



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-42

APPLICANT: CRYSTAL ANN ROBERTSON AND RICHARD KENNETH WILLIAM MARSHELL

PROPERTY: 91 Cousins Dr, Aurora, ON L4G1B5
PLAN 487 LOT 5

RELATED APPLICATIONS: n/a

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a two storey addition.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres.
 - a) The applicant is proposing an attached garage and second-storey addition, which is 1.0 metre 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.

DATE:	January 11, 2024
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 Planning Coordinator, Elizabeth Stewart, at PFan@aurora.ca **no later than 4:30pm on January 9, 2024.** 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 Planning Coordinator, Elizabeth Stewart, at Estewart@aurora.ca **no later than 12:00pm (noon) on January 11, 2024.** 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 January 11, 2024.**

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 22nd DAY OF December 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

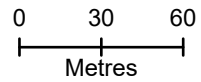
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
91 COUSINS DRIVE
FILE: MV-2023-42
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



SITE STATISTICS

Town of Aurora Zoning By-law #6000-17

R3-SN (497)			
LOT AREA:	688.27 m2	LOT FRONTAGE:	18.29m
	PERMITTED	PROPOSED	
MAX. LOT COVERAGE	235m2 / 34.14%		
EXISTING HOUSE	88.30 m2	EXISTING HOUSE	88.30 m2
EXISTING CARPORT	28.19 m2	EXISTING HOUSE	37.87 m2
EXISTING SHED	2.57 m2		
EXISTING COVERED ENTRANCE	2.76 m2		
TOTAL EXISTING	121.82 m2 / 17.7%	TOTAL NEW COVERAGE AREA	126.17 m2 / 18.33%
LOT COVERAGE - MEANS THE PERCENTAGE OF A LOT COVERED BY ALL BUILDINGS, INCLUDING CARPORTS, BUT EXCLUDING DECKS ATTACHED TO THE MAIN BUILDING, BALCONIES, OPEN PORCHES AND DECKS, BAY WINDOWS, FIREPLACES, LANDINGS AND STEPS, POOLS INCLUDING PERIMETER DECKING WHICH FORMS PART OF AN ABOVE-GROUND POOL, AND ANY PART OF A BUILDING WHICH IS COMPLETELY BELOW GRADE.			
MAX. GROSS FLOOR AREA	PERMITTED - 370m2	PROPOSED	
EXISTING MAIN AND SECOND FLOOR	88.30 m2	PROPOSED MAIN AND SECOND FLOOR	88.30 m2 + 43.86m2
2 REQ'D PARKING SPACES	28.62 m2	INTEGRAL GARAGE SPACE	37.87 m2
TOTAL EXISTING	116.92 m2	TOTAL NEW GROSS FLOOR AREA	170.03 m2
GROSS FLOOR AREA - MEANS THE AGGREGATE OF THE FLOOR AREAS OF EACH STOREY OR MEZZANINE MEASURED BETWEEN THE EXTERIOR FACES OF ANY EXTERIOR WALLS OF THE BUILDING OR STRUCTURE WITHIN A BUILDING, THE FOLLOWING ARE EXEMPT FROM THE CALCULATION OF GROSS FLOOR AREA: BASEMENT OR CELLAR, PARKING SPACES, MECHANICAL ROOMS, REFUSE STORAGE ROOMS, STAIRWELLS, ELEVATOR SHAFTS, PARKING SPACES TO BE INCLUDED AS PER EXCEPTION 497			
SETBACKS	PERMITTED	PROPOSED	
FRONT (NORTH) YARD	6.0 m	6.13 m TO HOUSE, 8.78 m TO GARAGE	
INTERIOR SIDE (WEST) YARD	1.5m	4.51m TO FRONT PORCH	
EXTERIOR SIDE YARD	6.0 m	4.69 m EXISTING TO REMAIN	
REAR YARD (25% OF LOT DEPTH) LOT DEPTH = 36.59m	9.15 m	18.69 m	
BUILDING HEIGHT	9.0 m	6.22 m	
AVERAGE FINISHED GRADE	266.17 266.25 266.28 266.28 266.31 266.26	TO MIDPOINT BETWEEN EAVES AND PEAK OF ROOF	

