



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-19

APPLICANT: KWAN YEE YEUNG

PROPERTY: 33 Urquhart Crt, Aurora, ON L4G0K5
PLAN 65M2725 PT LOTS 8 & 10 RP65R14839 PARTS 7 & 8

RELATED APPLICATIONS: n/a

ZONING: C-ORM Oak Ridges Moraine Countryside Area Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a front and rear Addition

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 18.1.2(i) states uncovered decks and minor additions including open-sided roof porches and balconies may be permitted on legally existing residential lots provided that do not exceed 50.0 square metres on the ground floor and are located outside the key natural features and hydrologically sensitive features.
 - a) The applicant is proposing to construct a 65.43 square metre first storey addition, 44.78 square metre open-sided roof porch, and 21.77 square metre front porch; therefore a total of 131.98 square metres.

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 8, 2024
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: 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 6, 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- 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 8, 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 August 8, 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 July 2024



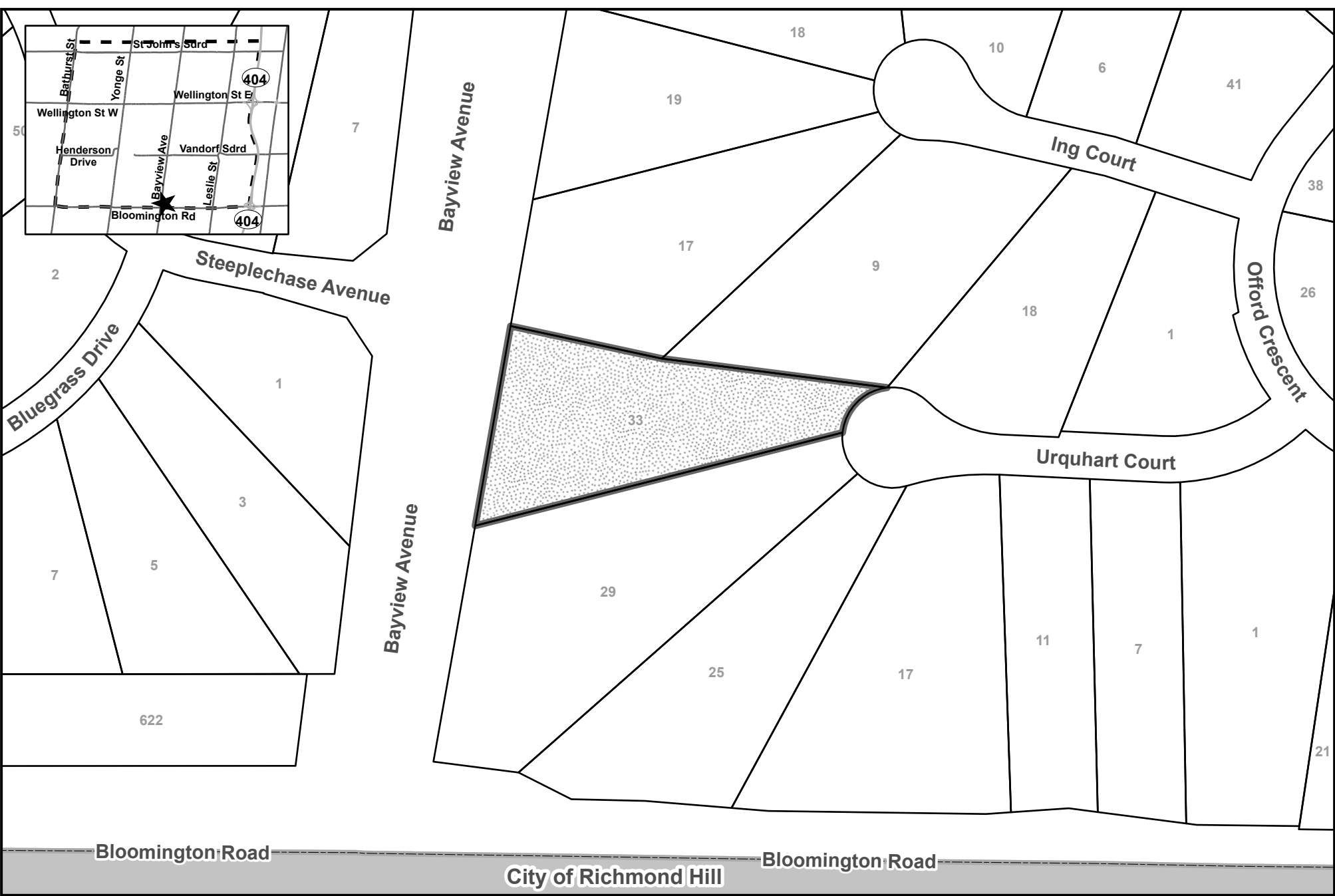
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

