



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-22  
**APPLICANT:** Norouzpour  
**PROPERTY:** 81 Child Drive  
PLAN 514 LOT 385

**RELATED**

**APPLICATIONS:** SPR-2022-06  
**ZONING:** R3-SN (497) (*Detached Third Density Residential Exception Zone*)

**PURPOSE:** A Minor Variance Application has been submitted to construct a two-storey detached dwelling

**BY-LAW  
REQUIREMENT:**

- 1) 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 two-storey detached dwelling, which is 1.8 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>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

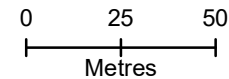
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**81 CHILD DRIVE**  
**FILE: MV-2022-22**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



# SITE PLAN

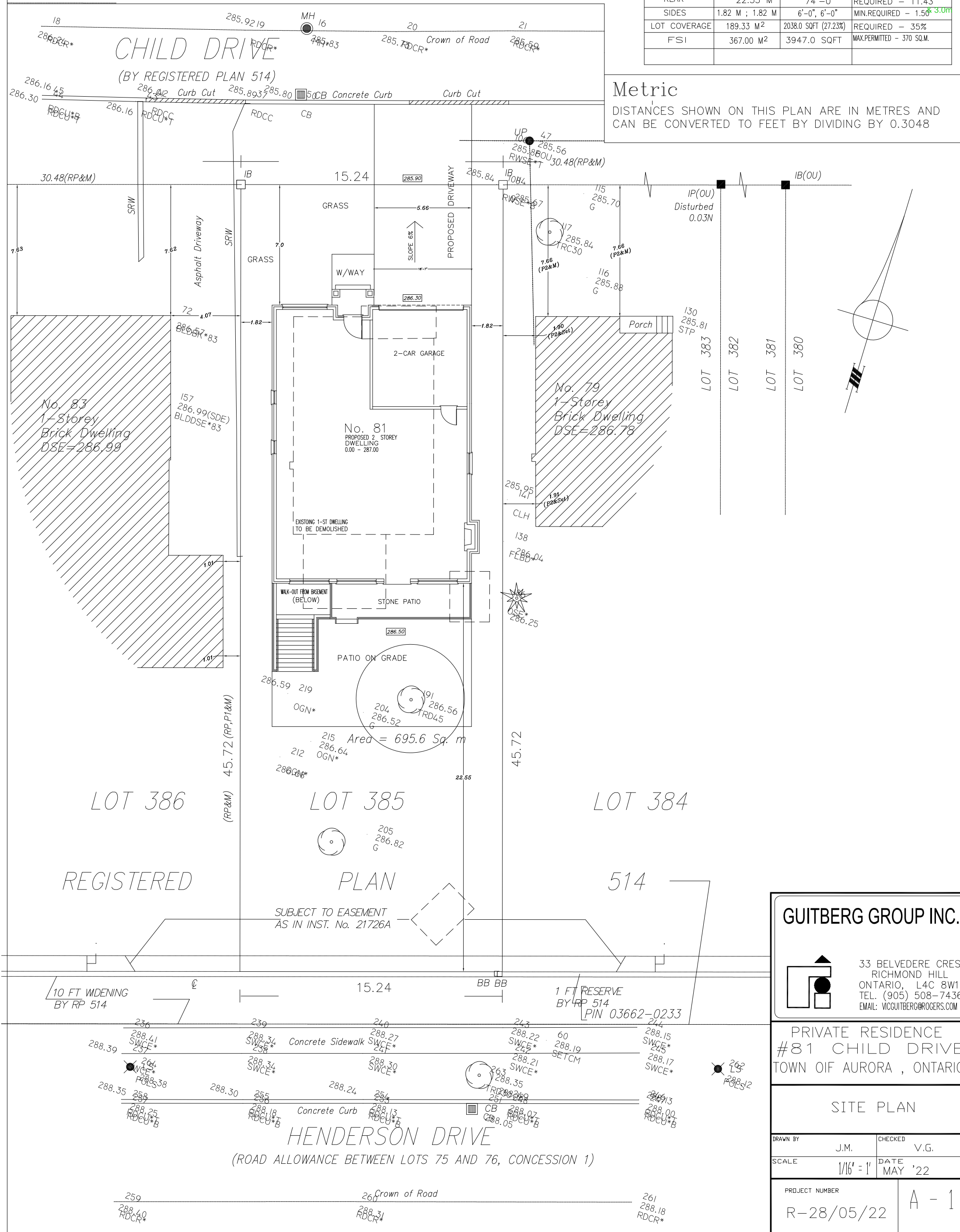
SCALE 1 : 200

DERIVED FROM  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY OF  
PART OF LOT 385  
REGISTERED PLAN 514  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
ERTL SURVEYORS  
Ontario Land Surveyors