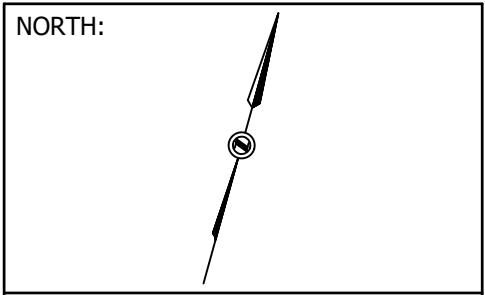
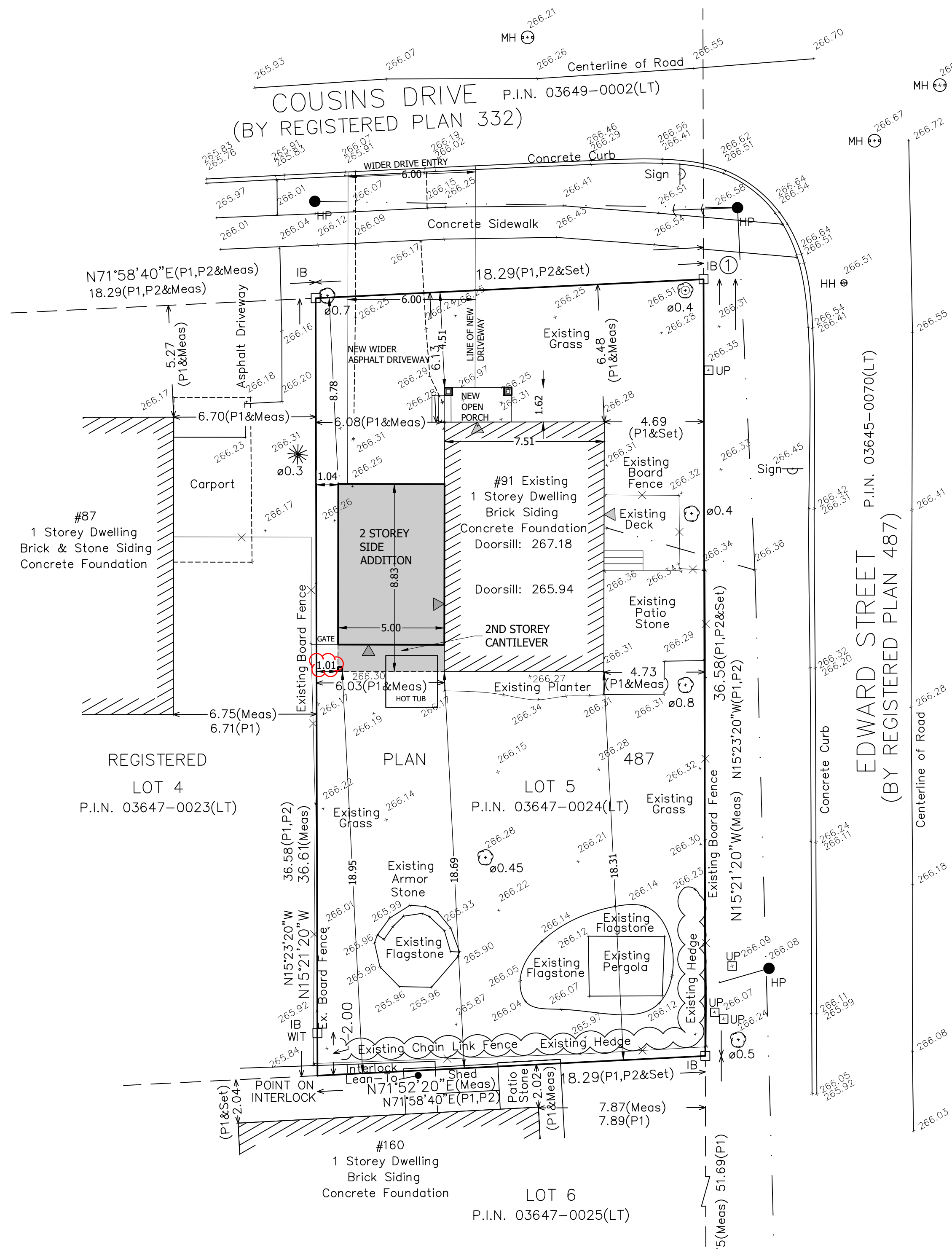
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231414 DATE: Nov. 21, 2023
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- 882 DENOTES J.C. MOORE, O.L.S.
- 1496 DENOTES R.C. RABIDEAU SURVEYING LTD., O.L.S.
- P1 DENOTES PLAN OF SURVEY PREPARED BY J.C. MOORE, O.L.S. DATED MAY 13, 1959
- P2 DENOTES REGISTERED PLAN 487
- MH DENOTES MANHOLE
- HH DENOTES HANDHOLE
- HP DENOTES HYDRO POLE
- UP DENOTES UTILITY PEDESTAL
- DENOTES DIAMETER
- DENOTES DECIDUOUS TREE
- ★ DENOTES CONIFEROUS TREE
- ▶ DENOTES ENTRANCE TO DWELLING

SITE PLAN

Scale: 1:150
 THIS PLAN IS BASED ON THE SRPR PREPARED BY DELPH & JENKINS NORTH LTD, ONTARIO LAND SURVEYORS SIGNED BY G.K. JENKINS AND DATED ON MAY 20, 2022



ALL CONSULTANTS AND CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO FIRST STEP DESIGN.

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF FIRST STEP DESIGN. USE AND REPRODUCTION OF THIS DRAWING IS ALLOWED ONLY WITH THE WRITTEN CONSENT OF FIRST STEP DESIGN.