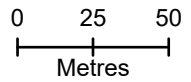
Agenda packages will be available prior to the Hearing at:

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



Location Map
33 Urquhart Court
FILE: MV-2024-19
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**





June 20, 2024

Permit Application No. PR20240362

Tai Architect
12 Rosemount Avenue
Markham, ON L3T 6T2

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
33 Urquhart Crt, Aurora, ON L4G0K5
PLAN 65M2725 PT LOTS 8 & 10 RP65R14839 PARTS 7 & 8

In response to your preliminary zoning review request, the above noted property is zoned C-ORM (*Oak Ridges Moraine Countryside Are Zone*) by the Town of Aurora Zoning By-law #6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
 - a. - **Section 18.1.2(i) states uncovered decks and minor additions including open-sided roof porches and balconies may be permitted on legally existing residential lots provided that do not exceed 50.0 square metres on the ground floor and are located outside the key natural features and hydrologically sensitive features.**
 - **The applicant is proposing to construct a 65.43 square metre first storey addition, 44.78 square metre open-sided roof porch, and 21.77 square metre front porch; therefore a total of 131.98 square metres.**
 - **Minor Variance required.**
- 2- Any tree removal shall be in accordance with the Town of Aurora Tree By-law #5850-16. For more information, please contact the Parks Department at (365) 500-3134.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

Note: you will be required to make a new application and pay a separate fee if you decide to revise or change your proposal or to include additional information after the review has been completed.



Planning and Development Services
Building Division
(365) 500-3122

Town of Aurora
100 John West Way
Aurora, Ontario L4G 6J1
www.aurora.ca
building@aurora.ca

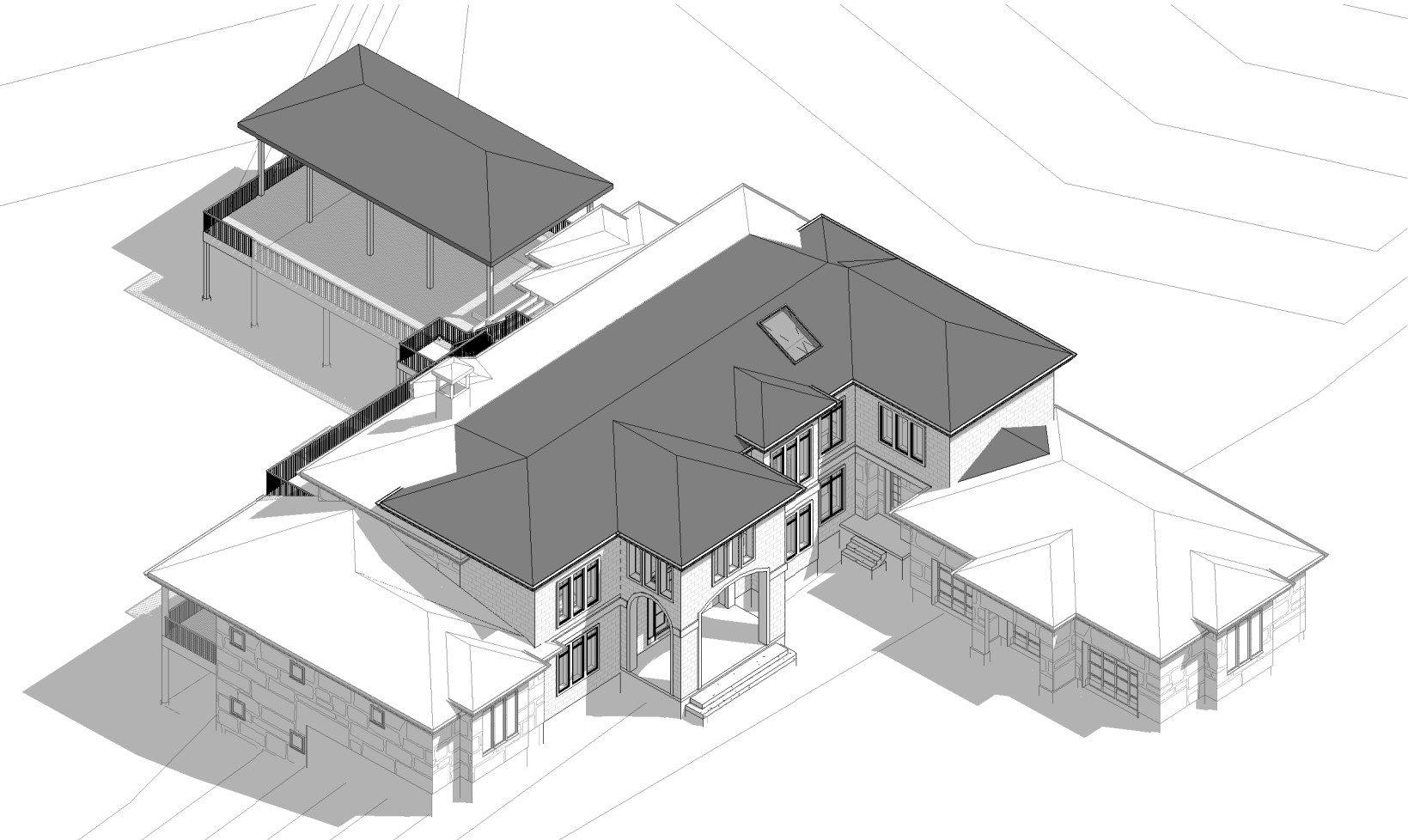
Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information at (365)500-3107 or planning@aurora.ca.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