DEVELOPMENT DATA		
ZONING DESIGNATION - R - 3 - SN (497) STABLE NEIGHBORHOOD		
	METRIC	IMPERIAL
LOT FRONTAGE	15.24 M	50'-0"
SITE AREA	695.6 Sq. m	7487.62 SQ.FT
BUILDING AREA(GFA)		MIN.REQUIRED - 460.0 SQ.M
BASEMENT	152.00 M <sup>2</sup>	1637.0 SQFT
GROUND FLOOR	186.00 M <sup>2</sup>	2002.0 SQFT
SECOND FLOOR	186.00 M <sup>2</sup>	2002.0 SQFT
TOTAL (G.F.A.)	372.00 M <sup>2</sup>	4004.0 SQFT
BUILDING HEIGHT	8.80 M	28'-10"
BUILDING LENGTH	16.15 M	53'-0"
BUILDING WIDTH	12.19 M	40'-0"
SETBACKS		
FRONT	7.00 M	23'-0"
REAR	22.55 M	74'-0"
SIDES	1.82 M ; 1.82 M	6'-0" ; 6'-0"
LOT COVERAGE	189.33 M <sup>2</sup>	2038.0 SQFT (27.23%)
FSI	367.00 M <sup>2</sup>	3947.0 SQFT
		MIN.REQUIRED - 11.43
		MIN.REQUIRED - 1.56
		MIN.REQUIRED - 35%
		MAX.PERMITTED - 370 SQ.M

## Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**GUITBERG GROUP INC.**  
33 BELVEDERE CRES.  
RICHMOND HILL  
ONTARIO, L4C 8W1  
TEL. (905) 508-7436  
EMAIL: VICGUITBERG@ROGERS.COM

