



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-10

APPLICANT: Michael Tersigni

PROPERTY: 41 Mosley St, Aurora, ON L4E0G4
PLAN 68 LOT 7

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a 4th converted dwelling unit.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 7.5.5.3 of the Zoning By-law requires a minimum gross floor area of not less than 300 square meters for converted dwellings.
 - a) The applicant is proposing a 4 unit converted dwelling, which is approximately 207 square meters.
- 2) Section 7.5.5.2 of the Zoning By-law requires converted dwelling in compliance with the requirements of Section 7.2 of the Bylaw.
 - a) The applicant is proposing a 4 unit converted dwelling, which does not comply with Section 7.2 for Lot Area, Lot Frontage, Front yard, Interior Side Yard

- 3) Section 7.5.4.3 of the Zoning By-law does not permit more than one entrance into the front yard, including below grade walkout.
 - a) The applicant is proposing 4 unit converted dwelling with 2 separate entrances for 2 of the units from the front.

- 4) Section 4.20 of the Zoning By-law requires open porches and steps to be minimum 4.5m from the front lot line.
 - a) The applicant is proposing to rebuild a porch with steps which is about 0.8m from the front lot line to the porch edge.

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:	May 11, 2023
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 May 9, 2023** 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 May 11, 2023** 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 May 11, 2023.**

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 27th DAY OF April 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

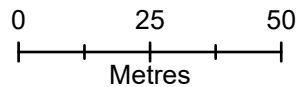
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
1623 WELLINGTON STREET EAST
FILE: MV-2023-08
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



Firm Name: PETER DEL GROSSO 67 ELMBROOK CRES. ETOBICOKE, ON. M5C 5C7		Project Name: INTERIOR ALTERATION & ADDITION 41 MOSLEY ST. AURORA, ON	
Item: Ontario 2012 Building Code Data Matrix Part 3 or 9		OBC Reference: References are to Division B unless noted [A] for Division A or [C] for Division C	
1	Project Description: <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Interior Alteration <input type="checkbox"/> Change of Use <input type="checkbox"/> Building Alteration	<input checked="" type="checkbox"/> Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.12. [A]
2	Major Occupancy(s) GROUP C - RESIDENTIAL	3.2.2.28 & 3.2.2.15	
3	Total Building Area (m ²) Ex. 119.47 New 14.03 Total 133.50	1.4.1.2. [A]	
4	Gross Area (m ²) Ex. 184.22 New 22.95 Total 207.17	1.4.1.2. [A]	
5	Number of Storeys Above grade 2 Below grade 0	1.4.1.2. [A]&3.2.1.1	
6	Number of Streets/Fire Fighter Access 1	3.2.2.45.	
7	Building Classification	3.2.2.20 - .83	
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> selected floor areas <input type="checkbox"/> selected compartments <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.15, 3.3.4.3. 3.6.2.5., 3.6.3.3. 11.4.3.4.b	
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.8	
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4	
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7	
12	High Building Restrictions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	
13	Construction <input checked="" type="checkbox"/> Combustible Permitted Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.20 - .83	
14	Mezzanine(s) Area m N/A	3.2.1.6. & 3.2.1.1(4)	
15	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of SUITE	3.1.17.	
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) EXISTING	3.8	
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19	
18	Required Fire Rating (FRR) Horizontal Assemblies FRR (Hours) Floors 1 Hours Roof 0 Hours Mezzanine N/A Hours FRR of Supporting Members Listed Design No. or Description (SB3) Listed Design No. Or Description (SB3)	3.2.2.20 - .83	
19	Spatial Separation - Construction of Exterior Walls	3.2.3 9.10.14	
	Wall Area of EBF (sm) L.D. (m) L/H or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Comb Const Comb. Constr. Non-Comb. Cladding Non-Comb Constr.		
	North EXISTING TO REMAIN - NO CHANGE		
	South EXISTING TO REMAIN - NO CHANGE		
	East EXISTING TO REMAIN - NO CHANGE		
	West EXISTING TO REMAIN - NO CHANGE		
20	Other - Describe		

