



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2022-20
- APPLICANT:** Stangl
- PROPERTY:** 141 Kennedy Street West  
PLAN 246 PT LOT 33 RP 65R19277 PARTS 2 AND 3 RP 65R31926  
PARTS 3 4 7 TO 10 15 AND 16
- RELATED APPLICATIONS:** n/a
- ZONING:** R1 (Detached First Density Residential Zone)
- PURPOSE:** A Minor Variance Application has been submitted to facilitate a garage addition, and driveway expansion
- BY-LAW REQUIREMENT:**
- 1) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres; and
  - 2) Section 5.6.1(a)(iii) of the Zoning By-law allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0 metres or greater, with the exception that the maximum driveway at the street line shall not exceed 6.0 metres.
- PROPOSAL:**
- a) The applicant is proposing a garage addition, which is 1.9 metres to the interior side property line; and
  - b) The applicant is proposing a driveway width of 18.0 metres.

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>July 14, 2022</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> 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 July 12, 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 July 14, 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 July 15, 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.**

#### **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 30<sup>th</sup> DAY OF JUNE 2022



Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

### **ATTACHMENTS**

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

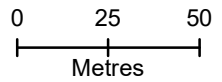
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**141 KENNEDY STREET WEST**  
**FILE: MV-2022-20**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



Residential Zoning Requirements - R1

Definitions:

**Lot Coverage:**  
means the percentage of a lot covered by all buildings, but excluding decks attached to the Main Building, balconies, fireplaces, landings & steps, Pools including perimeter decking which forms part of an above-ground pool, and any part of a building which is completely below grade.

**Accessory Building or Structure:**  
means a detached building or structure which is naturally and normally incidental, subordinate, and exclusively devoted to a Principal Use or building which is located on the same lot.

**Accessory Use:**  
means an additional use, other than human habitation, naturally and normally incidental, subordinate and exclusively devoted to a Principal Use or building which is located on the same lot.

**Driveway:**  
means a vehicular accessway provided between the property line and a Parking space, Parking area, or loading area, garage, or between two Parking Areas.

**Building Height:**  
means the vertical distance measured between the Average Finished Grade and:  
1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater  
2) on any sloped roof, the mean distance between the eaves and the ridge of a roof

in calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included.

General Provisions - Accessory Buildings and Uses:

4.1.1 Location  
Must comply with YARD requirements of the Zone EXCEPT that Rear Lot Line Setback 1 m

4.1.2 Height  
4.5 m (14' 9") where area of lot exceeds 460 m2

4.1.3 Lot Coverage  
b) Where the Lot Area is equal to or greater than 460 m2, the maximum Lot Coverage for accessory Buildings and structures shall not exceed 15% (40,018.76 sq ft x 15% = 6,002.81 sq ft)

Municipal Address: 141 Kennedy Street West - ZONED R1

LOT AREA = 40,018.76 Sq Ft (3,717.85 m2)  
Lot Coverage per 7.2 Residential Zone Requirements = 35% (14,006.56 sq ft)

EXISTING Residence Footprint = 3,375.38 sq ft (313.58 m2)	PROPOSED Residence Footprint:
3,375.38 Existing Residence	58.00 Master Bedroom Addition
58.00 Master Bedroom Addition	36.00 Kitchen Addition
36.00 Kitchen Addition	133.33 Library Addition
133.33 Library Addition	593.00 Garage Addition
593.00 Garage Addition	171.00 Vestibule Addition
171.00 Vestibule Addition	4,366.71 GRAND TOTAL (10.91% of Lot Area)

Residential Zone Requirements for R1 (minimum requirements)

Lot Area	2,000 m2 (21,527.82 sq ft)
Lot Frontage	30 m (98' 5.1")
Front Yard	9 m (29' 6.3")
Rear Yard	9 m (29' 6.3")
Interior Side Yard	4.5 m (14' 9")
Lot Coverage	35%
Height	10 m (32' 9.7")