PRIVATE RESIDENCE  
#81 CHILD DRIVE  
TOWN OF AURORA, ONTARIO

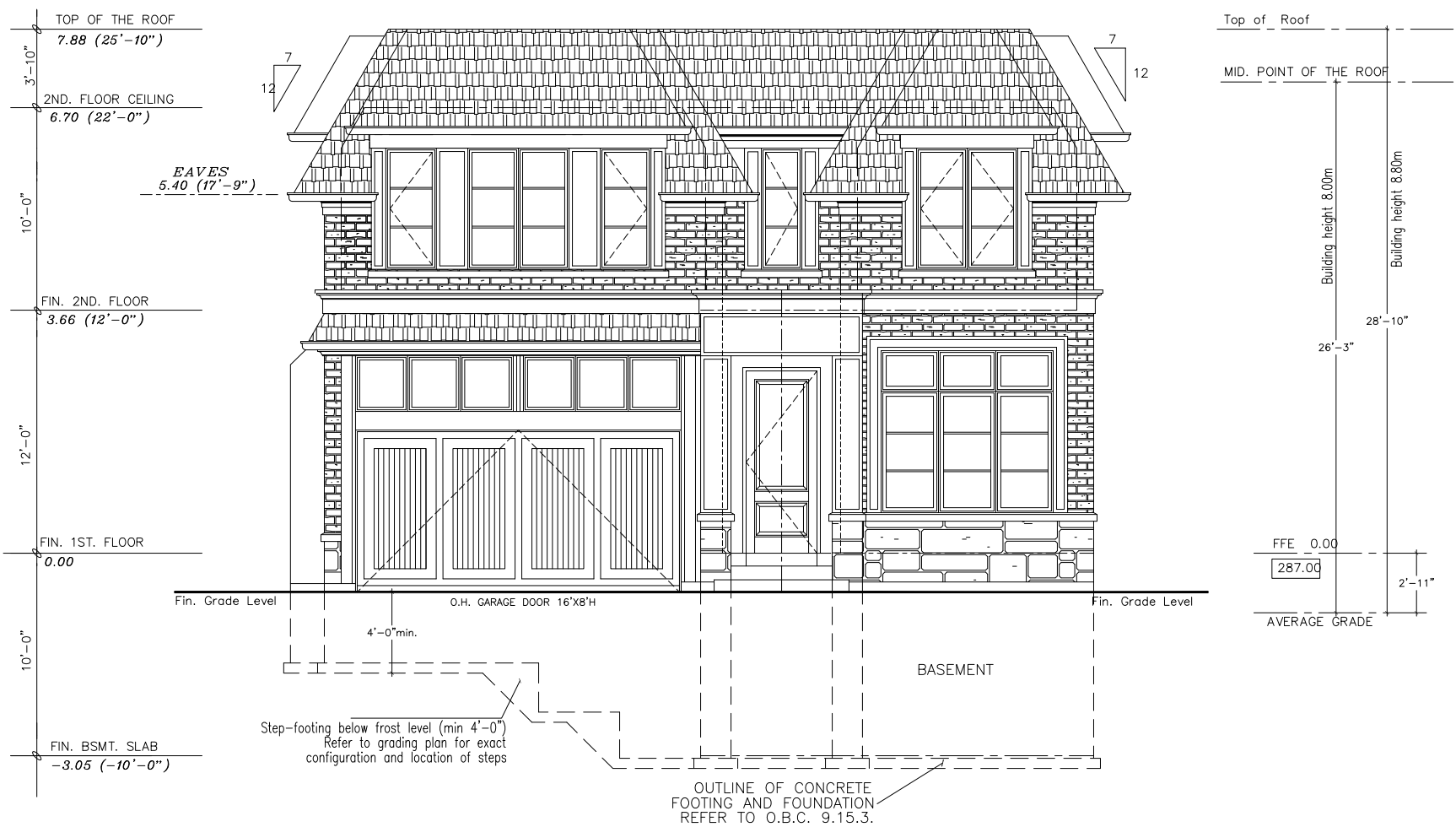
SITE PLAN	
DRAWN BY	J.M.
CHECKED	V.G.
SCALE	1/16" = 1'
DATE	MAY '22
PROJECT NUMBER	R-28/05/22
	A - 1

**TOWN OF AURORA**  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division  
DATE: Jun. 14, 2022  
**RECEIVED**

**TOWN OF AURORA**  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20220696 DATE: Jun. 7, 2022  
APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

# NORTH ELEVATION

SCALE 1/8" = 1'-0"



**TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division**  
DATE: Jun. 14, 2022  
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PRIVATE RESIDENCE  
AT 81 CHILD DRIVE  
TOWN OF AURORA, ONTARIO