THE DRAWING IS NOT ISSUED FOR BUILDING PERMIT UNLESS IT IS STAMPED AND SIGNED AND THE DATED REVISION FIELD STATES: ISSUED FOR BUILDING PERMIT.

DO NOT SCALE DRAWING.

7

6

5 2023 - 11 - 16 ISSUED FOR REVIEW

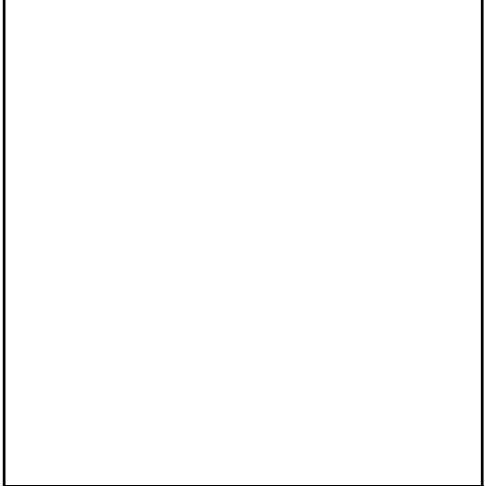
4 2023 - 11 - 01 ISSUED FOR REVIEW

3 2023 - 10 - 12 ISSUED FOR REVIEW

2 2023 - 10 - 02 ISSUED FOR REVIEW

1 2023 - 09 - 26 ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



PROJECT ADDRESS:
 91 COUSINS DR.
 AURORA, ON.

DRAWING TITLE:
 SITE PLAN

PROJECT NUMBER: 2226

DRAWN BY: CM

DATE: JUNE 2022

SCALE: 1:150

DRAWING NUMBER:

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 - ALL INTERIOR DOORS DIMENSIONED TO INTERIOR FRAME SIZE
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- LEGEND**
- EXISTING TO REMAIN
 - NEW CONSTRUCTION
 - HEAT REGISTER
 - HEAT REGISTER IN CEILING
 - HWR HIGH WALL RETURN
 - LWR LOW WALL RETURN

NO.	DATE	DESCRIPTION
5	2023 / 11 / 16	ISSUED FOR REVIEW
4	2023 / 11 / 02	ISSUED FOR REVIEW
3	2022 / 10 / 06	ISSUED FOR REVIEW
2	2022 / 08 / 02	ISSUED FOR REVIEW
1	2022 / 06 / 20	ISSUED FOR REVIEW

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416-779-9370
www.firststepdesign.ca
#304 16600 BAYVIEW AVE. NEWMARKET, ON L3X 1Z9

PROJECT ADDRESS:
91 COUSINS DR.,
AURORA, ON.

