



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2023-11

APPLICANT: Aurora (HGD) Inc.

PROPERTY: 21 Golf Links Drive, Lot 90

RELATED APPLICATIONS: n/a

ZONING: R3(466) (Detached Third Density Residential Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to facilitate an increase to the maximum lot coverage to 36.2% from 35%

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 24.466.2.3 of the Zoning By-law permits a maximum lot coverage of 35.0%.
 - a) The applicant is proposing a two-storey detached dwelling with a lot coverage of 36.2%.

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: April 13th, 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 April 11th, 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 April 13th, 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 April 13th, 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 30th DAY OF MARCH 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

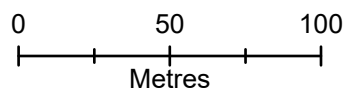
Agenda packages will be available prior to the Hearing at:

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

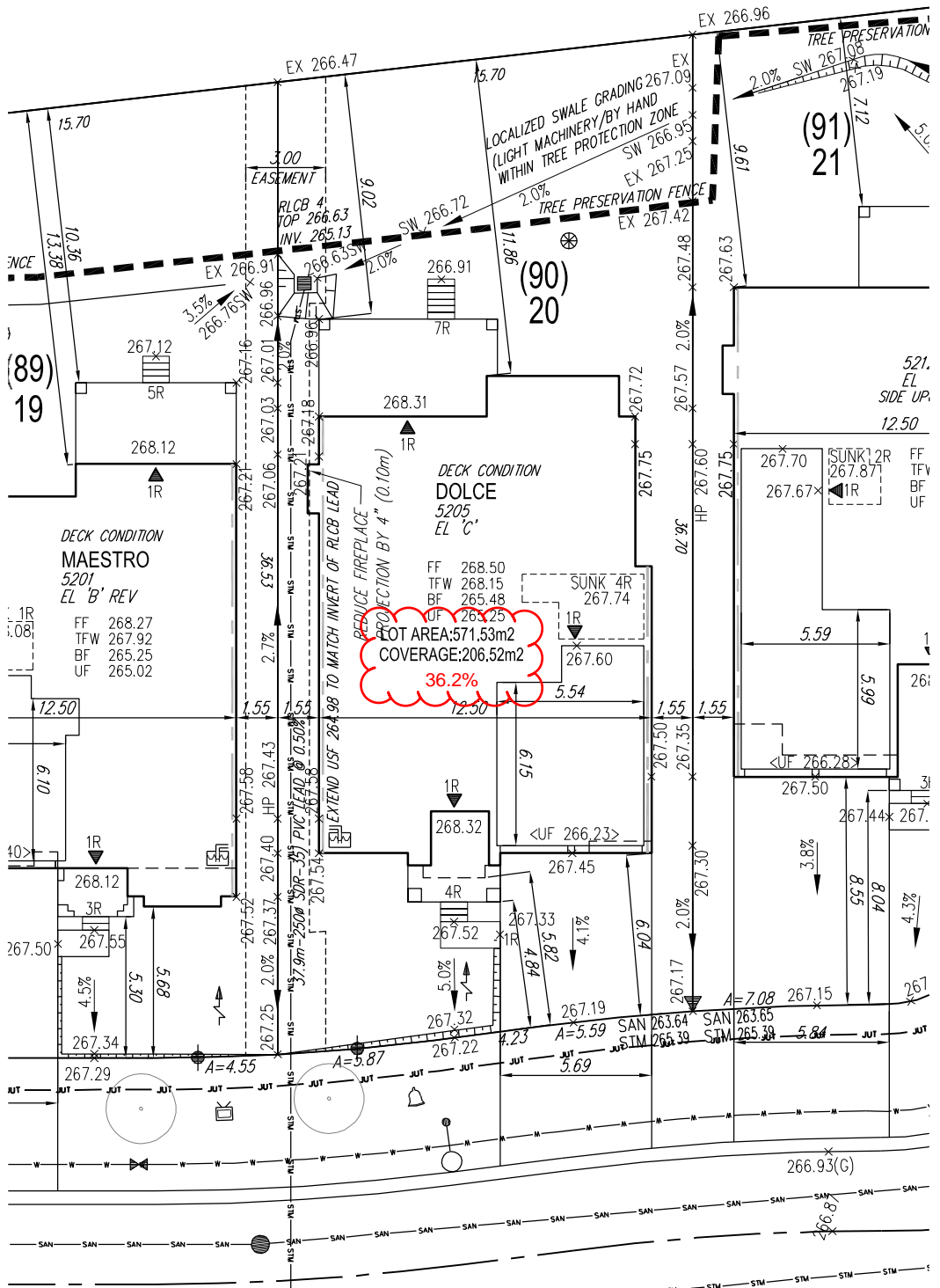


LOCATION MAP
 21 Golf Links Dr, Lot 90 (32 William Heath Crt)
 FILE: MV-2023-11
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