Regards,

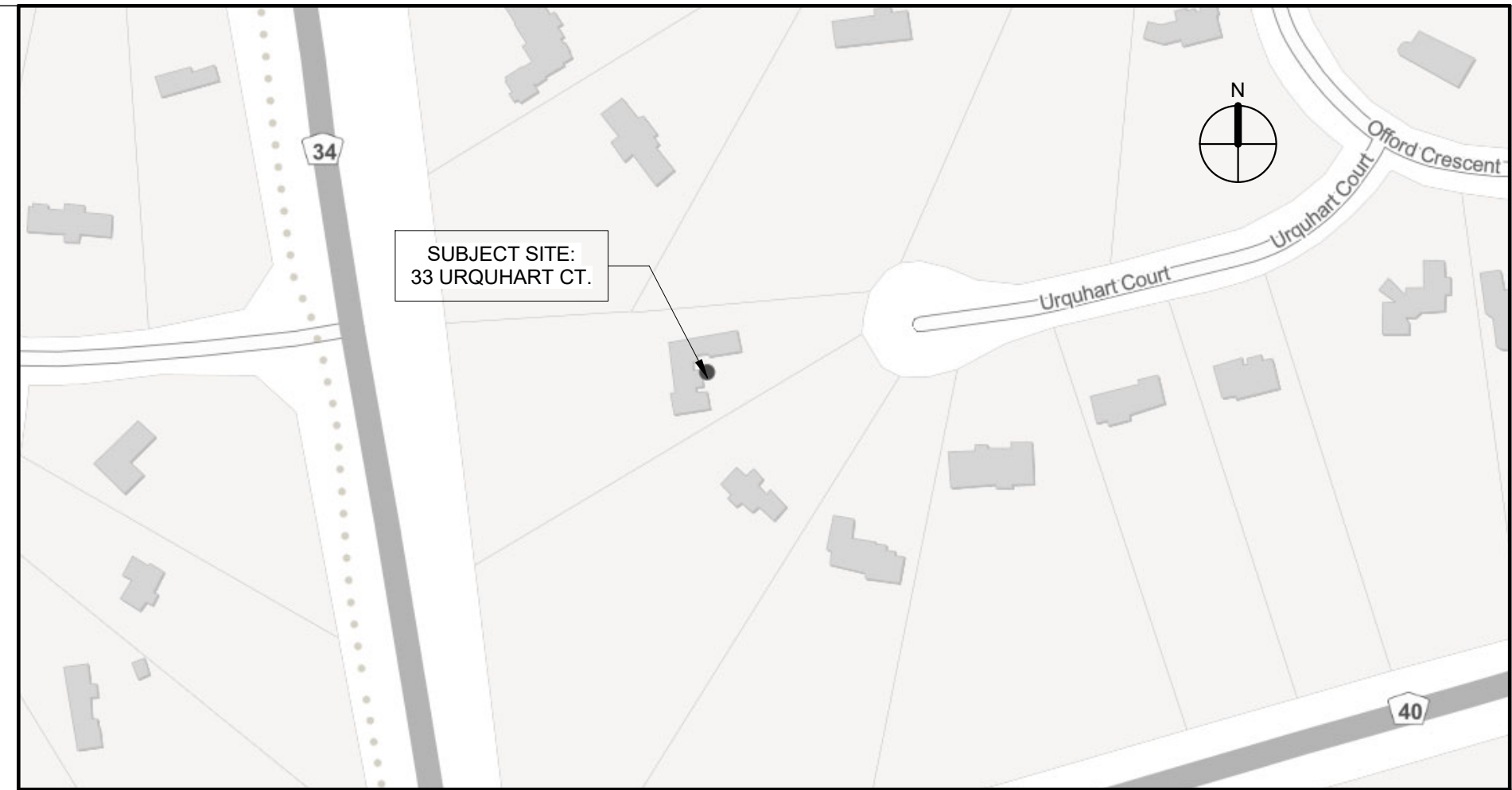
Melissa Bozanin



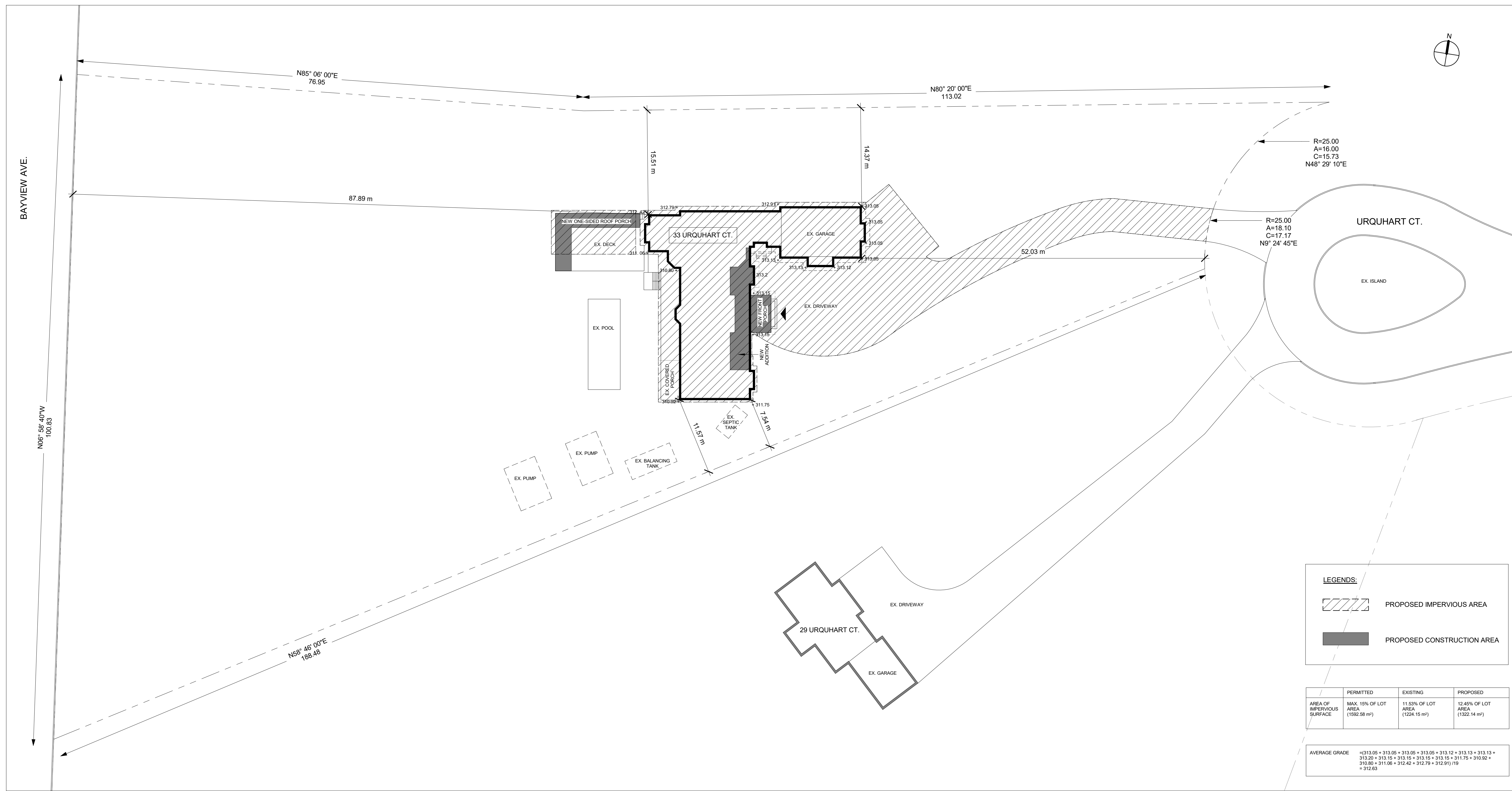
4 PROPOSED 3D VIEW 2



3 3D VIEW



1 KEY PLAN
N.T.S



2 SITE PLAN
1=300

SITE DIAGRAM FOR REFERENCE ONLY

LEGENDS:

	PROPOSED IMPERVIOUS AREA
	PROPOSED CONSTRUCTION AREA

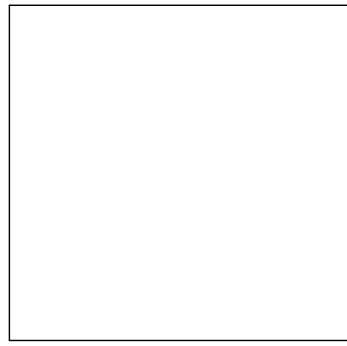
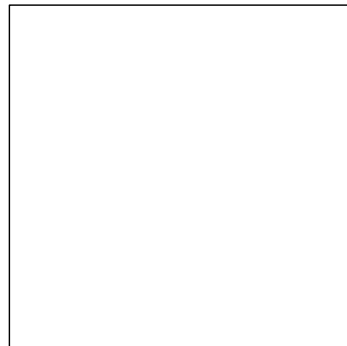
AREA OF IMPERVIOUS SURFACE	PERMITTED	EXISTING	PROPOSED
	MAX. 15% OF LOT AREA (1592.58 m ²)	11.53% OF LOT AREA (1224.15 m ²)	12.45% OF LOT AREA (1322.14 m ²)

AVERAGE GRADE	$\frac{(313.05 + 313.05 + 313.05 + 313.05 + 313.12 + 313.13 + 313.13 + 313.15 + 313.15 + 313.15 + 313.15 + 311.75 + 310.92 + 310.80 + 311.06 + 312.42 + 312.79 + 312.91)/19}{}$ = 312.03
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No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