DRAWING TITLE: PROPOSED NORTH (STREET) ELEVATION

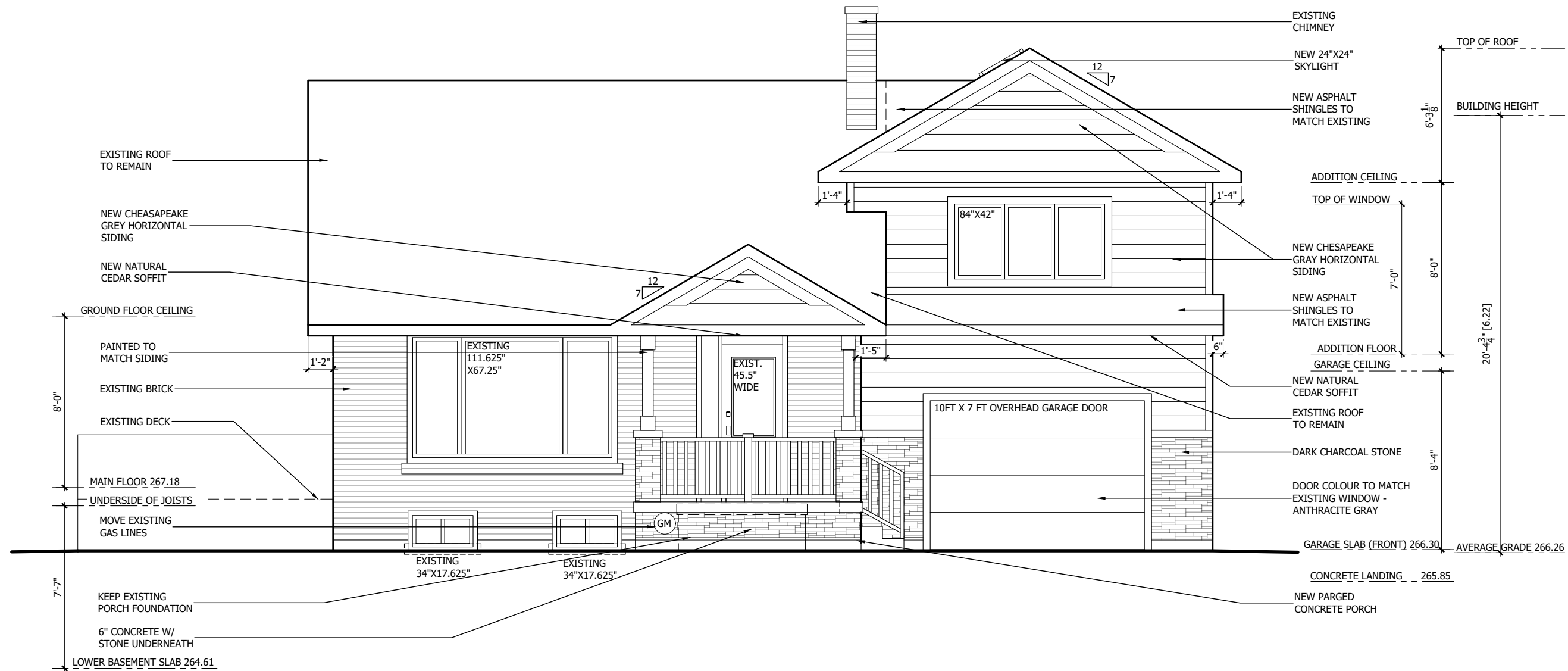
PROJECT NUMBER: 2226

DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

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

DRAWING NUMBER:
A-3.1



1 PROPOSED NORTH (STREET) ELEVATION
Scale: 3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20231414 DATE: Nov. 21, 2023

APPROVED BY: *Ashley Vanderwal*
PRELIMINARY ZONING REVIEW

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PROJECT ADDRESS:
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AURORA, ON.

DRAWING TITLE: PROPOSED WEST ELEVATION

PROJECT NUMBER: 2226

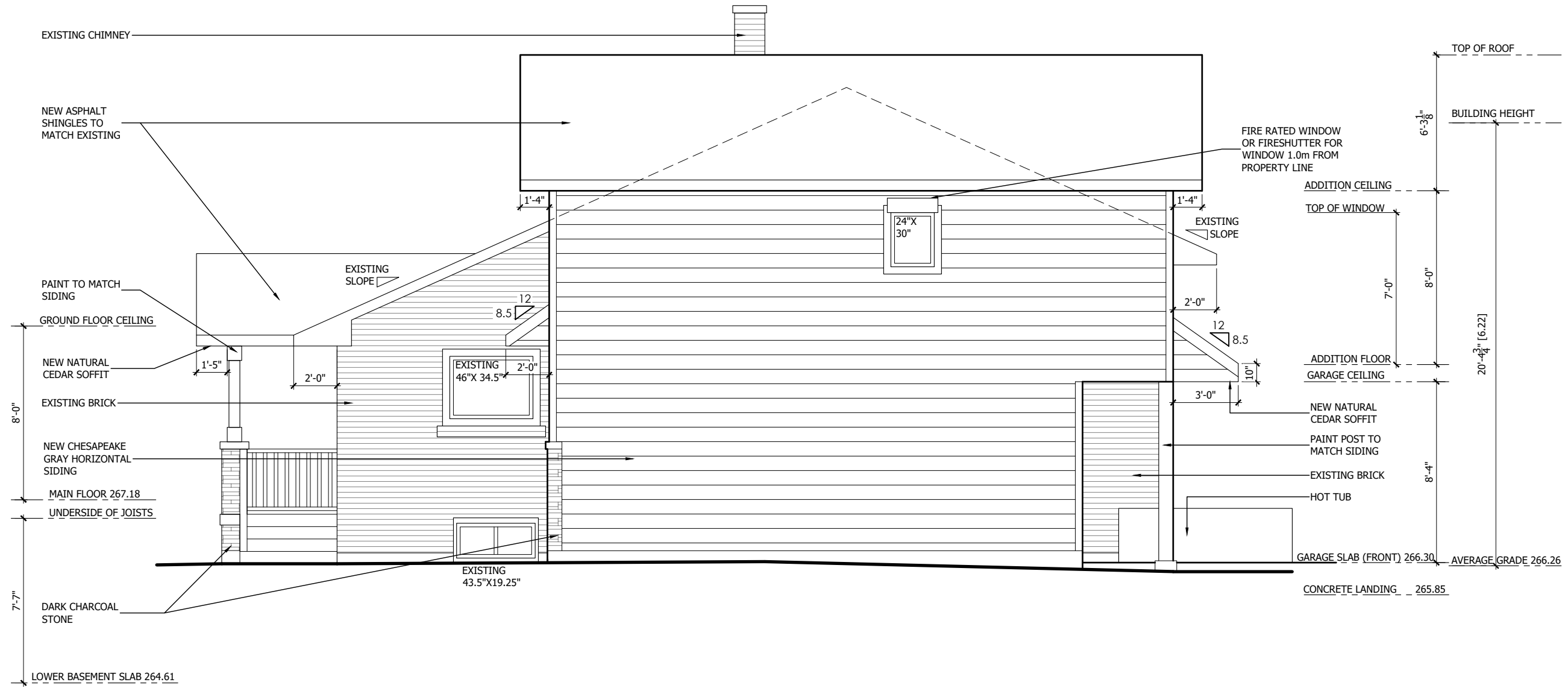
DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