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

PERMIT NO.: PR20220622      DATE: May 19, 2022

APPROVED BY: *Melissa Bozanin*

**PRELIMINARY ZONING REVIEW**

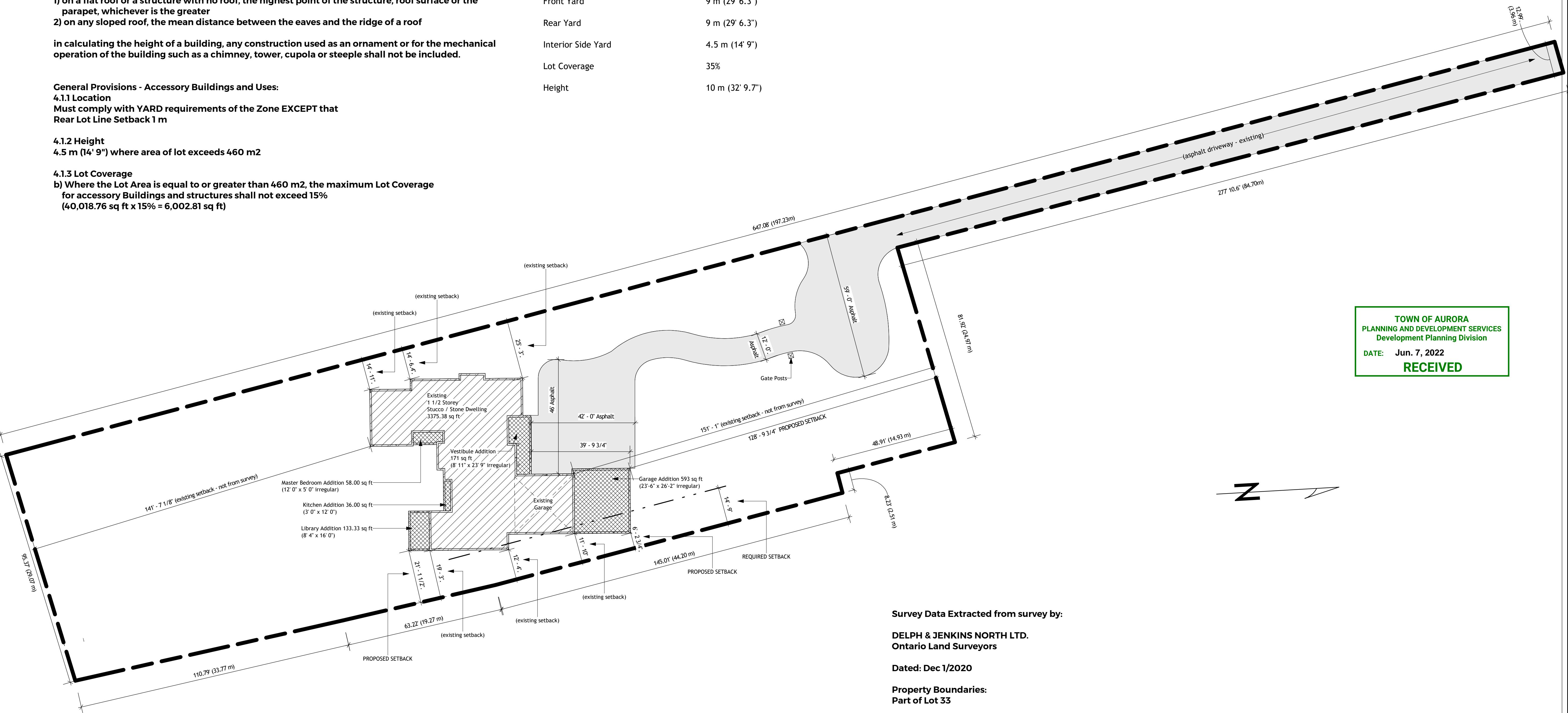
The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements as set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Mark Weston - BCIN # 42389  
Sign *Mark Weston* May 13, 2022  
Date  
Koa Tree - design - FIRM BCIN # 42772  
Sign *Mark Weston* May 13, 2022  
Date

**Stangl Residence**  
141 Kennedy Street West  
Aurora, Ontario L4G 2L8

KoaTree - design // markwestondesigns.com // mw@koatree.ca // 905.505.5855

**TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division**  
DATE: Jun. 7, 2022  
**RECEIVED**



Survey Data Extracted from survey by:  
**DELPH & JENKINS NORTH LTD.**  
Ontario Land Surveyors  
Dated: Dec 1/2020  
Property Boundaries:  
Part of Lot 33  
Registered Plan 246  
(a copy of the survey accompanies this site plan)