PRELIMINARY DESIGN

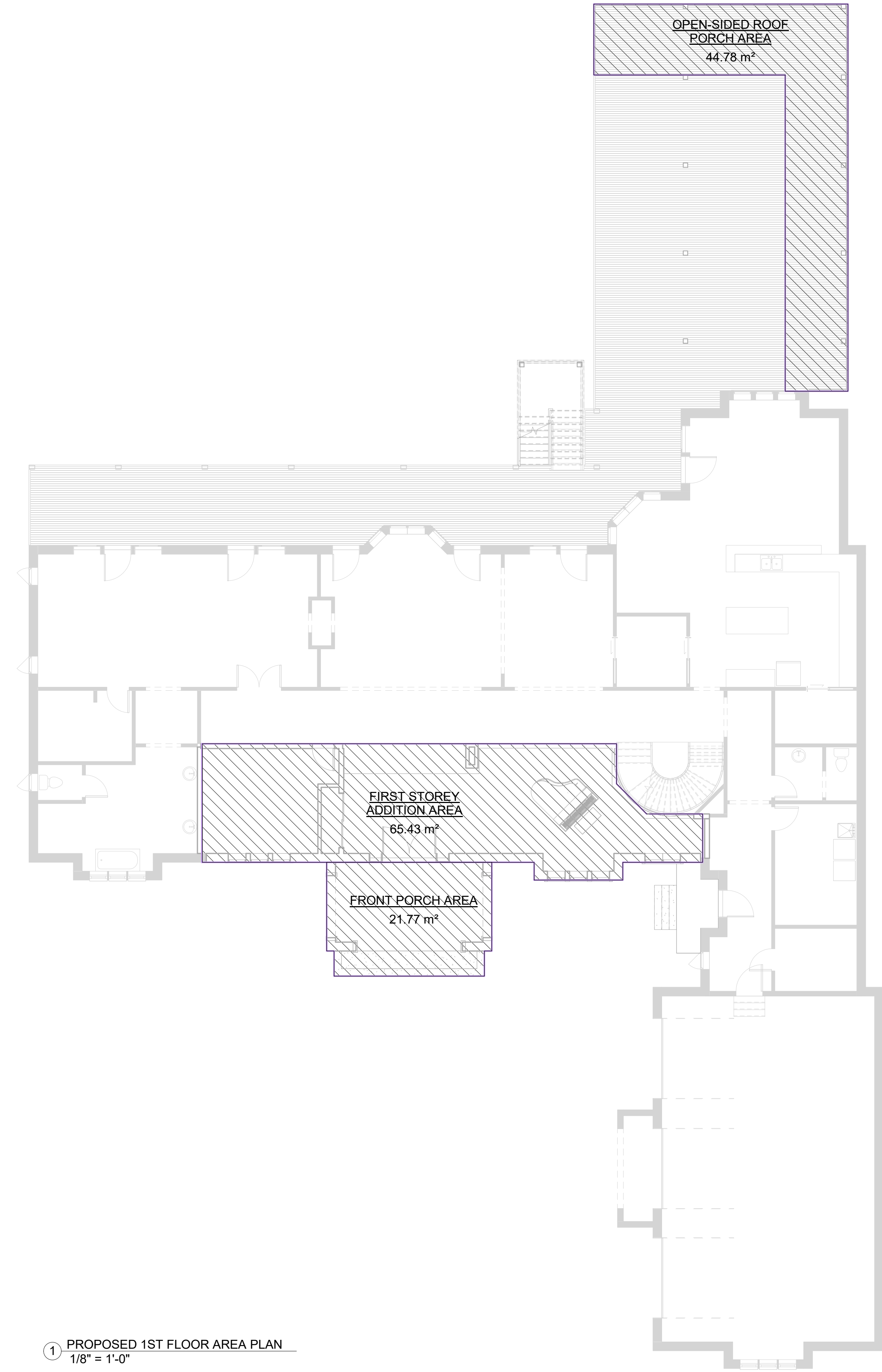
CONTRACTOR SHALL CHECK DIMENSIONS
 Drawn by: **WF**
 Date: **2024-02-07**
 Scale: **As indicated**
 Project Number: **24009**

DRAWING NAME: **SITE DIAGRAM**

SHEET NUMBER: **SD1**

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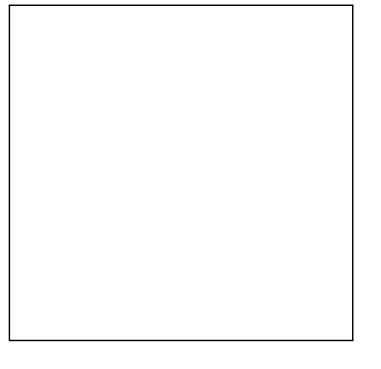
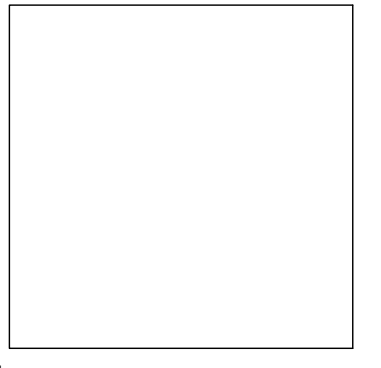
1 PROPOSED 1ST FLOOR AREA PLAN
1/8" = 1'-0"

