



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

FILE NUMBER: MV-2023-29

APPLICANT: MARIO TONY PLASTINO

PROPERTY: 63 Ames Cres, Aurora, ON L4G0C3
PLAN 65M3945 LOT 28

RELATED APPLICATIONS: n/a

ZONING: R4(310) Detached Fourth Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate an enclosed patio.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.310.12 of the Zoning By-law 6000-17 requires a rear yard (minimum) of 6.0 meters.
 - a) The applicant is proposing 1.5 meters.

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: August 10, 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 August 8, 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: [Committee of Adjustment Delegation Request Form - Town of Aurora](#)

- 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 August 10, 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 August 10, 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 July 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>

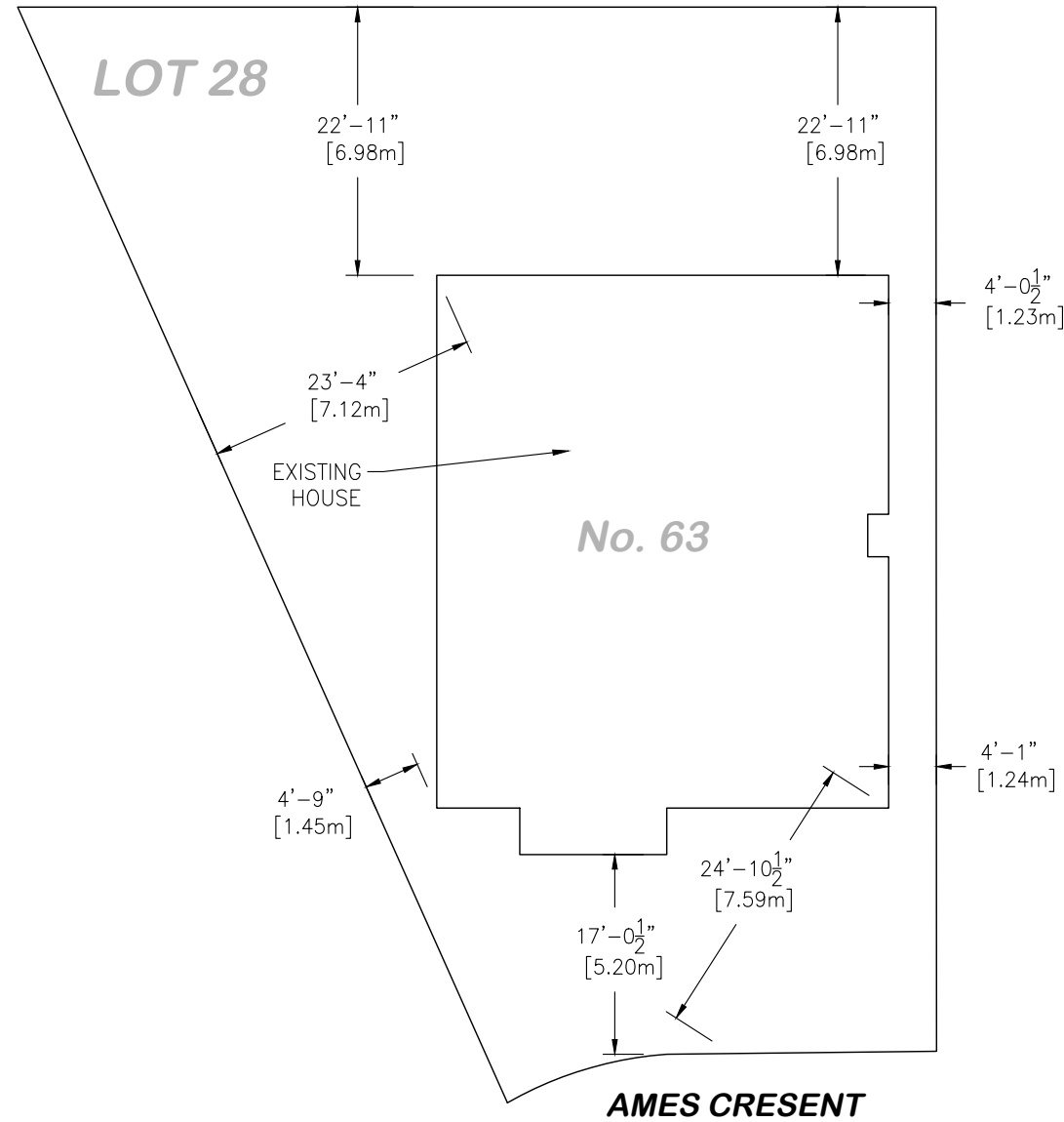


LOCATION MAP
63 AMES CRESCENT
FILE: MV-2023-29
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