PHASE 3



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of AURORA

COVERAGE CALCULATION

LOT No.:	20(90)
LOT AREA:	571.53 m ²
BLDG. AREA:	206.52 m ²
LOT. COV. (%):	36.14%

BUILDING HEIGHT

MAX BUILDING HEIGHT:	10.0 m
FROM:	AVG. GRADE @ FRONT
ESTABLISHED GRADE:	267.56
FF TO TOP OF ROOF:	N/A m
FF TO MEAN OF ROOF:	8.12 m
FF TO GRADE:	0.94 m
PROPOSED BUILDING HEIGHT:	9.06 m

LOT _____
 REVIEWED FOR:

1. GRADING IN CONFORMITY WITH THE DRAINAGE CONCEPTS SHOWN ON THE SUBDIVISION GRADING PLANS PREPARED BY SCS CONSULTING
2. CONFORMANCE WITH THE APPROVED COMPOSITE UTILITY PLANS
3. CONFORMANCE WITH THE _____ GRADING STANDARDS.

Date: _____ Reviewed By: _____

SCS CONSULTING GROUP LTD.

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

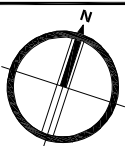
**TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION**

PERMIT NO.: PR20230415 DATE: Feb. 24, 2023

APPROVED BY: *Abby Vandenberg*

PRELIMINARY ZONING REVIEW

-	-	-
-	-	-
-	-	-
RE-ISSUED FOR FINAL GRADING APPROVAL	AW	-
ISSUED FOR FINAL APPROVAL	AW	2022.12.23
ISSUED FOR PRELIMINARY APPROVAL	AW	2022.09.07
ISSUED FOR CLIENT REVIEW	AW	2022.07.13



ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)	FENCE AND GATE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	EXTERIOR DOOR LOCATION	PRIVACY FENCE	WOD WALKOUT DECK
		TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACOUSTIC FENCE	MOD MODIFIED
					BELL			REV REVERSED
					HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
								HIGHLIGHTED GRADE

SITING AND GRADING PLAN

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 BE A DESIGNER.

QUALIFICATION INFORMATION
 Allan Whiting 23177
 NAME SIGNATURE BOIN
 REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695