1 A SITE PLAN  
1" = 20'-0"

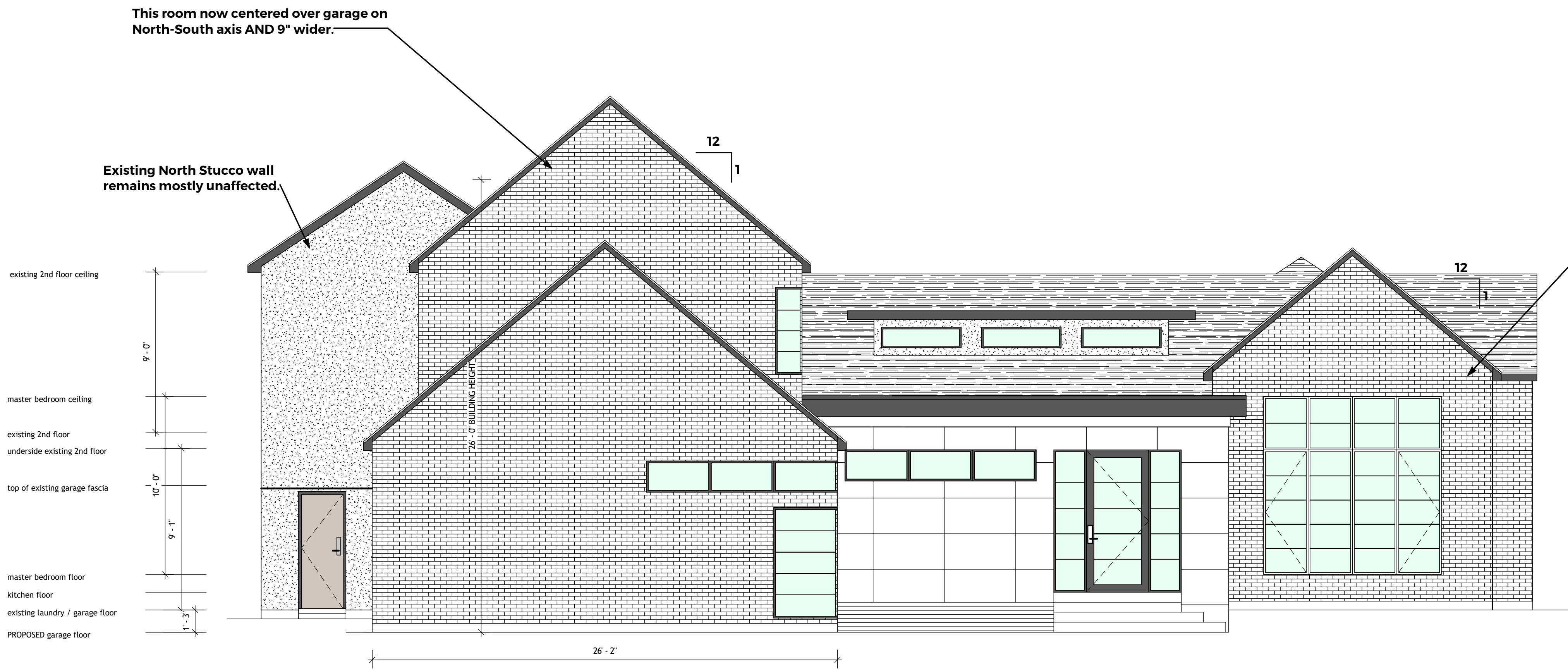
No.	DESCRIPTION	DATE	BY:
1.	Issued for Preliminary Zoning Review	6.21.21	M.W.
2.	Indicate maximum width of asphalt driveway	6.24.21	M.W.
3.	Garage area reduced and final driveway details now on Drainage Plan.	5.13.22	M.W.

SCALE: AS NOTED  
DATE: June 21, 2021  
DRAWN BY: MARK WESTON  
PROJECT: Various additions to the existing residence.