DIMENSIONS ARE DERIVED FROM PREVIOUS LAND SURVEY DATED MARCH 29, 2007 BY J. D. BARNES LTD.,



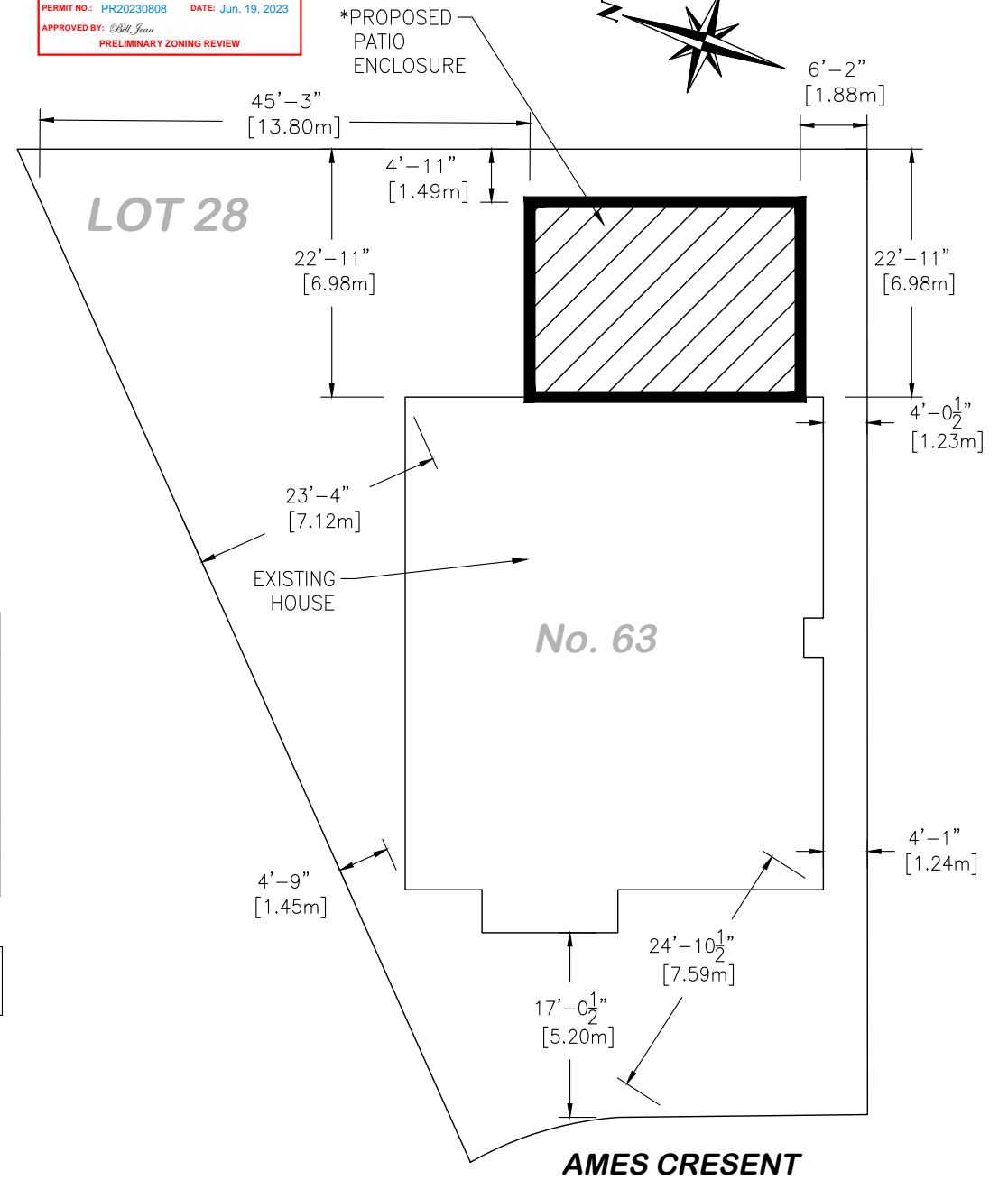
1 EXISTING SITE PLAN
SP1 1/16" = 1'-0"

ZONING REVIEW		
CURRENT ZONING	R4 (310)	
CURRENT USE	SINGLE FAMILY DWELLING	
ZONING PROVISIONS (BY-LAW 6000-17)		
YARD REQUIREMENTS	REQUIRED	EXISTING
MINIMUM FRONT YARD SETBACK:	4.5 METERS	5.2 METERS
MINIMUM INTERIOR SIDE YARD SETBACK IS:	1.2 METERS	1.23 METERS
MINIMUM REAR YARD SETBACK IS:	6.0 METERS	6.98 METERS
ADDRESS NOT WITHIN TRCA JURISDICTION		
ADDRESS NOT WITHIN LSRCA JURISDICTION		