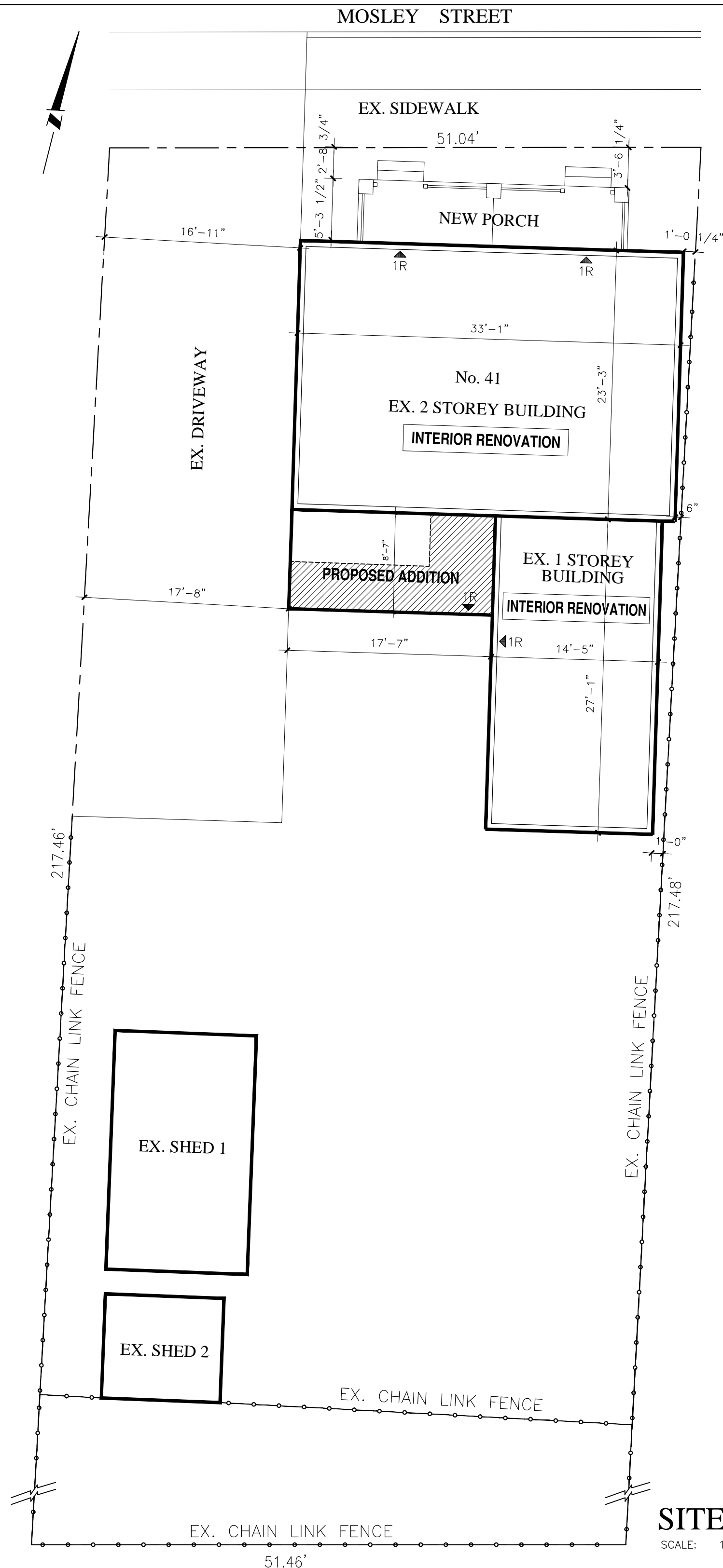
1 OBC MATRIX PART 9

A.1 41 MOSLEY ST.
SCALE: N.T.S.

Firm Name: PETER DEL GROSSO 67 ELMBROOK CRES. ETOBICOKE, ON. M5C 5C7		Project Name: INTERIOR ALTERATION & ADDITION 41 MOSLEY ST. AURORA, ON	
Item: Ontario Building Code Data Matrix - Parts 11 - Renovation of Existing Building		OBC Reference	
11.1	Existing Building Classification: Describe Existing Use: GROUP C - Residential Describe Proposed Use: GROUP C - Residential Construction Index: Hazard Index: <input checked="" type="checkbox"/> Not Applicable (no change of major occupancy)	11.2.1 T 11.2.1.1A T 11.2.1.1B to N	
11.2	Alteration To Existing Building is: Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation <input type="checkbox"/>	11.3.3.1 11.3.3.2	
11.3	Reduction In Performance Level: Structural: By Increase In Occupant Load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes By Change Of Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Sewage-System: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5	
11.4	Compensating Construction: Structural: By Increase in Occupant Load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain) By Change Of Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain) Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain) Sewage-System: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain)	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6	
11.5	Compliance Alternatives Proposed: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	11.5.1	

2 OBC MATRIX PART 11

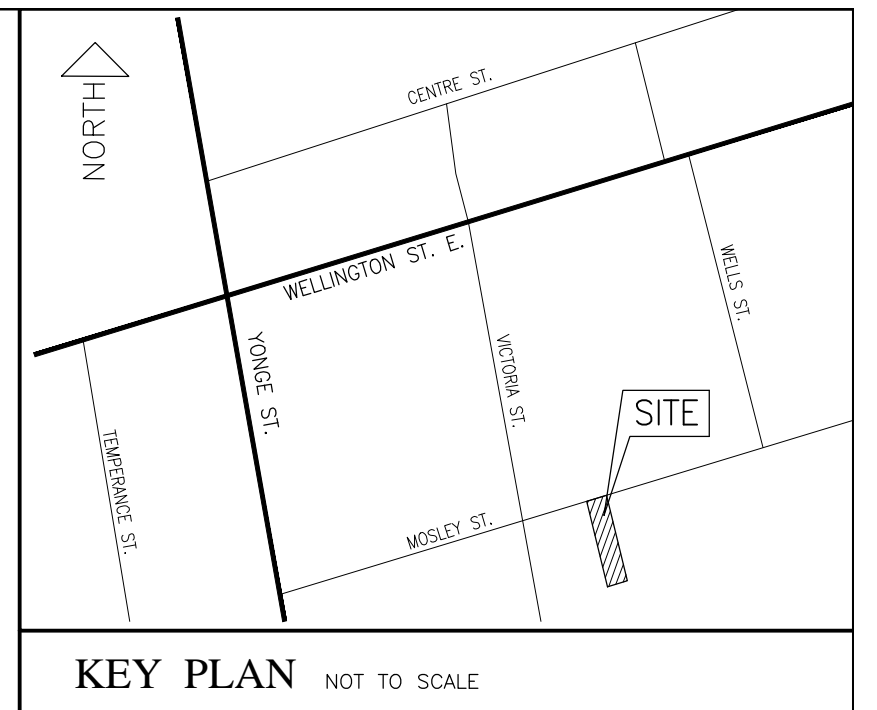
A.1 41 MOSLEY ST.
SCALE: N.T.S.



SITE PLAN

SCALE: 1/8"=1'-0"

SURVEY INFORMATION PREPARED BY
LLOYD & PURCELL LTD., OLS.
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOTS 6, 7, 8
REGISTER PLAN No. 68
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



SITE STATISTICS

EX. LOT AREA	- 1,033.98 m ²	11,130 s.f.
EX. DWELLING FOOTPRINT	- 119.47 m ²	1,286 s.f.
- EX. COVERAGE	- 11.55 %	
PROPOSED DWELLING FOOTPRINT	- 133.50 m ²	1,437 s.f.
- NEW COVERAGE	- 12.91 %	
EX. SHED 1	- 23.41 m ²	252 s.f.
EX. SHED 2	- 8.55 m ²	92 s.f.
EX. FIRST FLOOR	- 112.78 m ²	1,214 s.f.
EX. SECOND FLOOR	- 71.44 m ²	769 s.f.
EX. TOTAL AREA	- 207.17 m ²	1,983 s.f.
PROPOSED FIRST FLOOR	- 121.79 m ²	1,311 s.f.
PROPOSED SECOND FLOOR	- 85.38 m ²	919 s.f.
PROPOSED TOTAL AREA	- 207.17 m ²	2,230 s.f.