PROPOSED AREA	
NAME	AREA
FIRST STOREY ADDITION AREA	65.43 m ²
FRONT PORCH AREA	21.77 m ²
OPEN-SIDED ROOF PORCH AREA	44.78 m ²
TOTAL	131.98 m²

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No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



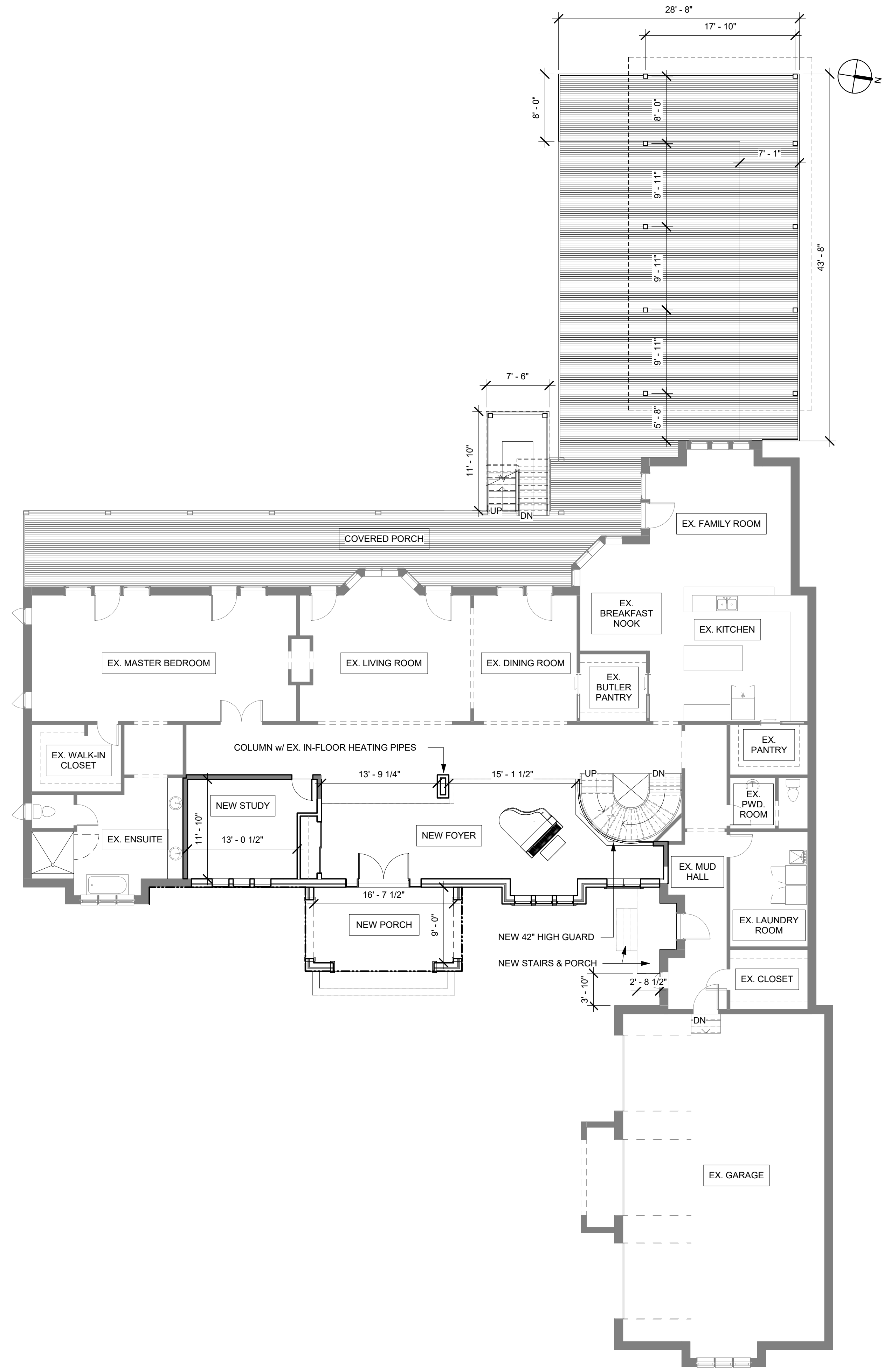
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Project Number	24009