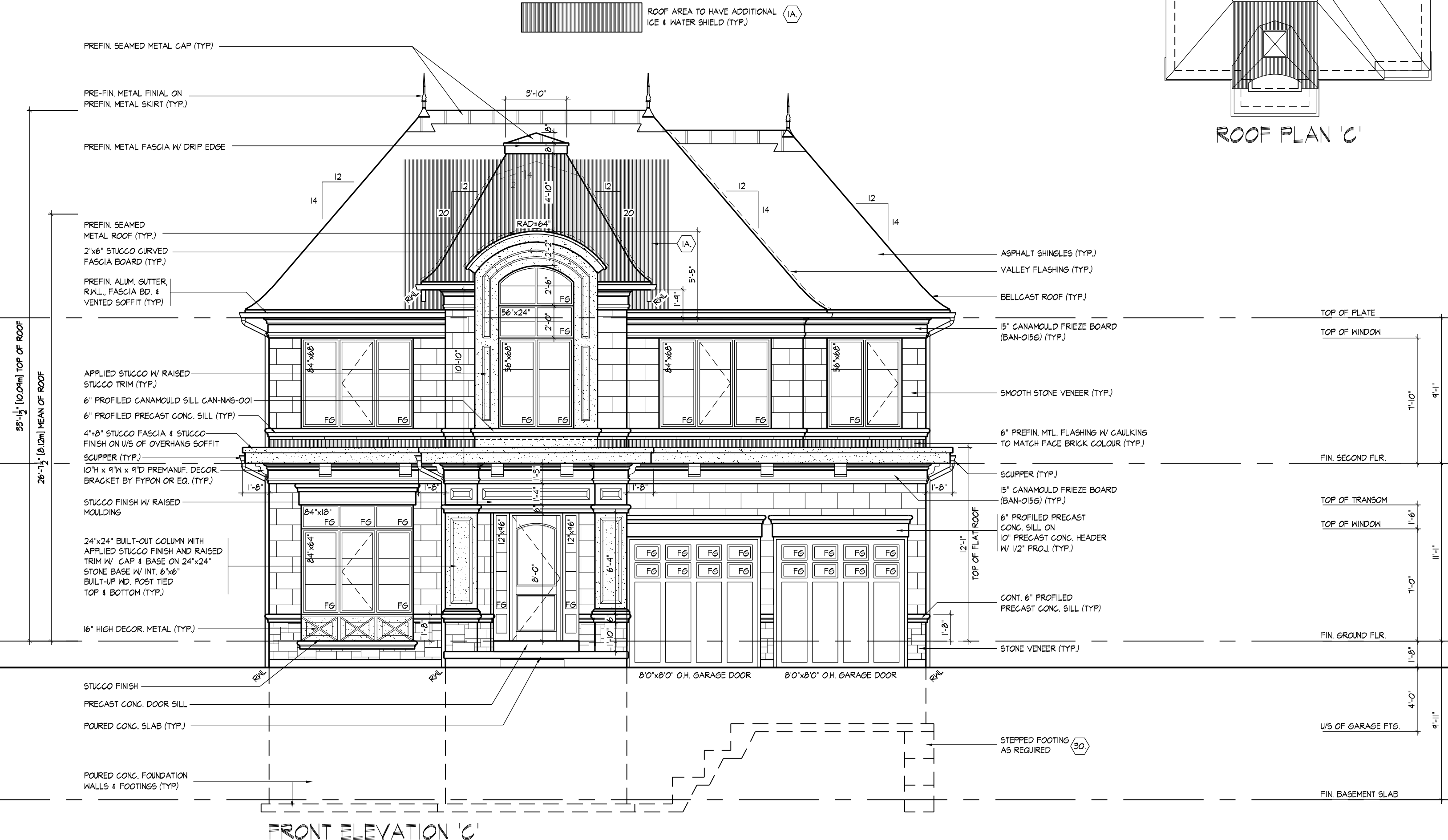
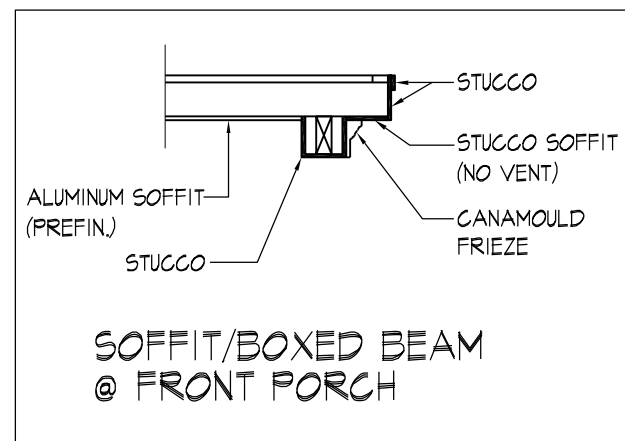