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

PERMIT NO.: PR20230418 DATE: Mar. 3, 2023

APPROVED BY: *Hana Hossain*

PRELIMINARY ZONING REVIEW

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.5 OF THE BUILDING CODE

PETER DEL GROSSO *[Signature]* 20567

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

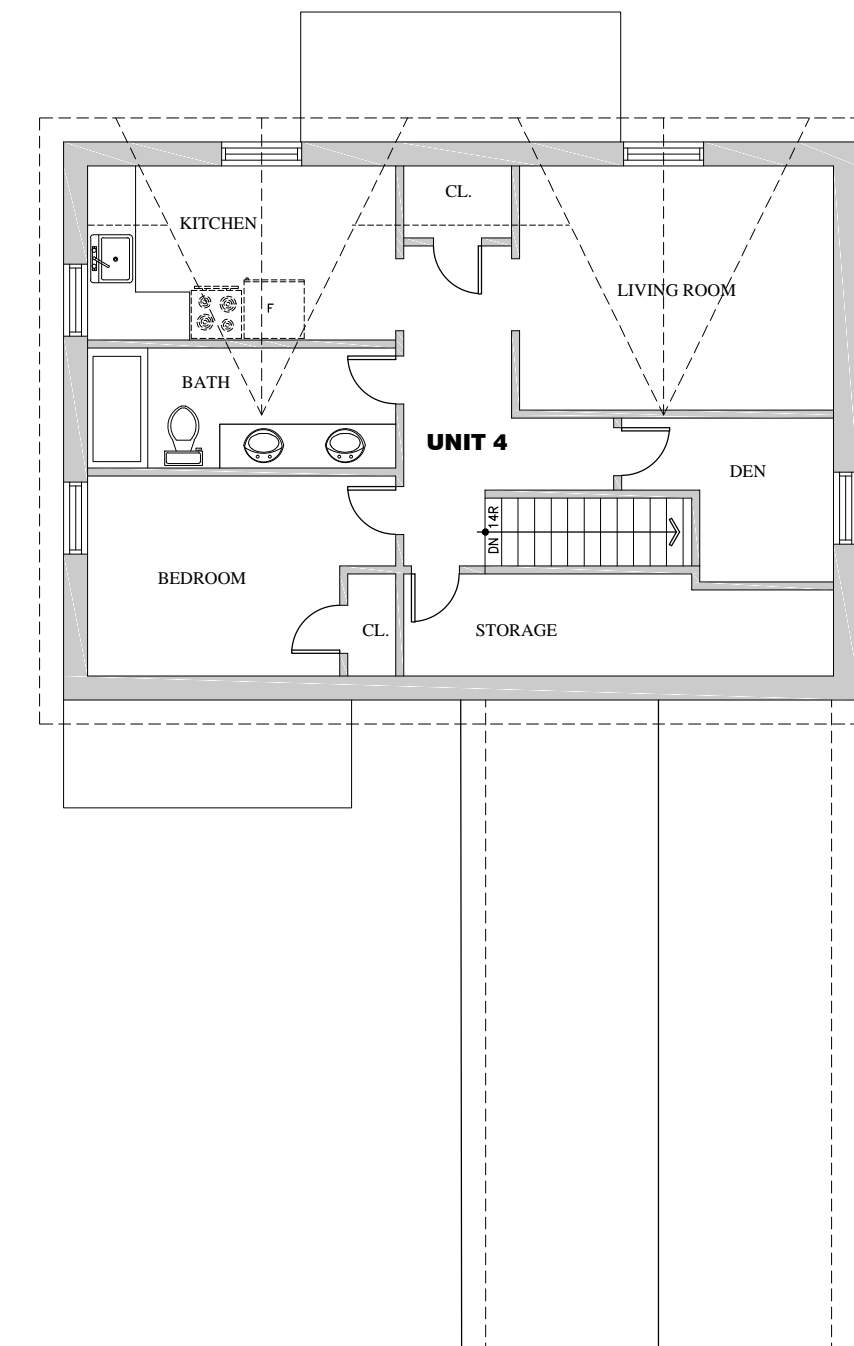
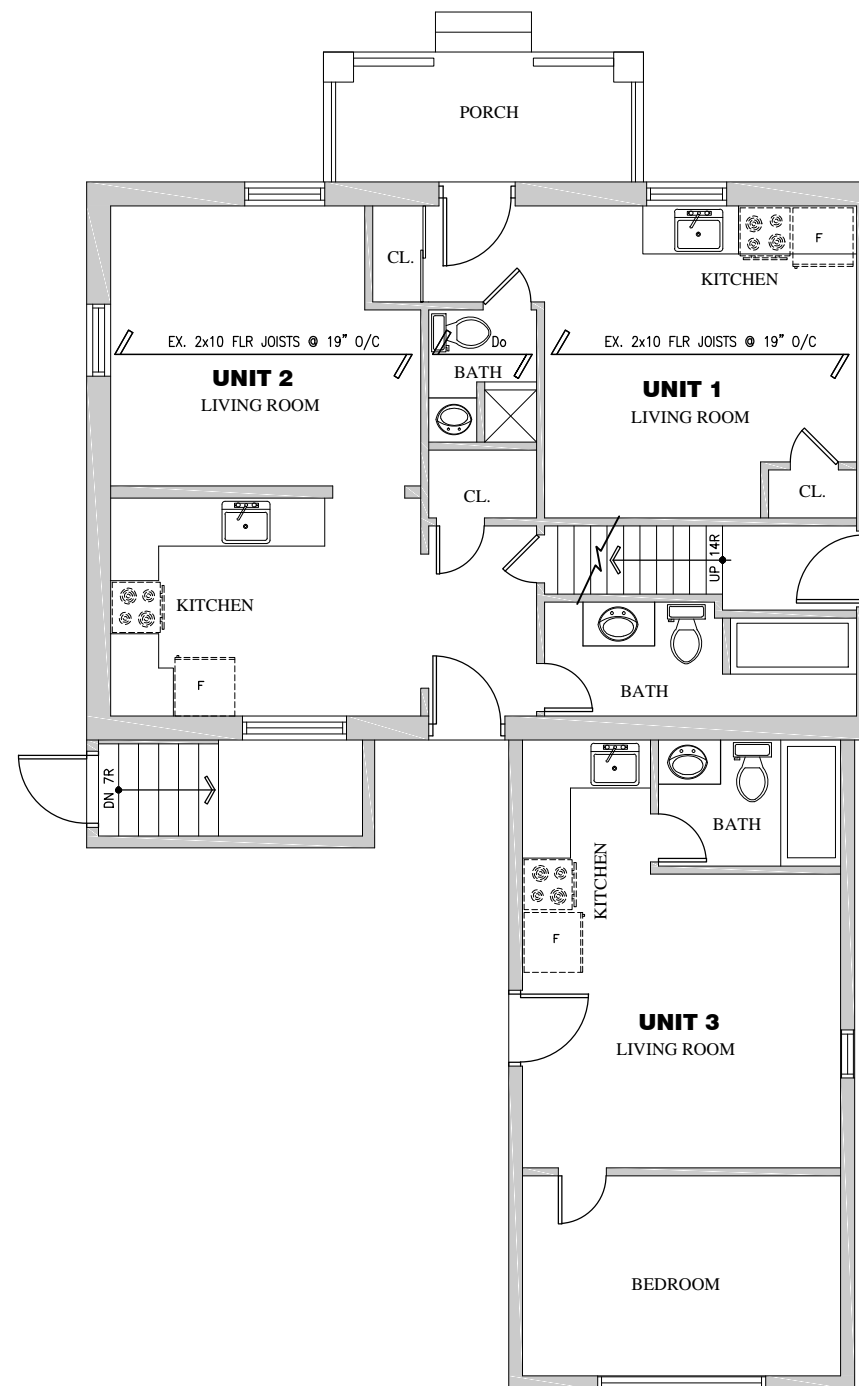
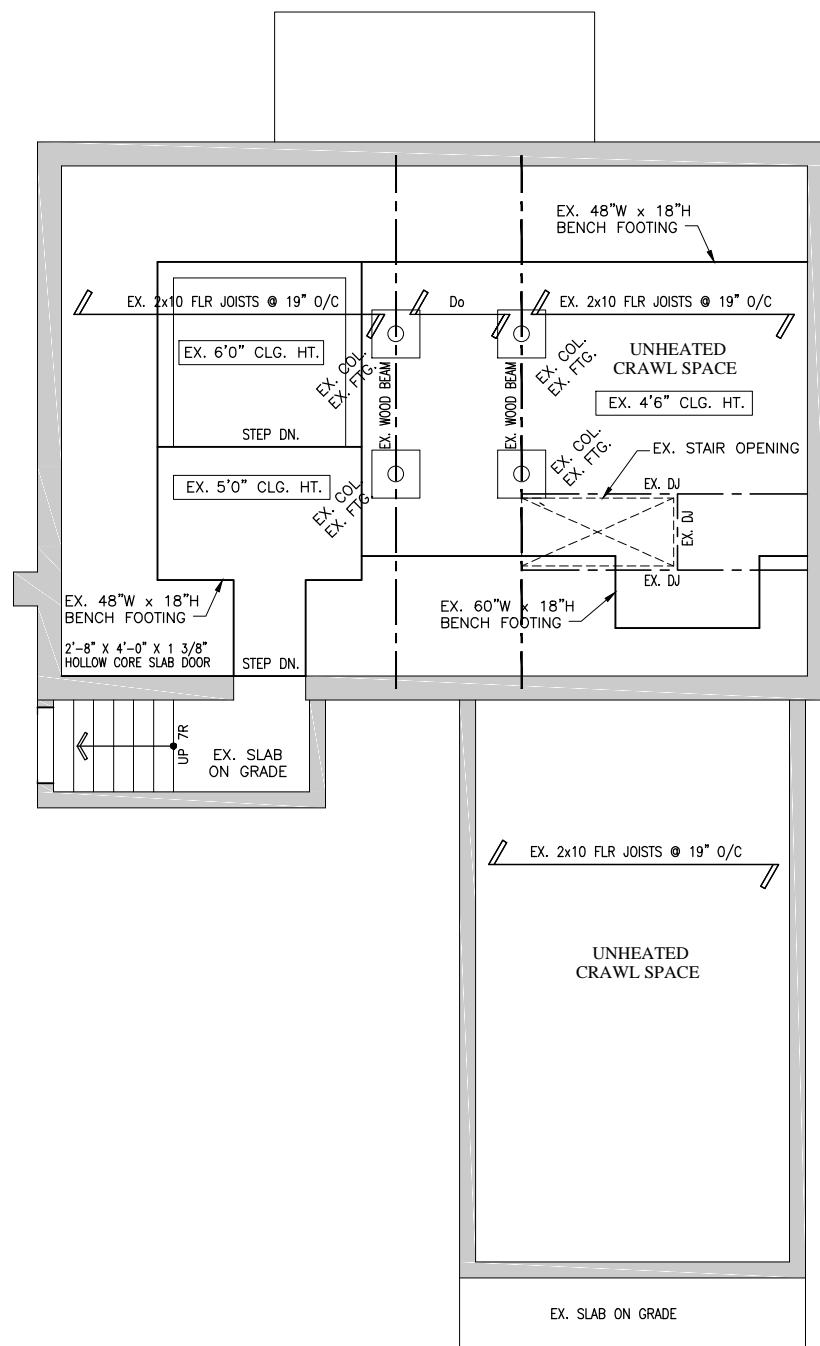
1	JAN. 25/23	ISSUED FOR BUILDING PERMIT
No.	Date	Revision