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NORTH ELEVATION

DRAWN BY J.M.	CHECKED V.G.
SCALE 1/8" = 1'-0"	DATE APRIL '22
PROJECT NUMBER R-22/04/22	<b>A-5</b>

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

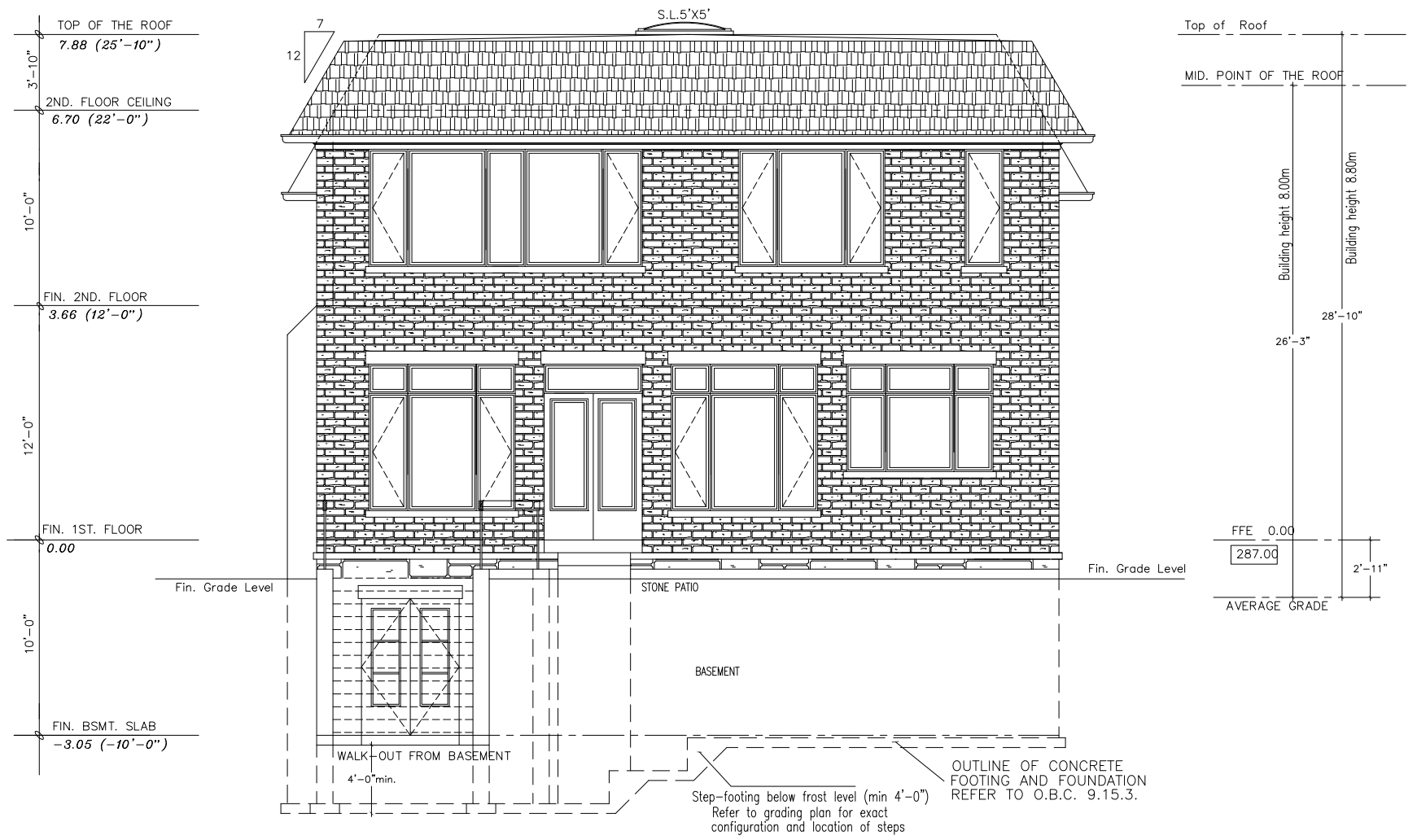
PERMIT NO.: PR20220696      DATE: Jun. 7, 2022

APPROVED BY: *Melissa Bezanin*

**PRELIMINARY ZONING REVIEW**

# SOUTH ELEVATION

SCALE 1/8" = 1'-0"

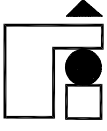


**TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division**

**DATE: Jun. 14, 2022**

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PRIVATE RESIDENCE  
AT 81 CHILD DRIVE  
TOWN OF AURORA, ONTARIO

## SOUTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1/8" = 1'-0"	DATE	APRIL '22
PROJECT NUMBER	R-22/04/22	<b>A-6</b>	