LOT DATA INFORMATION	
EXISTING LOT	5252 SQ. FT.
EXISTING BUILDING AND DECK	1800 SQ. FT.
COVERAGE OF EXISTING BUILDING AND DECK	34.2%
NEW SCREEN ROOM	450 SQ. FT.
LOT COVERAGE OF BUILDING AND NEW ROOM	42.8%
MAXIMUM ALLOWABLE LOT COVERAGE = 45%	2100 SQ .FT.

* THE PROPOSED PATIO IS ENCLOSED WITH SCREEN WALLS ALLOWING A MINIMUM OF 50% AIR TO PASS THROUGH AT ALL TIMES

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230808 DATE: Jun. 19, 2023
APPROVED BY: *Bill Jones*
PRELIMINARY ZONING REVIEW



2 PROPOSED SITE PLAN
SP1 1/16" = 1'-0"



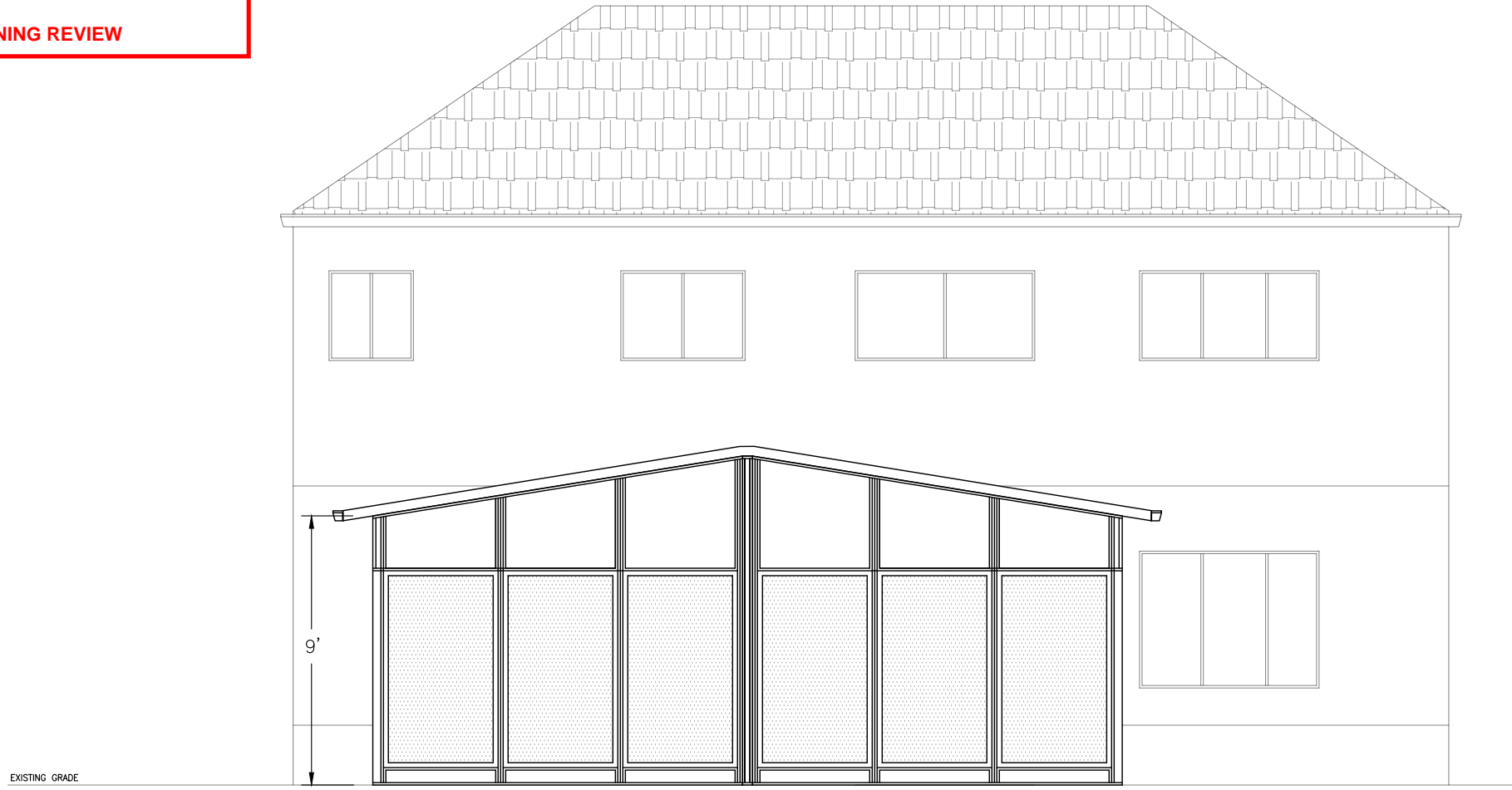
240 INDUSTRIAL PARKWAY SOUTH,
UNIT 1, AURORA, ON, L4G 3V6
TEL: 905-726-4349