Contractor must check and verify all dimensions and conditions on the job, and report any discrepancies to the Designer before proceeding with the work.
DO NOT SCALE DRAWINGS.

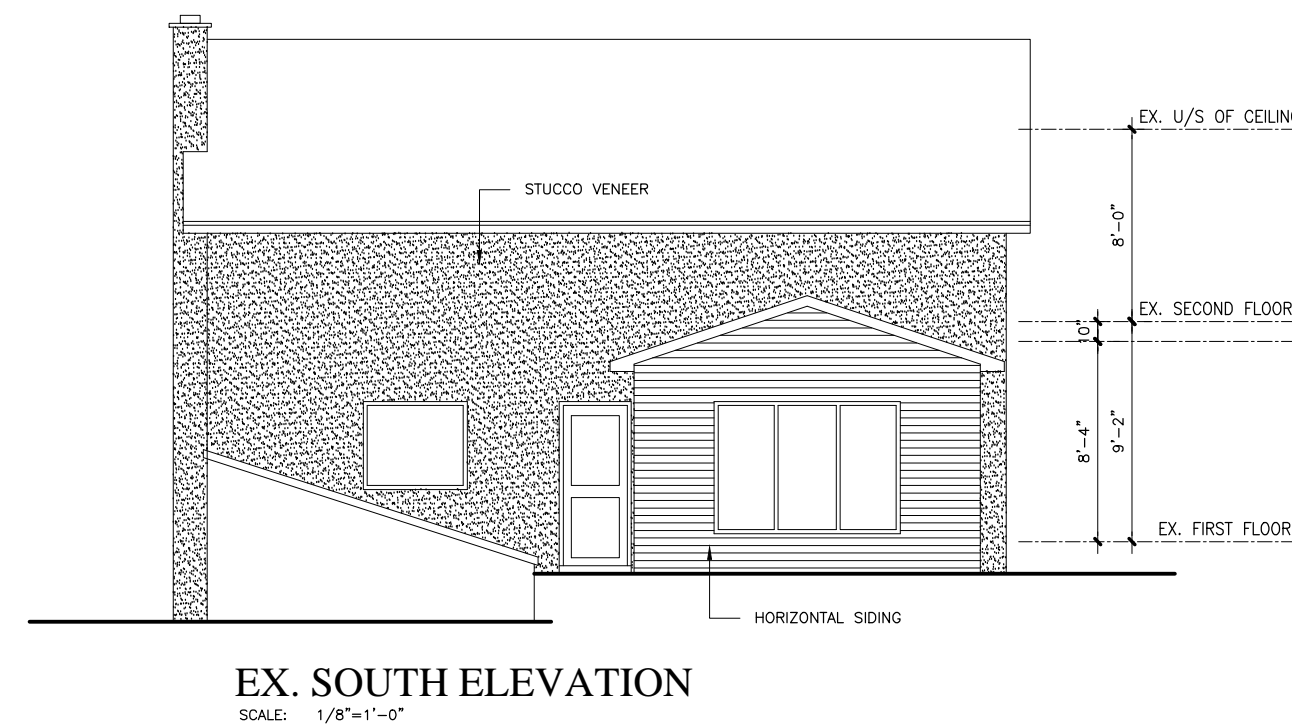
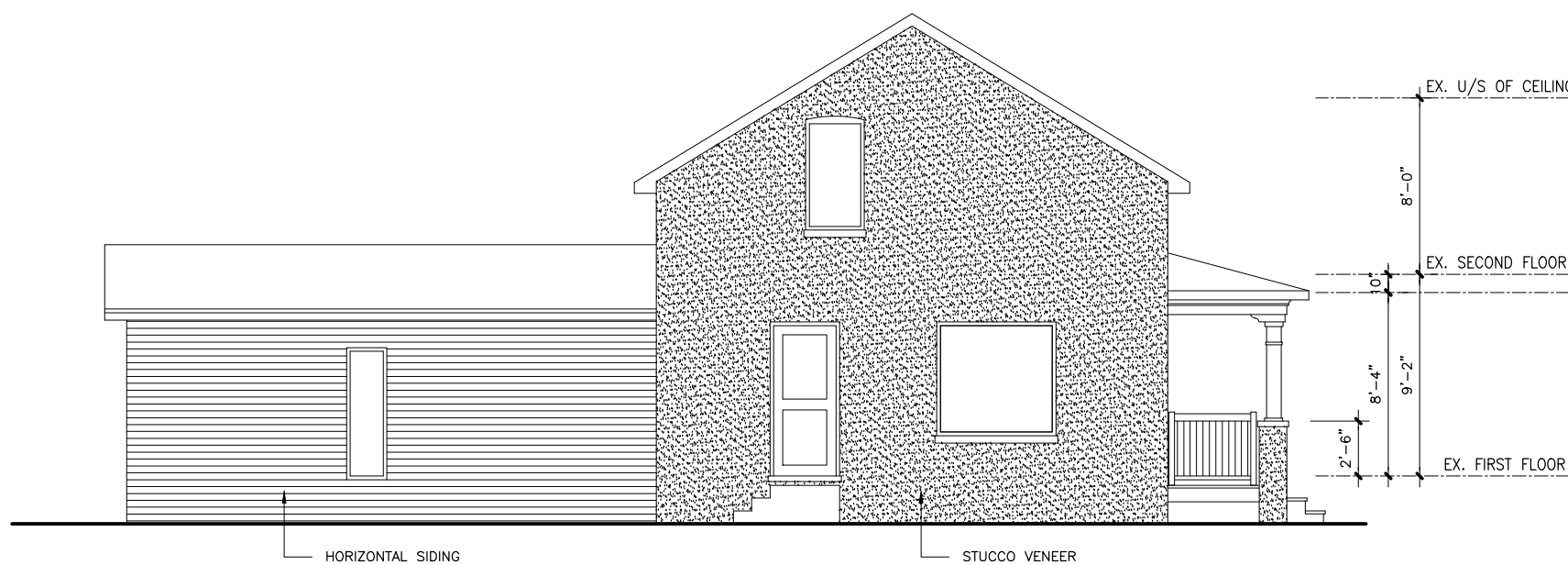
Project:
**41 MOSLEY ST.
INTERIOR RENOVATION & ADDITION
AURORA, ON.**

**SITE PLAN
& OBC MATRIX**

Scale	AS SHOWN	Drawing Number	A.1
Date			
Project Number			



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230418 DATE: Mar. 3, 2023
APPROVED BY: *Hana Hosain*
PRELIMINARY ZONING REVIEW



PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

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PETER DEL GROSSO 20567

REGISTRATION INFORMATION
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PETER DEL GROSSO 27288

No.	Date	Revision
1	JAN. 25/23	ISSUED FOR BUILDING PERMIT

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DO NOT SCALE DRAWINGS.

Project:
41 MOSLEY ST.
INTERIOR RENOVATION & ADDITION
AURORA, ON.