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

DRAWING NUMBER:

A-3.2



1 PROPOSED WEST ELEVATION
Scale: 3/16" = 1'-0"

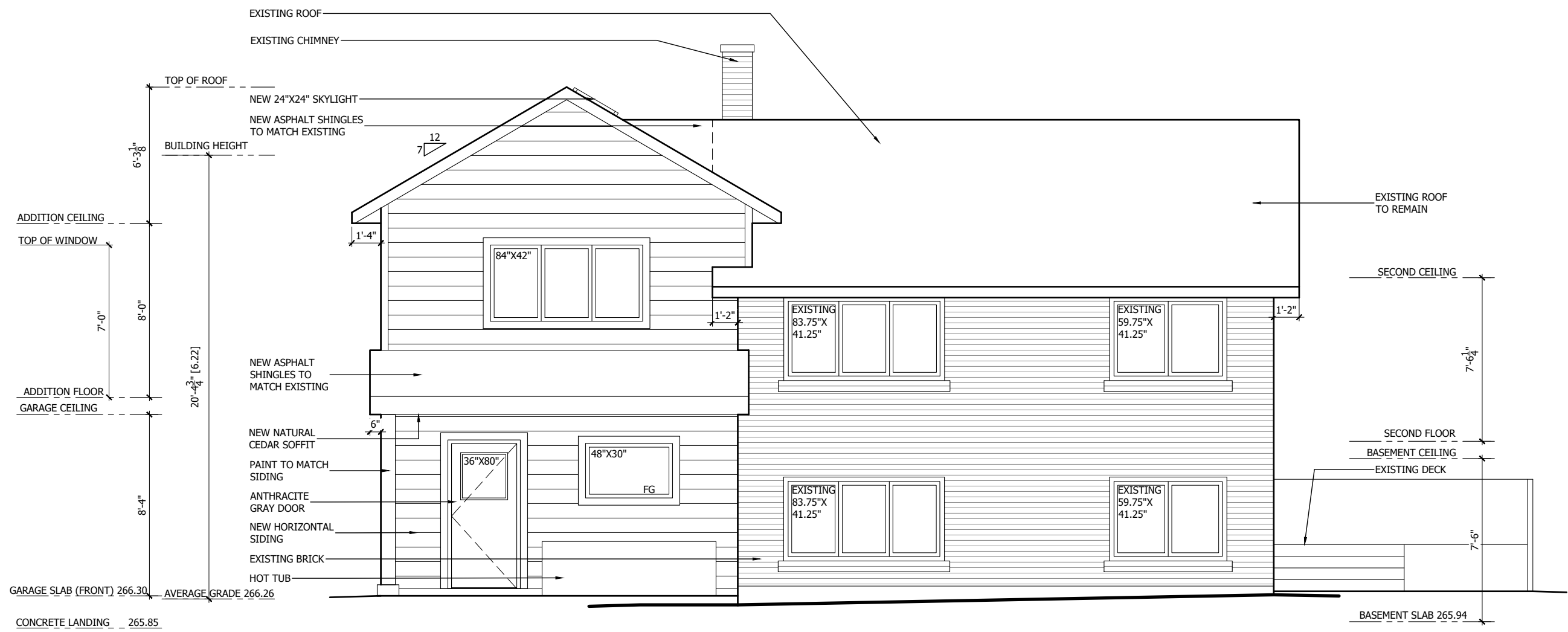
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PROJECT ADDRESS:
91 COUSINS DR.,
AURORA, ON.

DRAWING TITLE: PROPOSED SOUTH ELEVATION

PROJECT NUMBER: 2226

DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

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

DRAWING NUMBER:

A-3.3

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231414 DATE: Nov. 21, 2023
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW

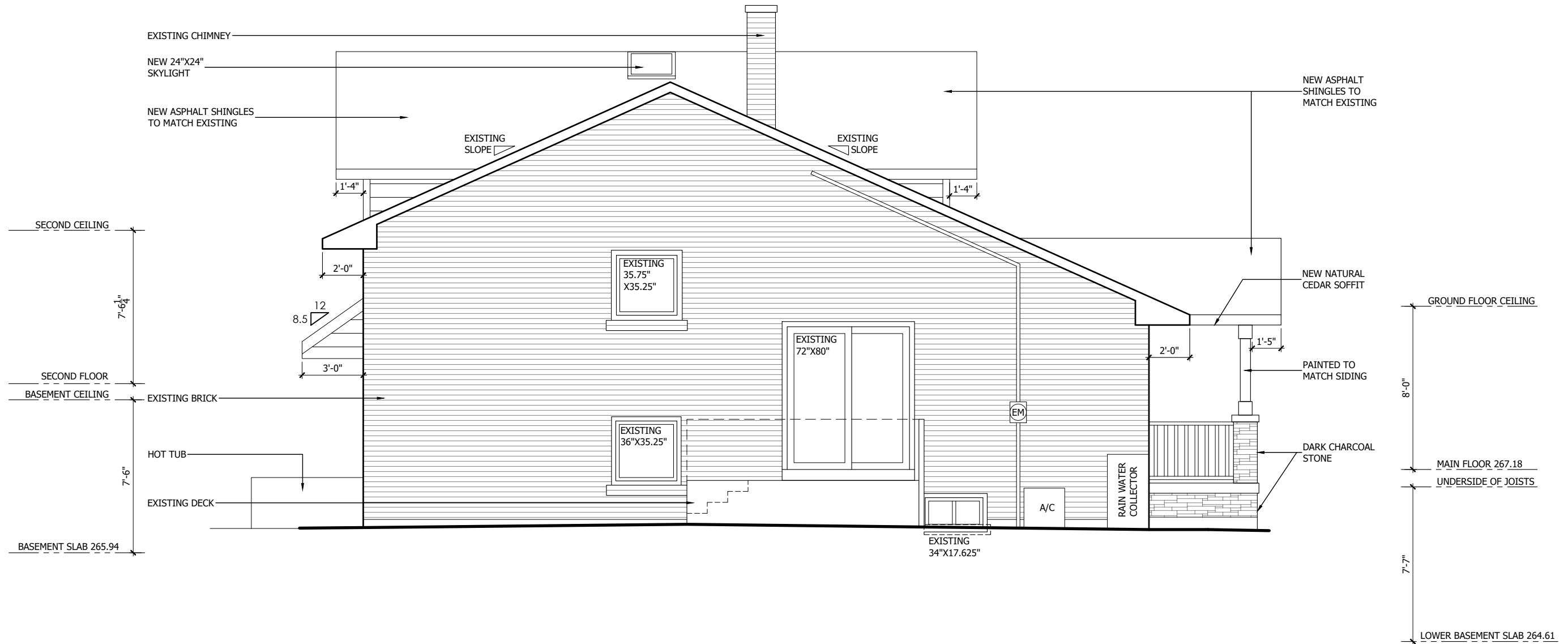
1 PROPOSED SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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 - HEAT REGISTER IN CEILING
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PROJECT ADDRESS:
91 COUSINS DR.,
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DRAWING TITLE: PROPOSED EAST ELEVATION

PROJECT NUMBER: 2226

DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

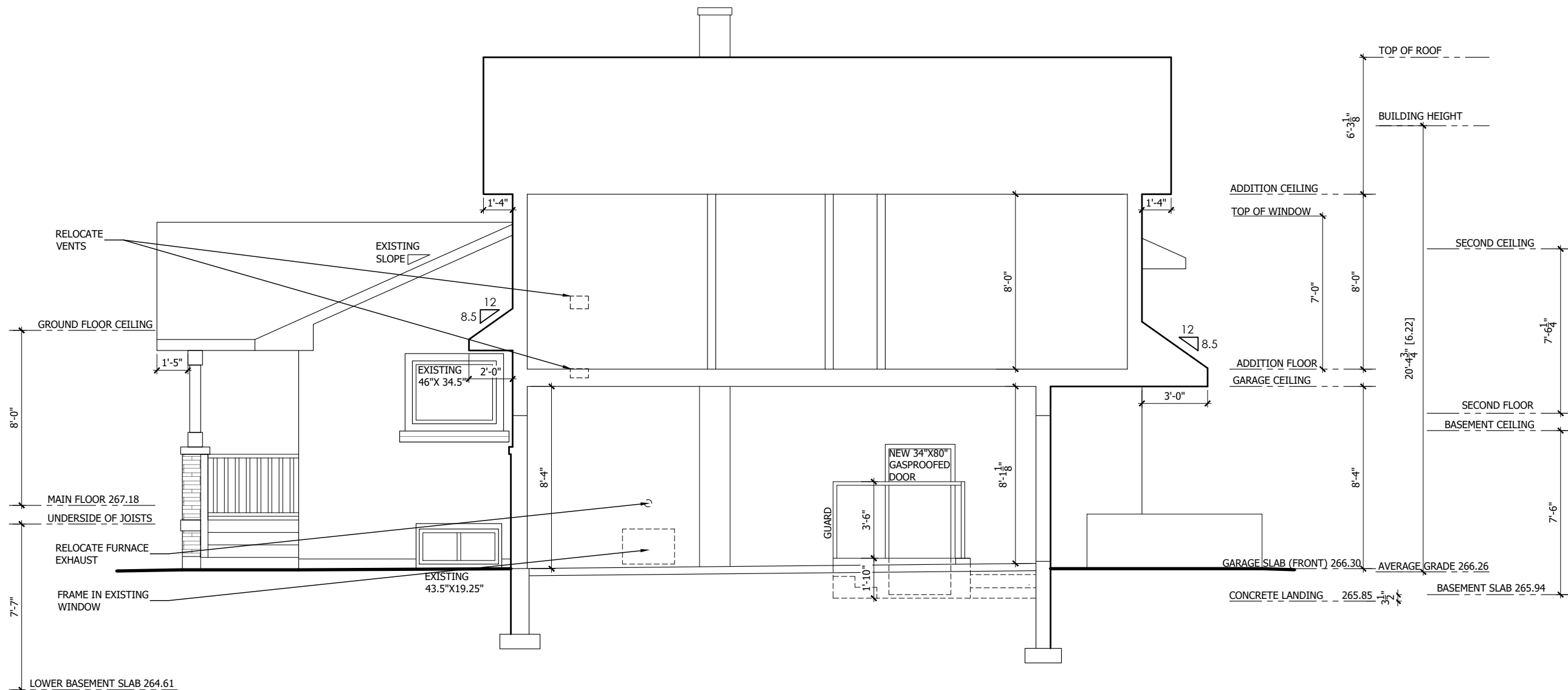
SCALE: 3/16" = 1'-0"