DRAWING: **SITE PLAN**
PROJECT: **PLASTINO - RESIDENCE - MODEL 200**
PROJECT #: **209108**

REVISIONS		
	MM/DD/YY	REMARKS
1	06/16/23	ISSUED FOR PRELIMINARY ZONING REVIEW
2		
3		
4		
5		

SHEET:
SP1

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230808 DATE: Jun. 19, 2023
 APPROVED BY: *Bill Jean*
 PRELIMINARY ZONING REVIEW



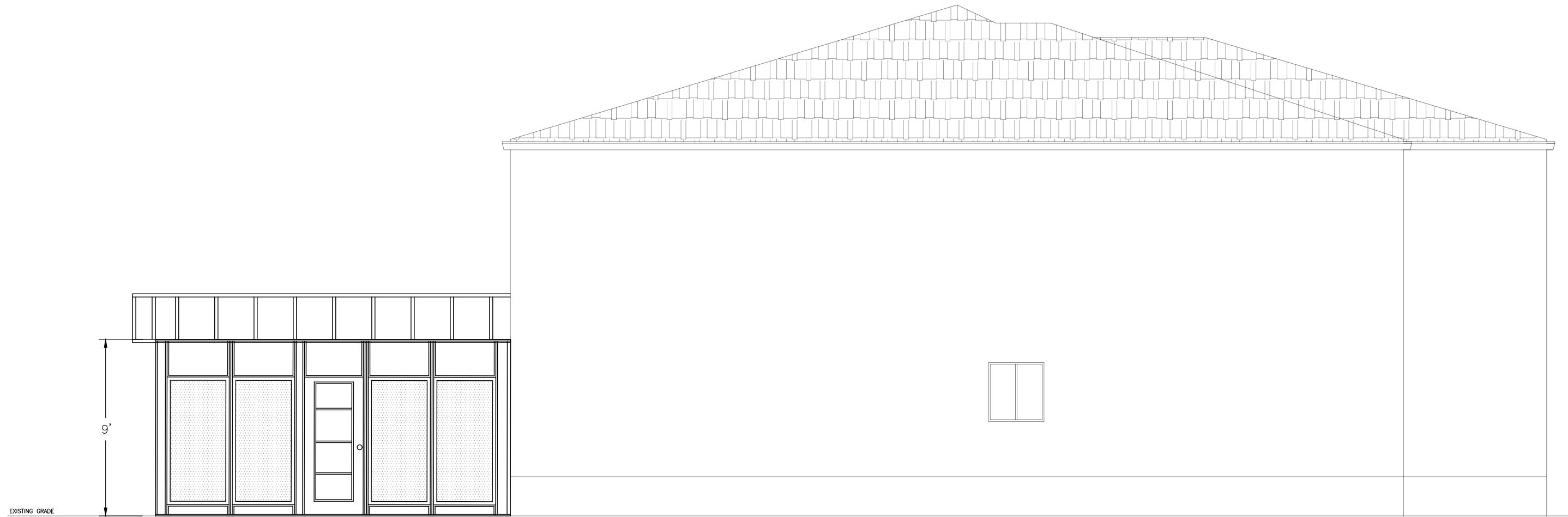
1 EAST ELEVATION
 A6 3/16" = 1'-0"



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

DRAWING:	ELEVATION		REVISIONS		SHEET:
PROJECT:	PLASTINO - RESIDENCE - MODEL 200		MM/DD/YY	REMARKS	
PROJECT #:	209108		1	06/16/23	ISSUED FOR PRELIMINARY ZONING REVIEW
			2		
			3		
			4		
			5		

A6



1
 A7

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



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

DRAWING:	ELEVATION	REVISIONS		SHEET:	
PROJECT:	PLASTINO - RESIDENCE - MODEL 200	MM/DD/YY	REMARKS	A7	
PROJECT #:	209108	1	06/16/23		ISSUED FOR PRELIMINARY ZONING REVIEW
		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 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