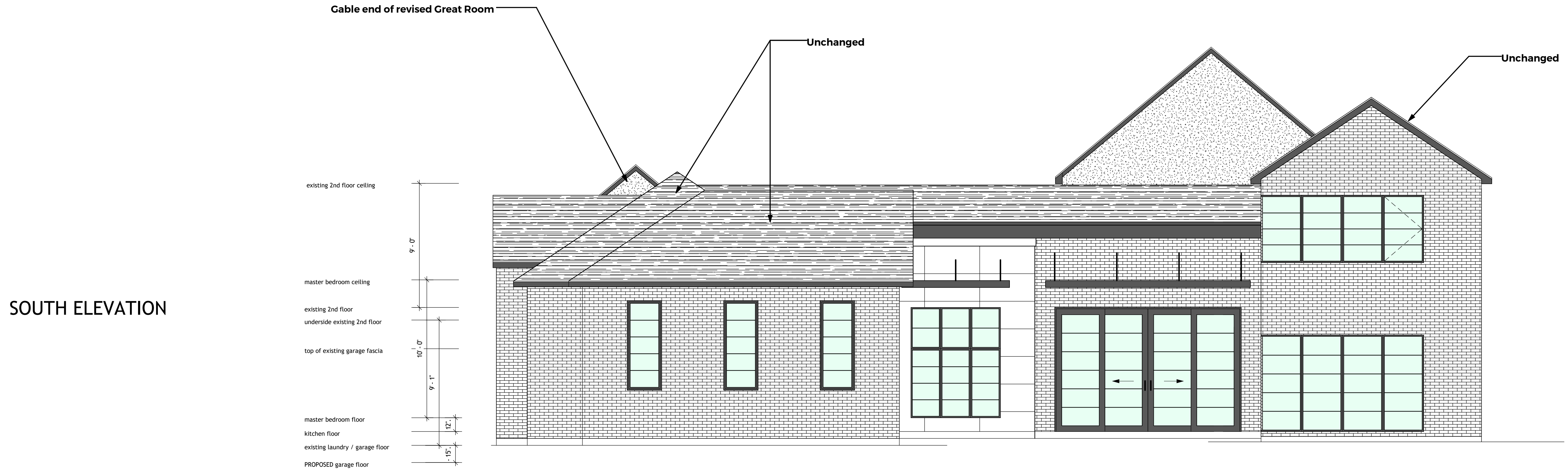
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20220622 DATE: May 19, 2022  
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 May 13, 2022  
 Sign \_\_\_\_\_ Date \_\_\_\_\_  
 Koa Tree- design - FIRM BCIN # 42772  
 May 13, 2022  
 Sign \_\_\_\_\_ Date \_\_\_\_\_



NORTH ELEVATION

TOWN OF AURORA  
 PLANNING AND DEVELOPMENT SERVICES  
 Development Planning Division  
 DATE: Jun. 7, 2022  
 RECEIVED



SOUTH ELEVATION

1 N&S Elev w Gable Ends (A)  
 1/4" = 1'-0"

Stangl Residence  
 141 Kennedy Street  
 West

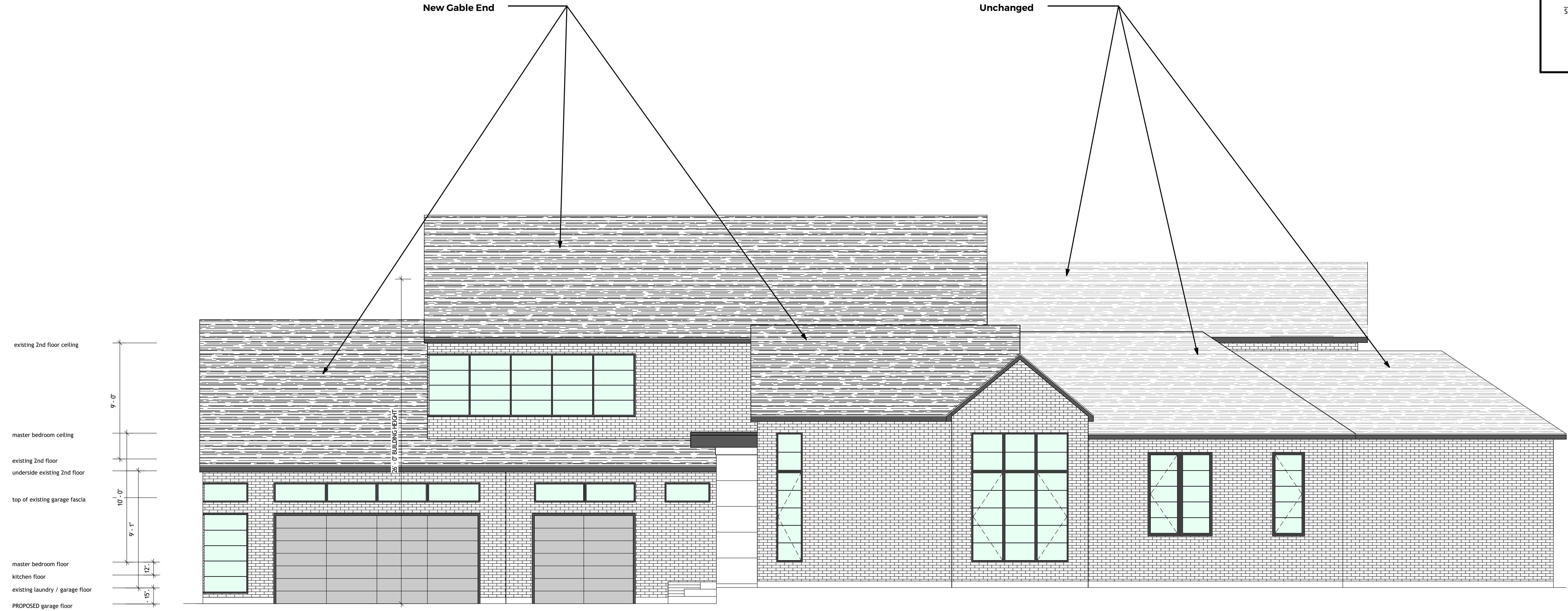
KoaTree - design // markwestondesigns.com // mw@koatree.ca // 905.505.5855