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

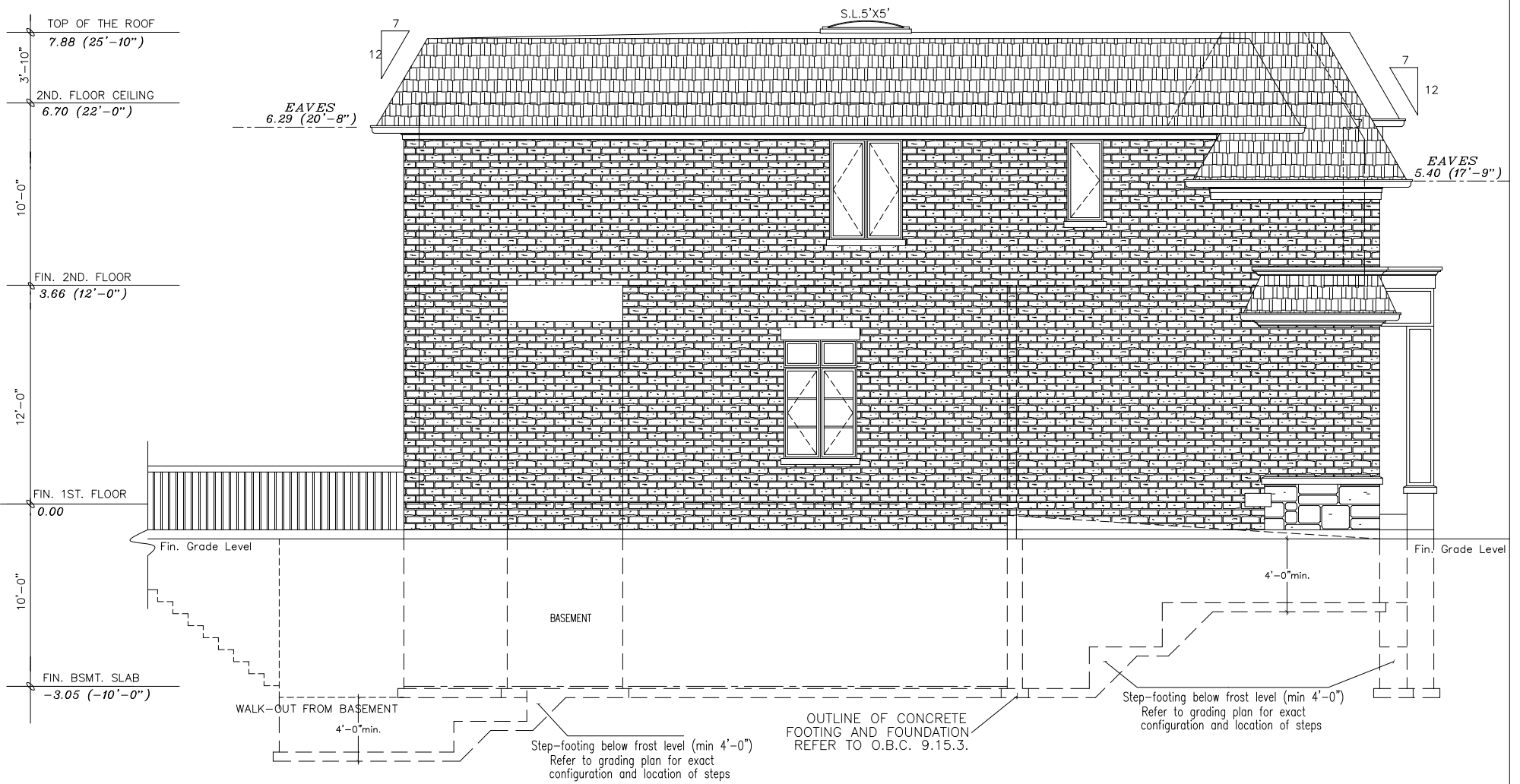
**PERMIT NO.: PR20220696**      **DATE: Jun. 7, 2022**

**APPROVED BY: *Melissa Bozanin***

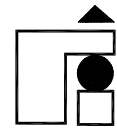
**PRELIMINARY ZONING REVIEW**

EAST ELEVATION

SCALE 1/8" = 1'-0"



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PRIVATE RESIDENCE  
AT 81 CHILD DRIVE  
TOWN OF AURORA, ONTARIO

EAST ELEVATION

DRAWN BY J.M. CHECKED V.G.