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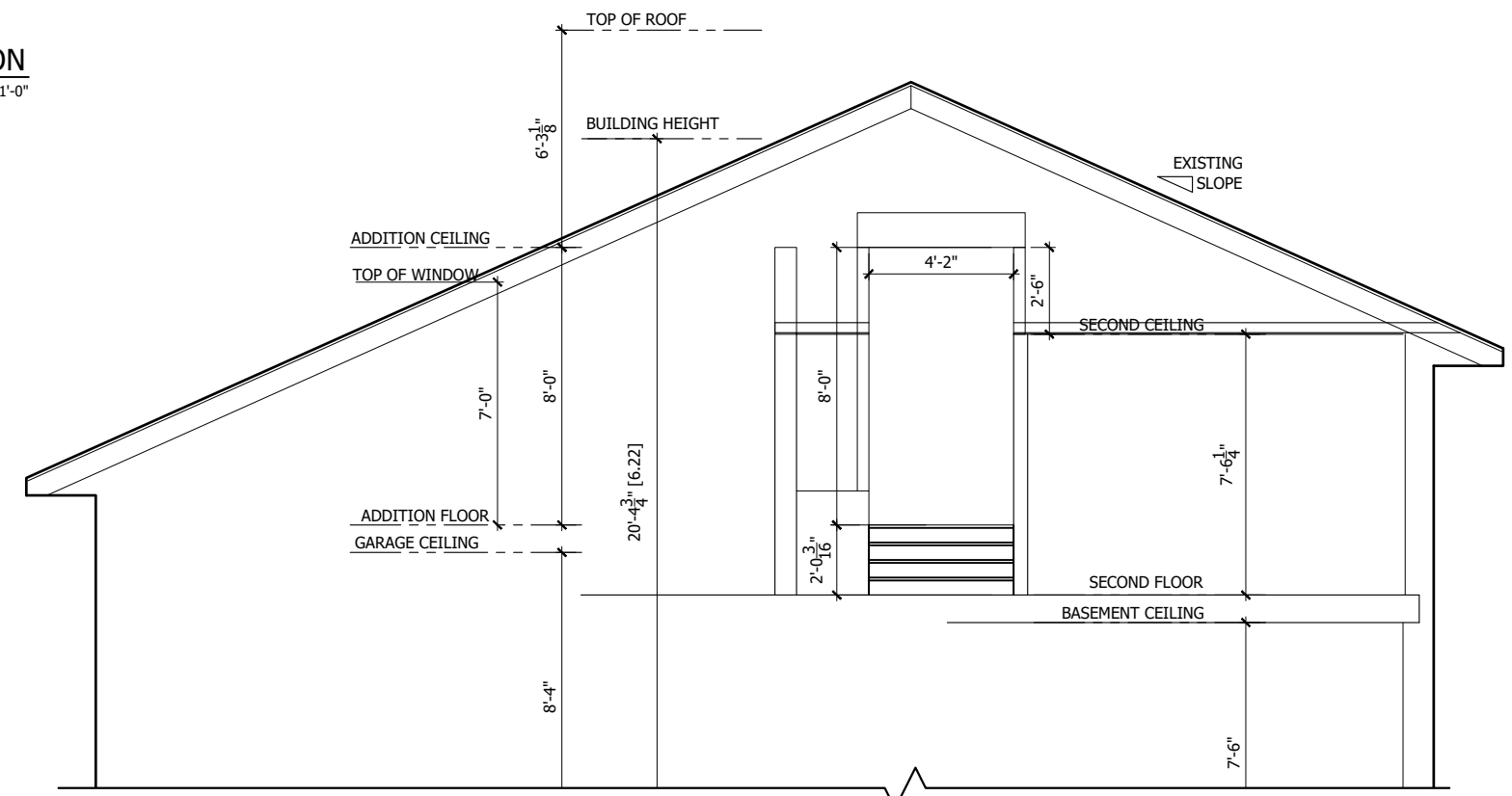
A-3.4