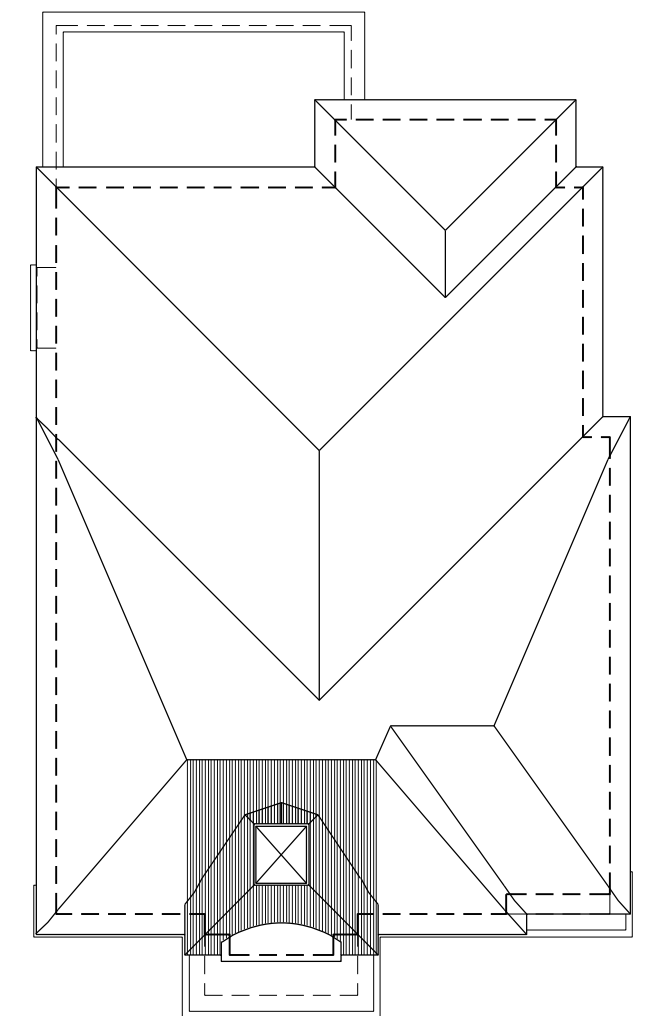
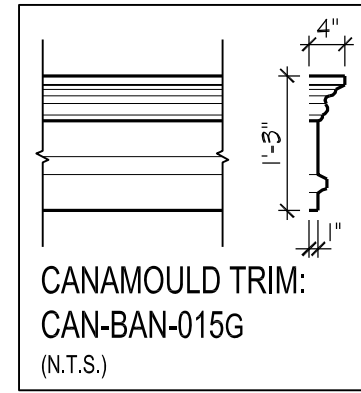
Lot 20(90) WILLIAM HEATH COURT