SCALE 1/8" = 1'-0" DATE APRIL '22

PROJECT NUMBER R-22/04/22 A-7

TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division

DATE: Jun. 14, 2022

RECEIVED

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20220696 DATE: Jun. 7, 2022

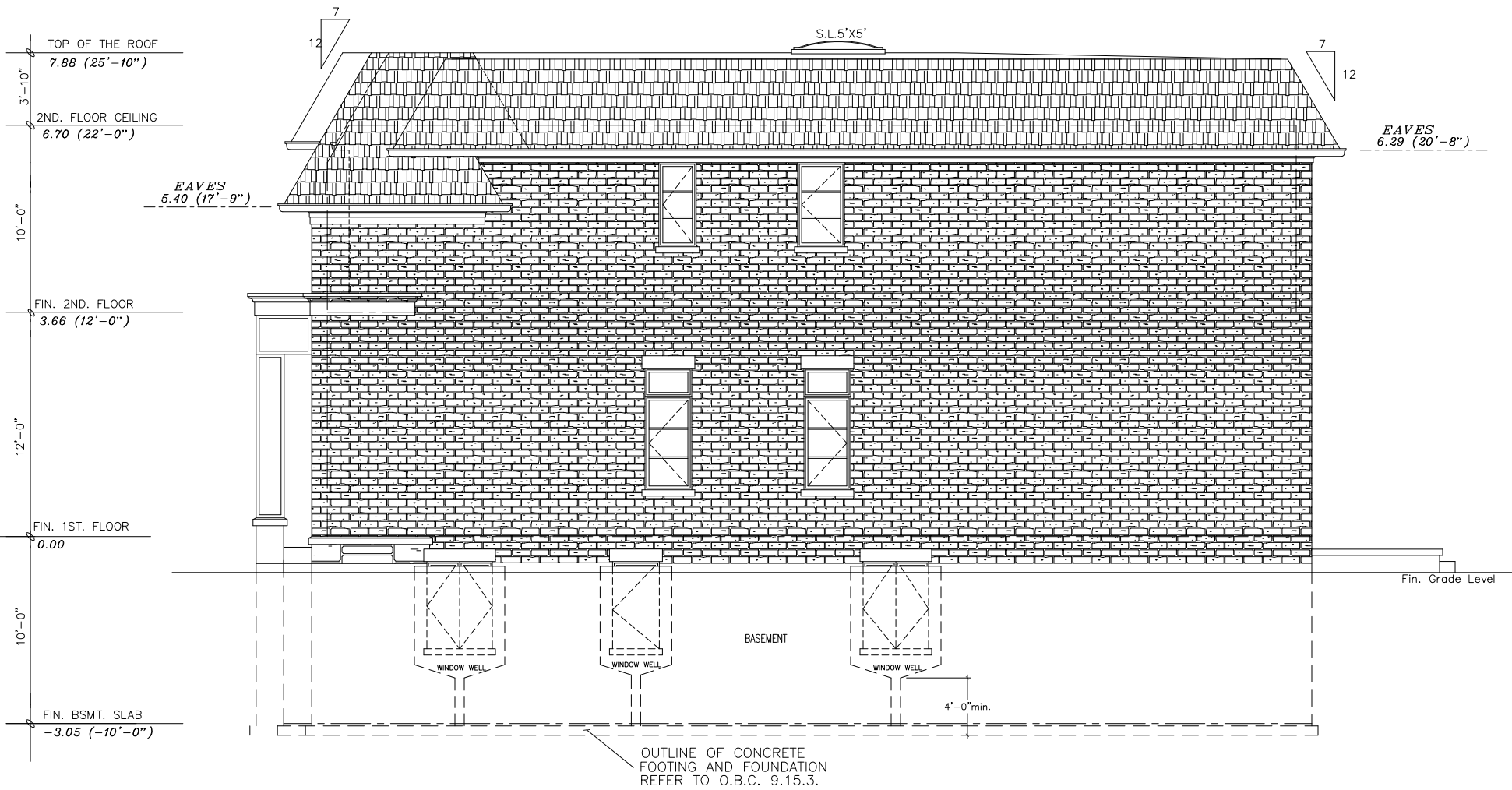
APPROVED BY: *Melissa Bozanin*

PRELIMINARY ZONING REVIEW



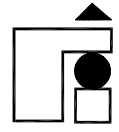
WEST ELEVATION

SCALE 1/8" = 1'-0"



**TOWN OF AURORA**  
**PLANNING AND DEVELOPMENT SERVICES**  
 Development Planning Division  
**DATE: Jun. 14, 2022**  
**RECEIVED**

**GUITBERG GROUP INC.**



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PRIVATE RESIDENCE  
 AT 81 CHILD DRIVE  
 TOWN OF AURORA, ONTARIO

WEST ELEVATION

DRAWN BY J.M. CHECKED V.G.

SCALE 1/8" = 1'-0" DATE APRIL '22

PROJECT NUMBER R-22/04/22 **A-8**

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
 BUILDING DIVISION  
**PERMIT NO.: PR20220696**      **DATE: Jun. 7, 2022**  
**APPROVED BY: *Melissa Bozanin***  
**PRELIMINARY ZONING REVIEW**



# 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