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231414 DATE: Nov. 21, 2023
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW

1 PROPOSED EAST ELEVATION
Scale: 3/16" = 1'-0"



1 PROPOSED CROSS SECTION
Scale: 3/16" = 1'-0"



2 WALL DETAIL
Scale: 3/16" = 1'-0"

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LEGEND

	EXISTING TO REMAIN
	NEW CONSTRUCTION
	HEAT REGISTER
	HEAT REGISTER IN CEILING
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PROJECT ADDRESS:
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DRAWING TITLE: PROPOSED CROSS SECTION AND WALL DETAIL

PROJECT NUMBER: 2226

DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

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

DRAWING NUMBER:

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231414 DATE: Nov. 21, 2023
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW

A-4.1

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PROJECT ADDRESS:
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DRAWING TITLE: PROPOSED CROSS SECTION

PROJECT NUMBER: 2226

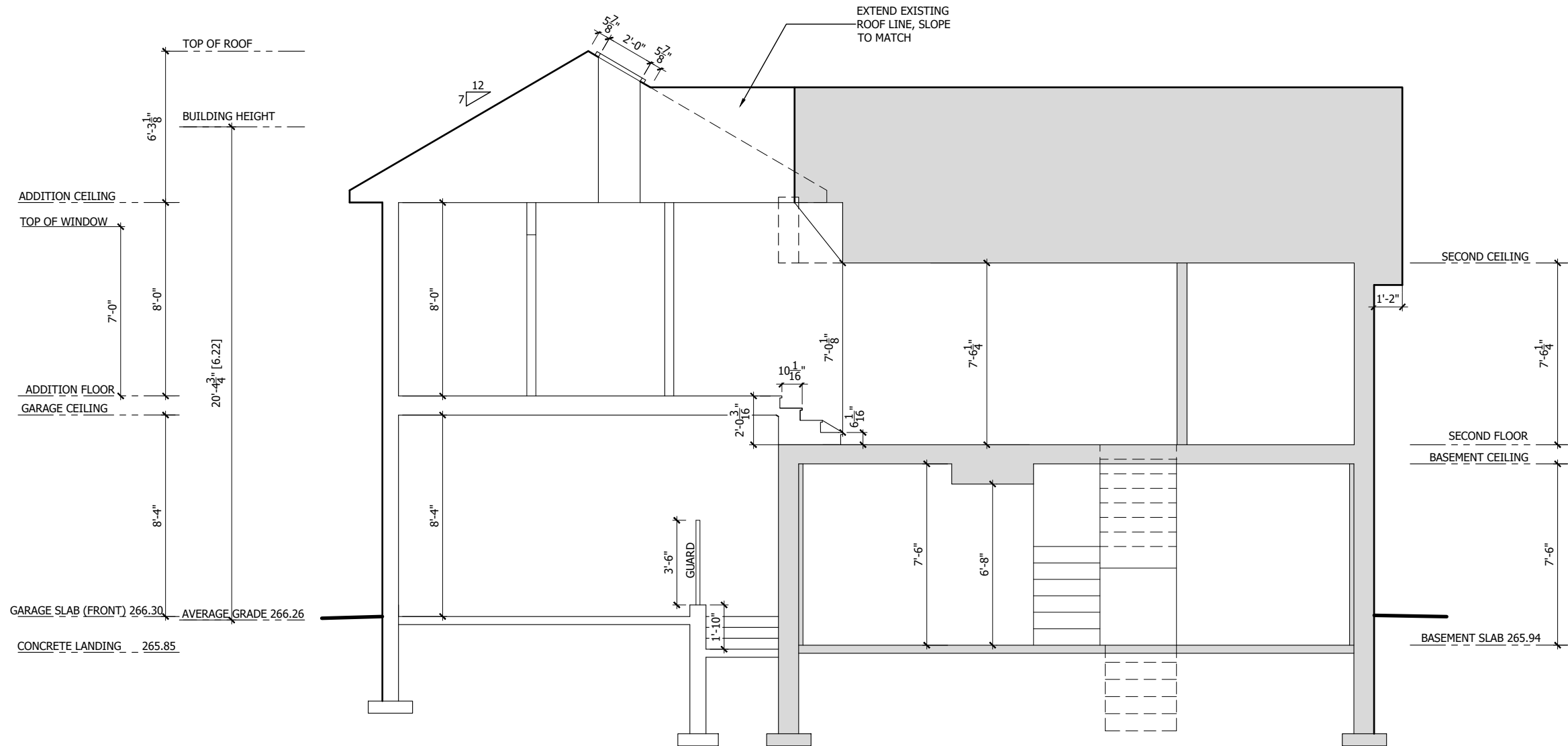
DRAWN BY: CM - SS

DATE: SEPTEMBER 2023

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

DRAWING NUMBER:

A-4.2



1 PROPOSED CROSS SECTION
Scale: 3/16" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231414 DATE: Nov. 21, 2023
APPROVED BY: *Ashley Vanderwal*
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 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