**GERANIUM HOMES - 215009
 HIGHLAND GATE, AURORA ON**

Drawn By: AW Checked By: AW Scale: 1:250 File Number: 215009SP03 Lot / Page Number: 20(90)
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

ROOF OVERHANGS ARE TO BE 18" UNLESS NOTED OTHERWISE



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230415 DATE: Feb. 24, 2023
APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW

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 BE A DESIGNER.

QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Albin Whiting		23177

HUNT DESIGN ASSOCIATES INC. 19695

GERANIUM HOMES - 215009
HIGHLAND GATE DEVELOPMENTS INC., AURORA, ON
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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

File Number: 215009WSS205.DWG

Page Number: 17 of 24

FRONT ELEVATION 'C'
UNIT - 5205
REV.2019.10.23

HUNT DESIGN ASSOCIATES INC. www.huntdesign.ca

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

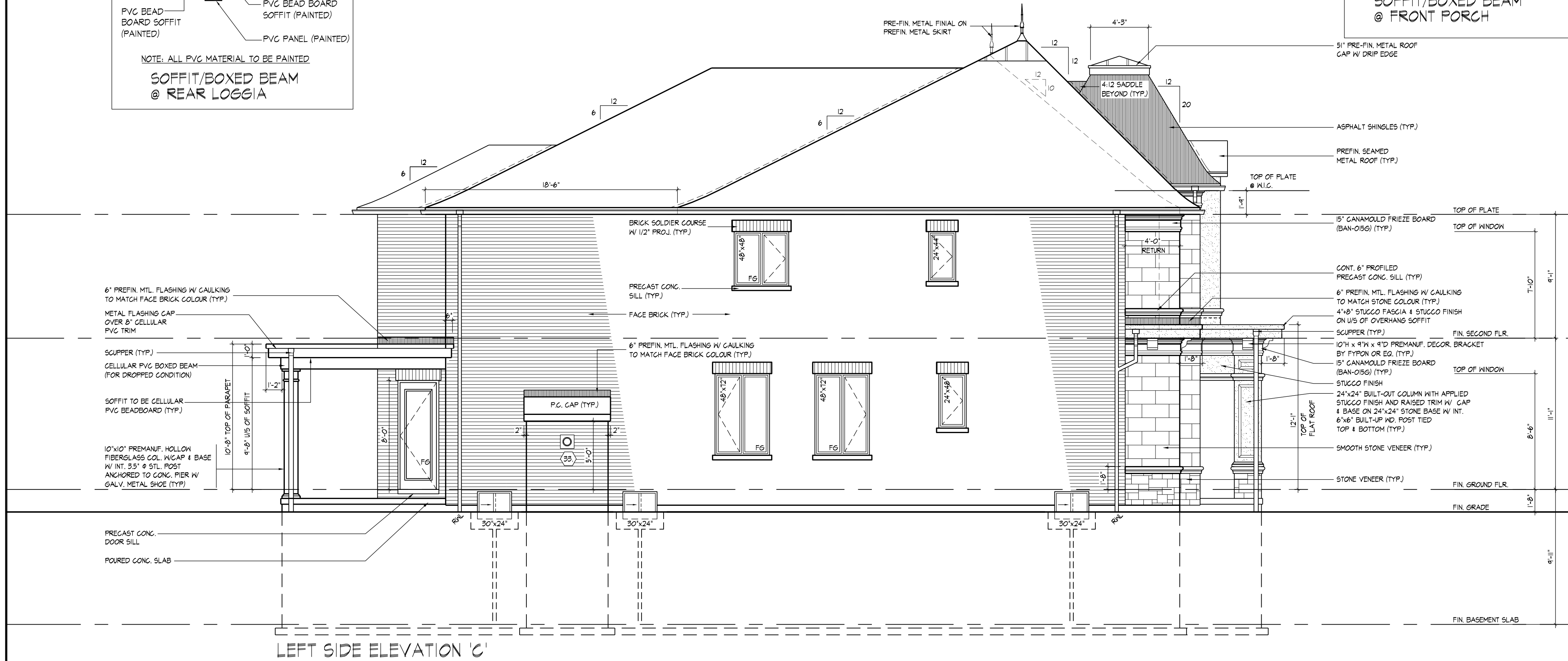
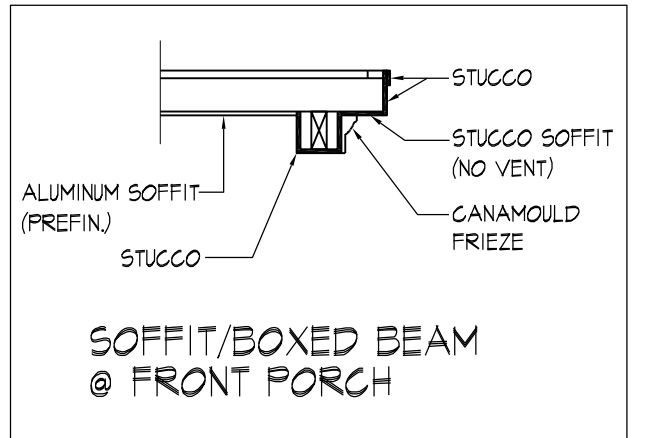
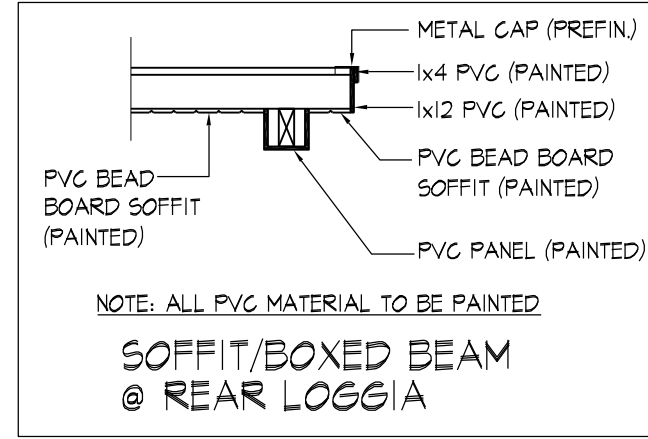
AWHITING | TUE FEB 21 23 08:30 AM | K:\PROJECTS\2015\215009.GER\WORKING\SINGLES\215009WSS205.DWG

ROOF OVERHANGS ARE TO BE 10" UNLESS NOTED OTHERWISE
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
SIDE ELEVATION 'C'				
QTY	WIDTH	HEIGHT	WINDOW / DOOR FRAME SIZE (S.F.)	
1	24	48		6.11
1	24	44		5.56
2	48	72		41.56
1	48	48		13.44
3	30	24		10.83
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	0	0		0.00
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00

SPATIAL CALCULATION		
EXPOSING BUILDING FACE AREA	1344.38	S.F.
FACE AREA	124.90	S.M.
PORTION WALL AREA	1180.49	S.F.
PORTION WALL AREA	109.97	S.M.
LIMITING DISTANCE	1.5	m
MAX. % OPENINGS	7	%
OPENINGS ALLOWED	92.83	S.F.
OPENINGS PROVIDED	77.50	S.F.

