSUED FOR PERMIT	
				2		
				3		
			4			
			5			

UNPROTECTED OPENINGS (EAST FACE AREA 1)
 AREA OF EXPOSED BUILDING FACE 461.9 sq. ft
 LIMITING DISTANCE 17' 7" @ 32%
 MAX ALLOWABLE OPENINGS 147.81 sq.ft
 TOTAL OPENINGS PROVIDED 91.21 sq.ft

UNPROTECTED OPENINGS (EAST FACE AREA 2)
 AREA OF EXPOSED BUILDING FACE 306.93 sq. ft
 LIMITING DISTANCE 17' 7" @ 45%
 MAX ALLOWABLE OPENINGS 138.12 sq.ft
 TOTAL OPENINGS PROVIDED 76.20 sq.ft

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: May 9, 2022
RECEIVED



ELEVATION EAST
 3/16" = 1'-0"

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
 APPROVED BY: *Hana Hossain*
 PRELIMINARY ZONING REVIEW



RENO OASIS
 240 INDUSTRIAL PARKWAY SOUTH,
 UNIT 1, AURORA, ON, L4G 3V6
 TEL: 905-726-4349

DRAWING:	ELEVATION
PROJECT:	MARTIN - DOUBLE ENCLOSURE
PROJECT #.	208755

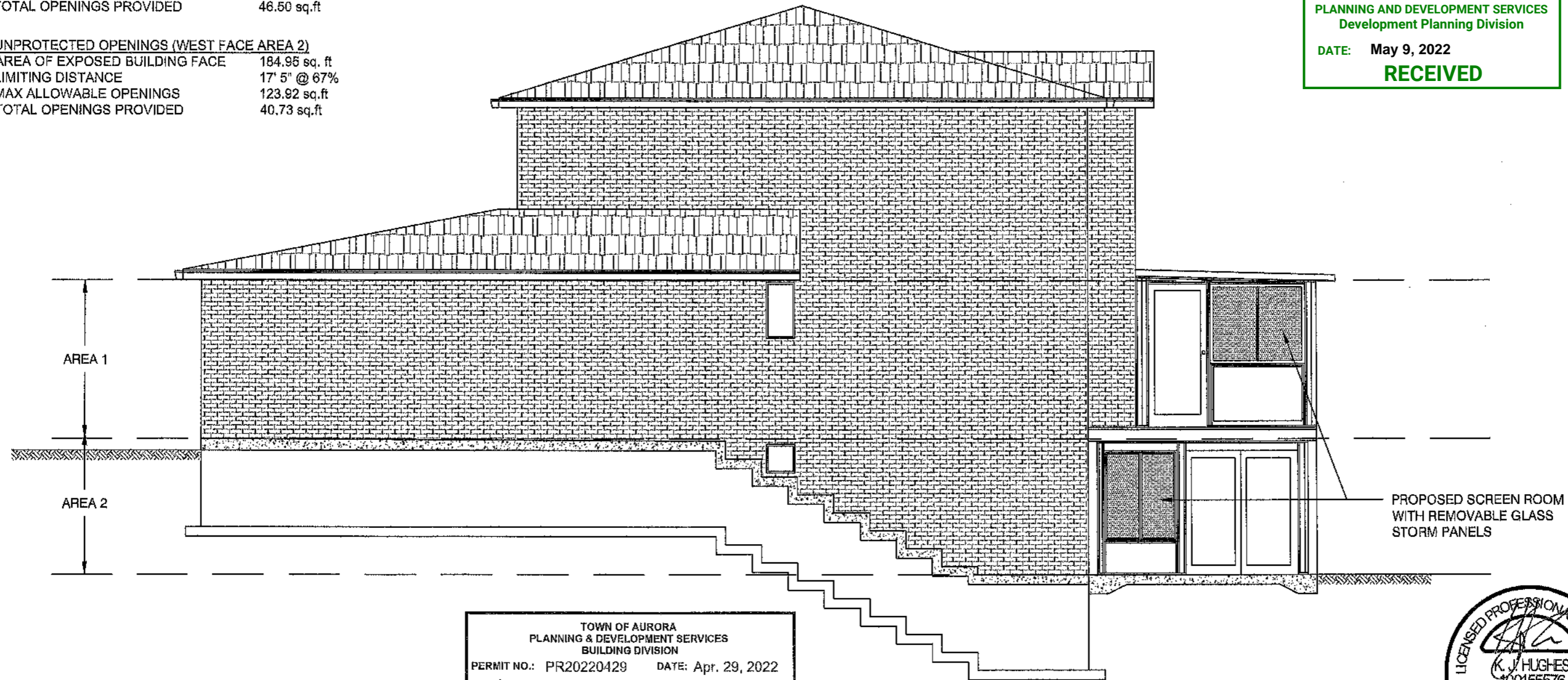
REVISIONS	
MM/DD/YY	REMARKS
1 03/23/2022	ISSUED FOR PERMIT
2	
3	
4	
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SHEET:
A7

UNPROTECTED OPENINGS (WEST FACE AREA 1)
 AREA OF EXPOSED BUILDING FACE 307.68 sq. ft
 LIMITING DISTANCE 17' 5" @ 45%
 MAX ALLOWABLE OPENINGS 138.46 sq.ft
 TOTAL OPENINGS PROVIDED 46.50 sq.ft

UNPROTECTED OPENINGS (WEST FACE AREA 2)
 AREA OF EXPOSED BUILDING FACE 184.95 sq. ft
 LIMITING DISTANCE 17' 5" @ 67%
 MAX ALLOWABLE OPENINGS 123.92 sq.ft
 TOTAL OPENINGS PROVIDED 40.73 sq.ft


TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: May 9, 2022
RECEIVED



ELEVATION WEST
 3/16" = 1'-0"

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220429 DATE: Apr. 29, 2022
 APPROVED BY: *Liana Hossain*
 PRELIMINARY ZONING REVIEW



 <p>240 INDUSTRIAL PARKWAY SOUTH, UNIT 1, AURORA, ON, L4G 3V6 TEL: 905-726-4349</p>	DRAWING:	ELEVATION		REVISIONS		SHEET: A8
	PROJECT:	MARTIN - DOUBLE ENCLOSURE		MM/DD/YY	REMARKS	
	PROJECT #:	208755		1	03/23/2022 ISSUED FOR PERMIT	
				2		
				3		
			4			
			5			



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.

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