Drawing Title
EX. PLANS & ELEVATIONS

Scale	AS SHOWN	Drawing Number	A.2
Date			
Project Number			



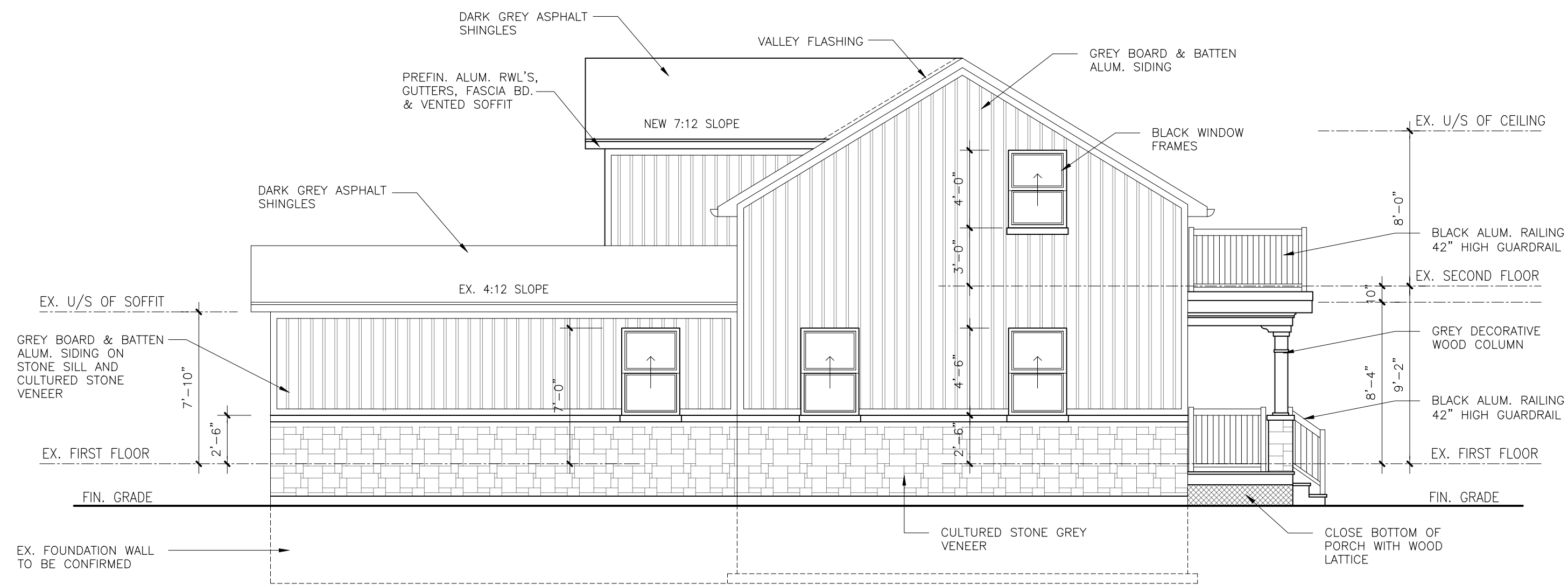
NORTH ELEVATION

SCALE: 1/8"=1'-0"

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

PERMIT NO.: PR20230418 DATE: Mar. 3, 2023

APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



EAST ELEVATION

SCALE: 1/8"=1'-0"

UNPROTECTED OPENINGS	
Exposed Building Face	62.00 m ²
Limiting Distance	< 1.2 m
As Per Table 9.10.15.4. O.B.C.	
Unprotected Openings Permitted	- 0% (0 m ²)
Unprotected Openings Existing	- 9.5% (5.88 m ²)
Unprotected Openings Proposed	- 6.4% (4.00 m ²)

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.5 OF THE BUILDING CODE

PETER DEL GROSSO *[Signature]* 20567

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

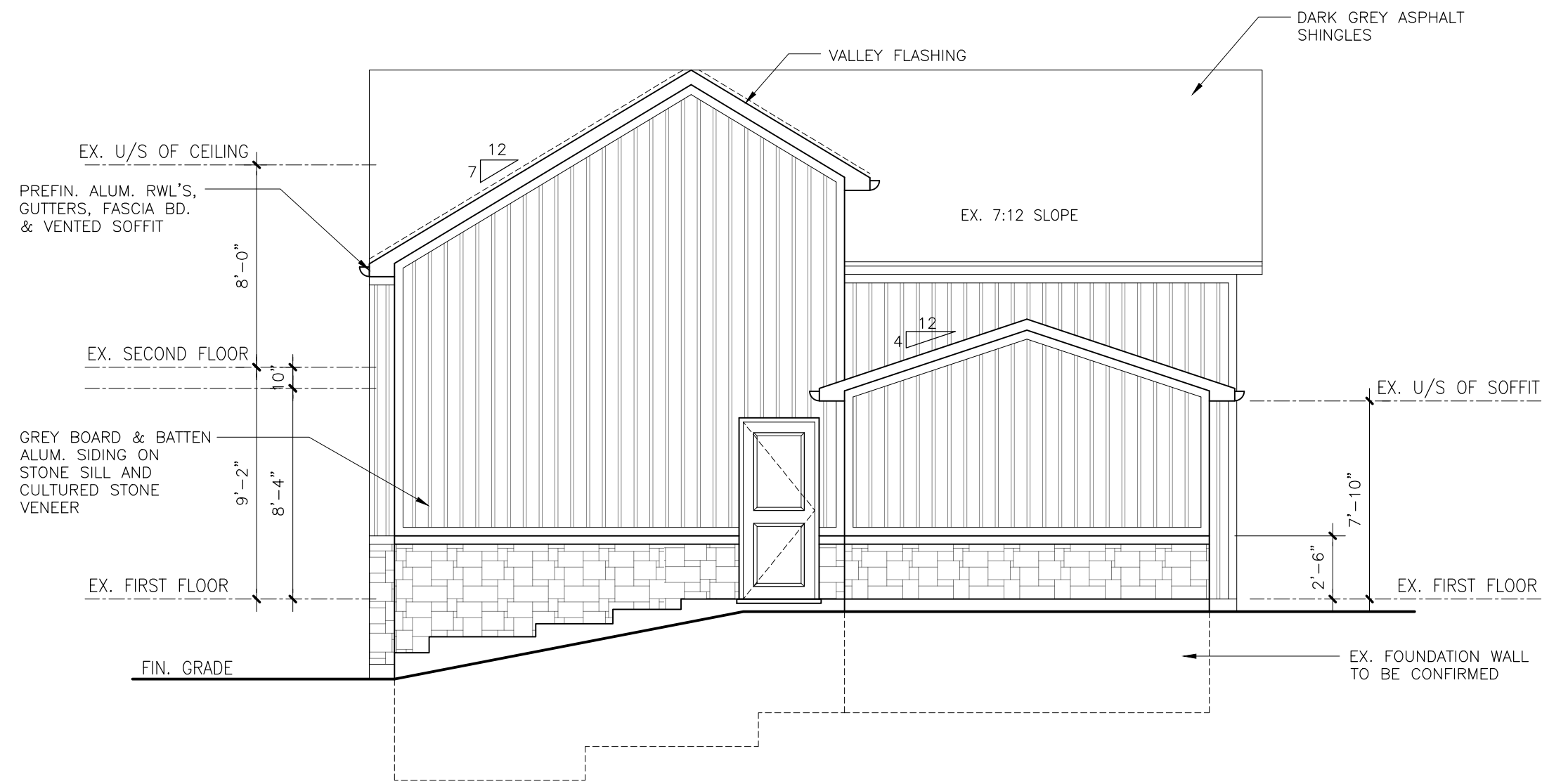
No.	Date	Revision
1	JAN. 25/23	ISSUED FOR BUILDING PERMIT

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DO NOT SCALE DRAWINGS.