ADDITIONAL NOTES
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER



LEFT SIDE ELEVATION 'C'

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230415 DATE: Feb. 24, 2023
APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW

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 BE A DESIGNER.
QUALIFICATION INFORMATION

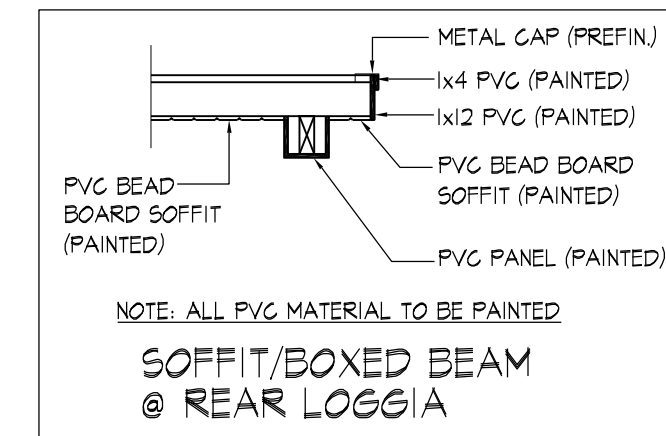
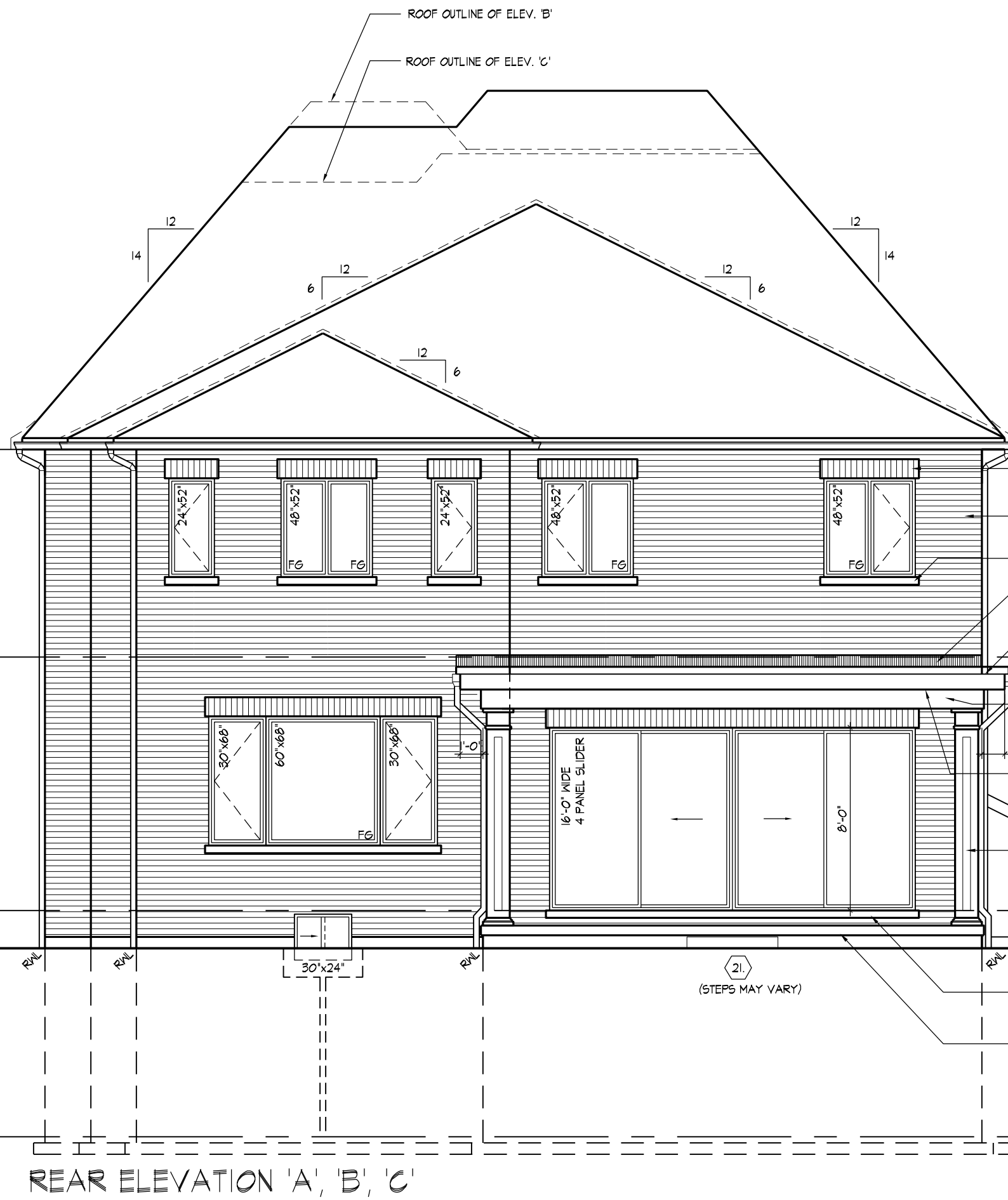
DESIGNER Albin Whiting	SIGNATURE	23177	Scale	3/16"=1'-0"	File Number	215009WSS205.DWG	Page Number	18 of 24
REGISTRATION INFORMATION	HUNT DESIGN ASSOCIATES INC.	19695	8966 Woodbine Ave, Markham, ON L3R 0J7	T 905.737.5133	F 905.737.7326			