No.	DESCRIPTION	DATE	BY:	No.	DESCRIPTION	DATE	BY:
3	zero by NewWall introduced	Aug 17/20	M.W.	10	Impairment Elevations Revised	Jan 11/22	M.W.
4	roof trees with options presented.	Aug 28/20	M.W.	11	Impairment Elevations Revised Aluminum frame windows	Jan 13/22	M.W.
5	Garage increased by 3' // Main door removed // 1 - 16' Garage Door	Sept 10/20	M.W.	12	Elevation Revised w Gable Ends (A)	May 5/22	M.W.
6	Extended garage / Adjusted garage windows / Big Foot Cabana Siders	Sept 15/20	M.W.	13	Apply for Preliminary Zoning Review	May 13/22	M.W.
7	Issued to clients	Feb 8/21	M.W.				
8	Impairment Elevations Issued	Aug 23/21	M.W.				
9	Impairment Elevations Revised	Sept 27/21	M.W.				

SCALE: AS NOTED  
 DATE: 08 || 18 || 2020  
 DRAWN BY: MARK WESTON  
 TITLE: DETACHED GARAGE  
 SHEET No.: A3A

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20220622 DATE: May 19, 2022  
 APPROVED BY: *Melissa Bozanin*  
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 Mark Weston - BCIN # 42389  
 Sign \_\_\_\_\_ Date May 13, 2022  
 Koa Tree- design - FIRM BCIN # 42772  
 Sign \_\_\_\_\_ Date May 13, 2022



1 West Elev w Gable Ends (A)  
 1/4" = 1'-0"

TOWN OF AURORA  
 PLANNING AND DEVELOPMENT SERVICES  
 Development Planning Division  
 DATE: Jun. 7, 2022  
**RECEIVED**

Stangl Residence  
 141 Kennedy Street  
 West

KoaTree - design // markwestondesigns.com // mw@koatree.ca // 905.505.5855

No.	DESCRIPTION	DATE	BY:	No.	DESCRIPTION	DATE	BY:
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4	Roof Trees with options presented.	Aug 28/20	M.W.	11	Inspection Elevations Revised (Aluminum frame windows)	Jan 13/22	M.W.
5	Garage shortened by 3' // Main door removed // 1 - 16' Garage Door	Sept 10/20	M.W.	12	Elevation Revised w Cable Ends (A)	May 5/22	M.W.
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7	Issued to clients	Feb 8/21	M.W.				
8	Inspection Elevations board	Aug 23/21	M.W.				
9	Inspection Elevations Revised	Sept 22/21	M.W.				

SCALE:	AS NOTED
DATE:	08    18    2020
DRAWN BY:	MARK WESTON
TITLE:	<b>DETACHED GARAGE</b>
SHEET No.:	<b>A4A</b>



# 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