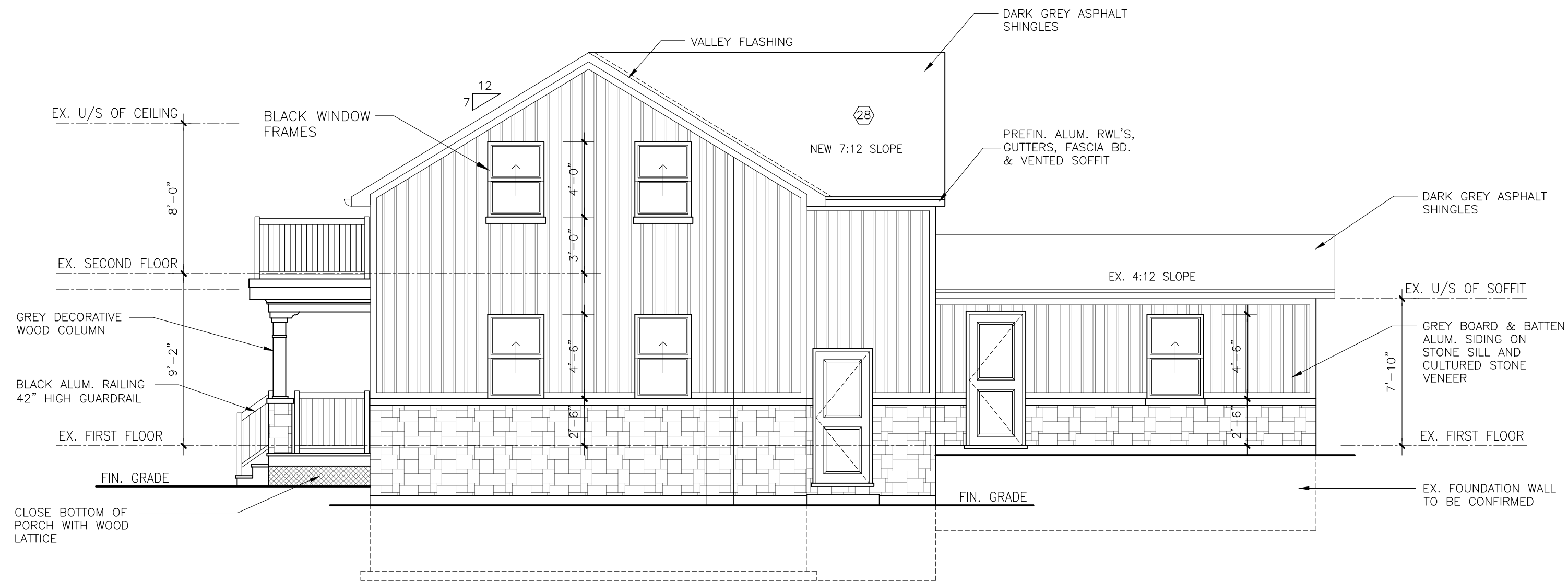
Project:
**41 MOSLEY ST.
INTERIOR RENOVATION & ADDITION
AURORA, ON.**

Drawing Title
**NORTH & EAST
ELEVATIONS**

Scale	AS SHOWN	Drawing Number A.6
Date		
Project Number		



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

UNPROTECTED OPENINGS	
Exposed Building Face	51.84 m ²
Limiting Distance	5.15 m
As Per Table 9.10.15.4. O.B.C.	
Unprotected Openings Permitted	44.5% (23.07 m ²)
Unprotected Openings Proposed	11.0% (5.72 m ²)

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230418 DATE: Mar. 3, 2023
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.5 OF THE BUILDING CODE

PETER DEL GROSSO *[Signature]* 20567

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

No.	Date	Revision
1	JAN. 25/23	ISSUED FOR BUILDING PERMIT

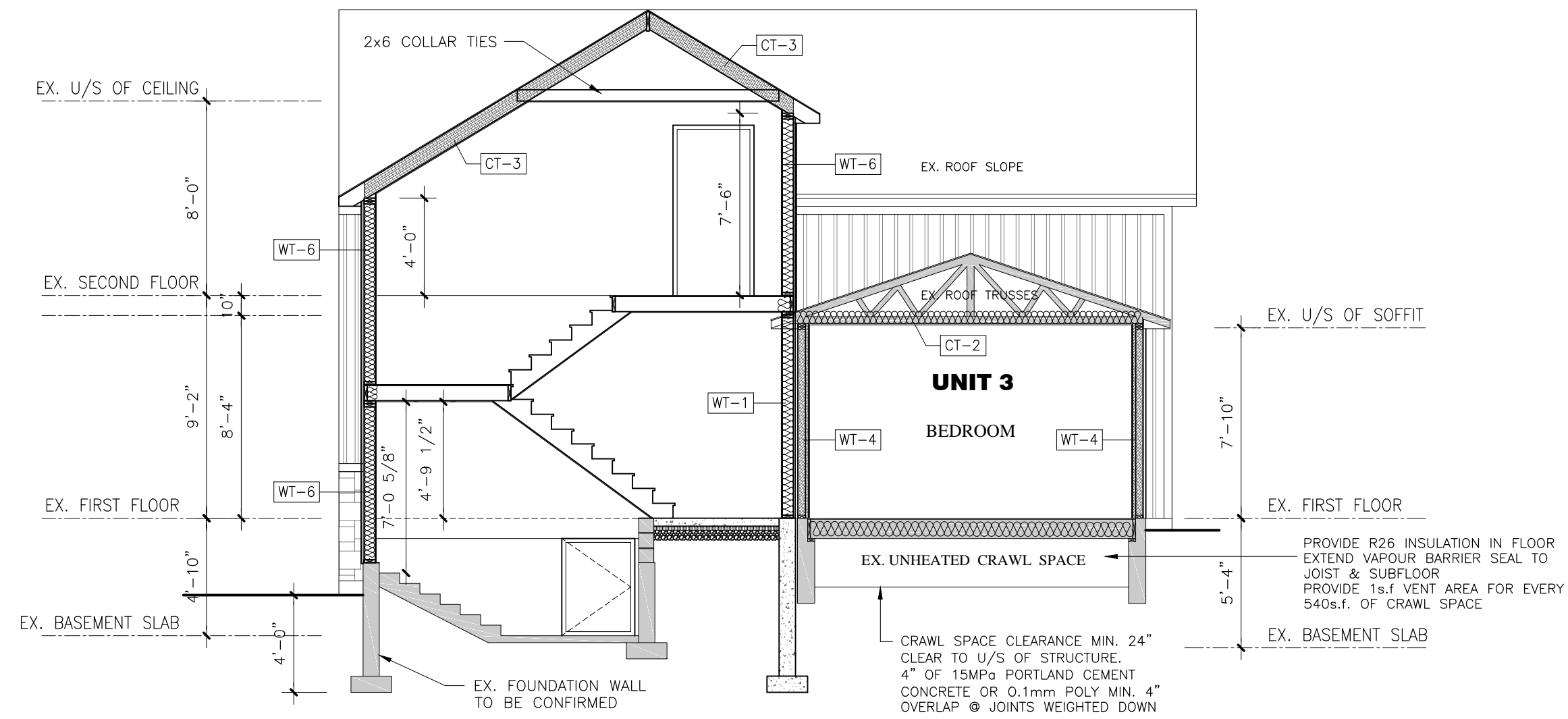
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DO NOT SCALE DRAWINGS.