HUNT DESIGN ASSOCIATES INC.

GERANIUM HOMES - 215009
HIGHLAND GATE DEVELOPMENTS INC., AURORA, ON
UNIT - 5205
REV.2019.10.23

AWHITING | TUE FEB 21 23 06:30 AM | K:\PROJECTS\2015\215009\GERI\WORKING\SINGLES\215009WSS205.DWG

ELEVATION 'C'	ELEVATION 'A/B'
ROOF OVERHANGS ARE TO BE 18" UNLESS NOTED OTHERWISE	ROOF OVERHANGS ARE TO BE 12" UNLESS NOTED OTHERWISE
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.	



- BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)
 - FACE BRICK (TYP.)
 - PRECAST CONC. SILL (TYP.)
 - 6" PREFIN. MTL. FLASHING W/ CAULKING TO MATCH FACE BRICK COLOUR (TYP.)
 - METAL FLASHING CAP OVER 8" CELLULAR PVC TRIM
 - SCUPPER (TYP.)
 - CELLULAR PVC BOXED BEAM (FOR DROPPED CONDITION)
 - SOFFIT TO BE CELLULAR PVC BEADBOARD (TYP.)
 - 10'x10" PREMANUF. HOLLOW FIBERGLASS COL. W/CAP & BASE W/ INT. 3/8" Ø STL. POST ANCHORED TO CONC. PIER W/ GALV. METAL SHOE (TYP.)
 - 4" PRECAST CONC. DOOR SILL (TYP.)
 - POURED CONC. SLAB (TYP.)
- Vertical dimensions:
 - TOP OF PLATE to TOP OF WINDOW: 6'-1"
 - TOP OF WINDOW to FIN. SECOND FLR.: 7'-0"
 - FIN. SECOND FLR. to TOP OF WINDOW: 8'-6"
 - TOP OF WINDOW to FIN. GROUND FLR.: 11'-1"
 - FIN. GROUND FLR. to FIN. GRADE: 1'-3"
 - FIN. GRADE to FIN. BASEMENT SLAB: 9'-11"

REAR ELEVATION 'A', 'B', 'C'

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

PERMIT NO.: PR20230415 DATE: Feb. 24, 2023

APPROVED BY: *Ashley Vanderwal*

PRELIMINARY ZONING REVIEW

REAR ELEVATION 'A/B/C' UNIT - 5205

GERANIUM HOMES - 215009
 HIGHLAND GATE DEVELOPMENTS INC., AURORA, ON REV.2019.10.23

<small>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 BE A DESIGNER. QUALIFICATION INFORMATION</small>			HUNT DESIGN ASSOCIATES INC. www.huntedesign.ca
<small>NAME: ALBIN WHITING</small> <small>REGISTRATION INFORMATION: BCIN 19695</small>	<small>SIGNATURE: [Signature]</small> <small>DATE: 23177</small>		

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission. (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

AWHITING | TUE FEB 21 2023 08:30 AM | K:\PROJECTS\2015\215009.GER\WORKING\SINGLES\5205\215009WSS205.DWG



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