Project:
41 MOSLEY ST.
INTERIOR RENOVATION & ADDITION
AURORA, ON.

Drawing Title
SOUTH & WEST ELEVATIONS

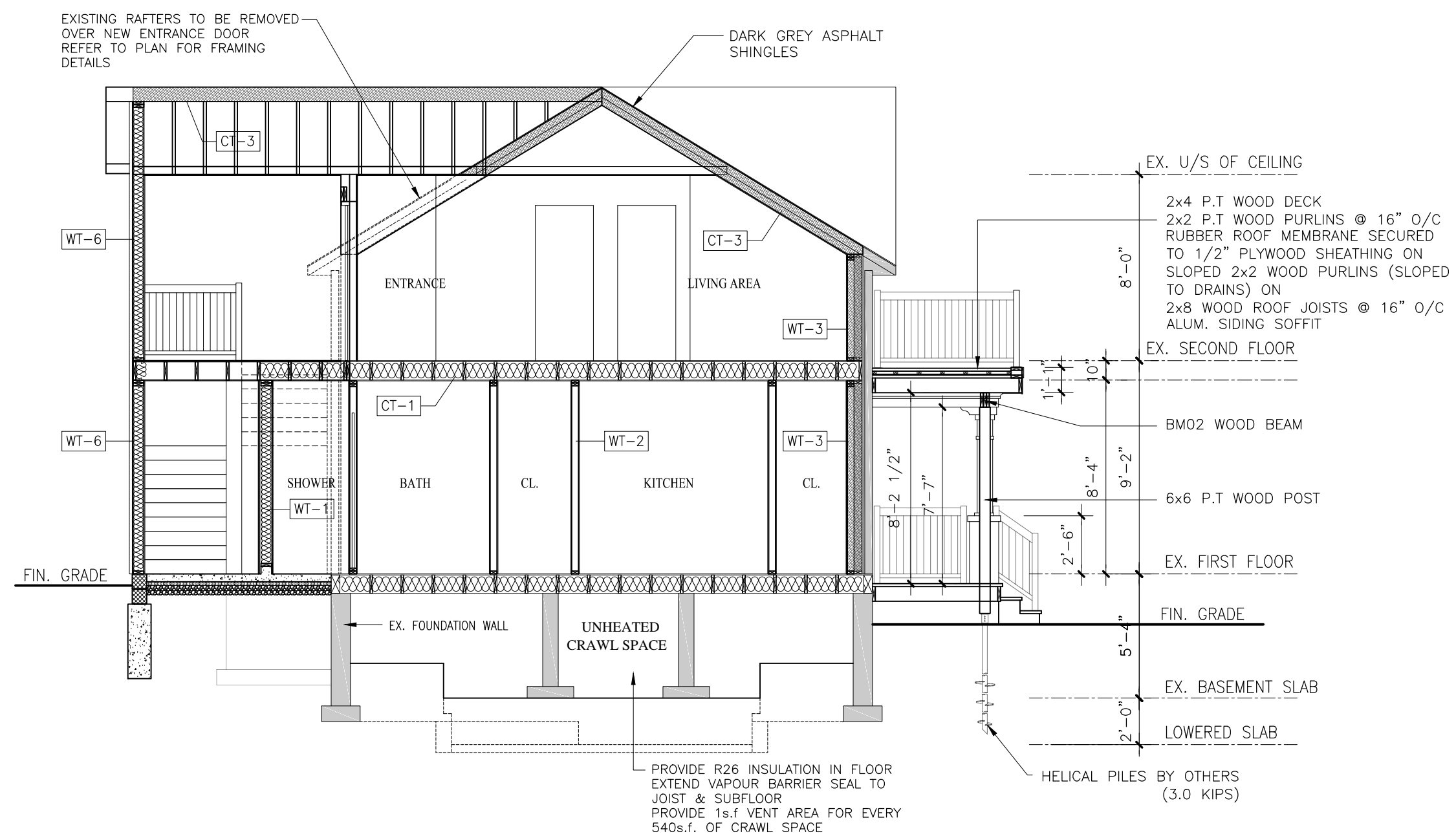
Scale	AS SHOWN	Drawing Number A.7
Date		
Project Number		

Nick E. Lapadula, P.Eng.
 201 Millway Avenue, Unit 10
 Concord, Ontario
 L4K 5K8
 Phone: 905-660-7732
 Fax: 905-660-0754
 Email: nlapadula@rogers.com



CROSS SECTION A
 SCALE: 3/16"=1'-0"

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230418 DATE: Mar. 3, 2023
 APPROVED BY: *Hana Hossain*
 PRELIMINARY ZONING REVIEW



CROSS SECTION B
 SCALE: 3/16"=1'-0"

PETER DEL GROSSO
 ARCHITECTURAL TECHNOLOGIST

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PETER DEL GROSSO 20567

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C, SUBSECTION 3.2.4 OF THE BUILDING CODE

PETER DEL GROSSO 27288

No.	Date	Revision
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 DO NOT SCALE DRAWINGS.

Project:
 41 MOSLEY ST.
 INTERIOR RENOVATION & ADDITION
 AURORA, ON.

Drawing Title
CROSS SECTIONS A & B

Scale	AS SHOWN	Drawing Number A.8
Date		
Project Number		



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