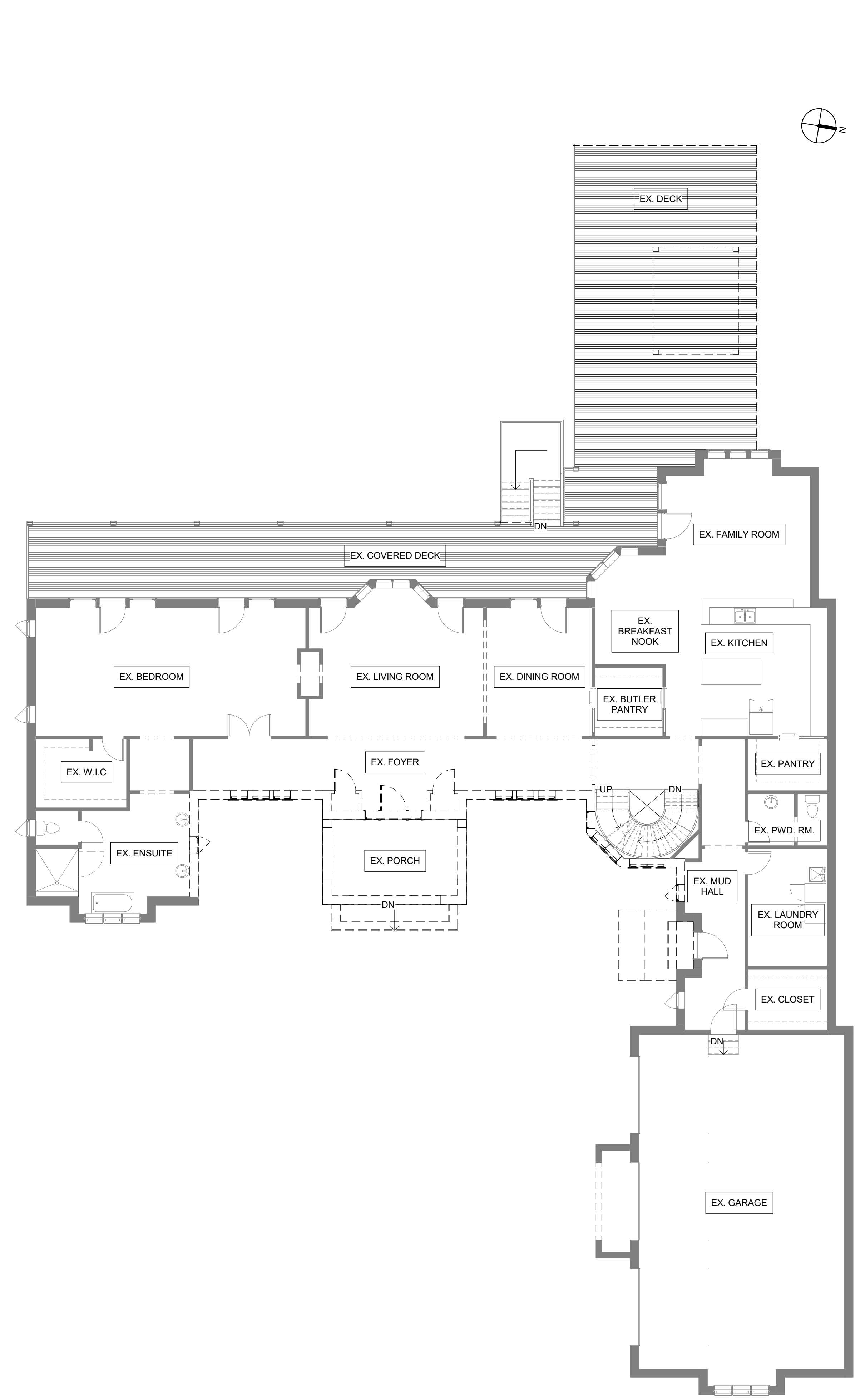
DRAWING NAME
PROPOSED AREA DIAGRAMS
SHEET NUMBER
SD2

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② PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"



① EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



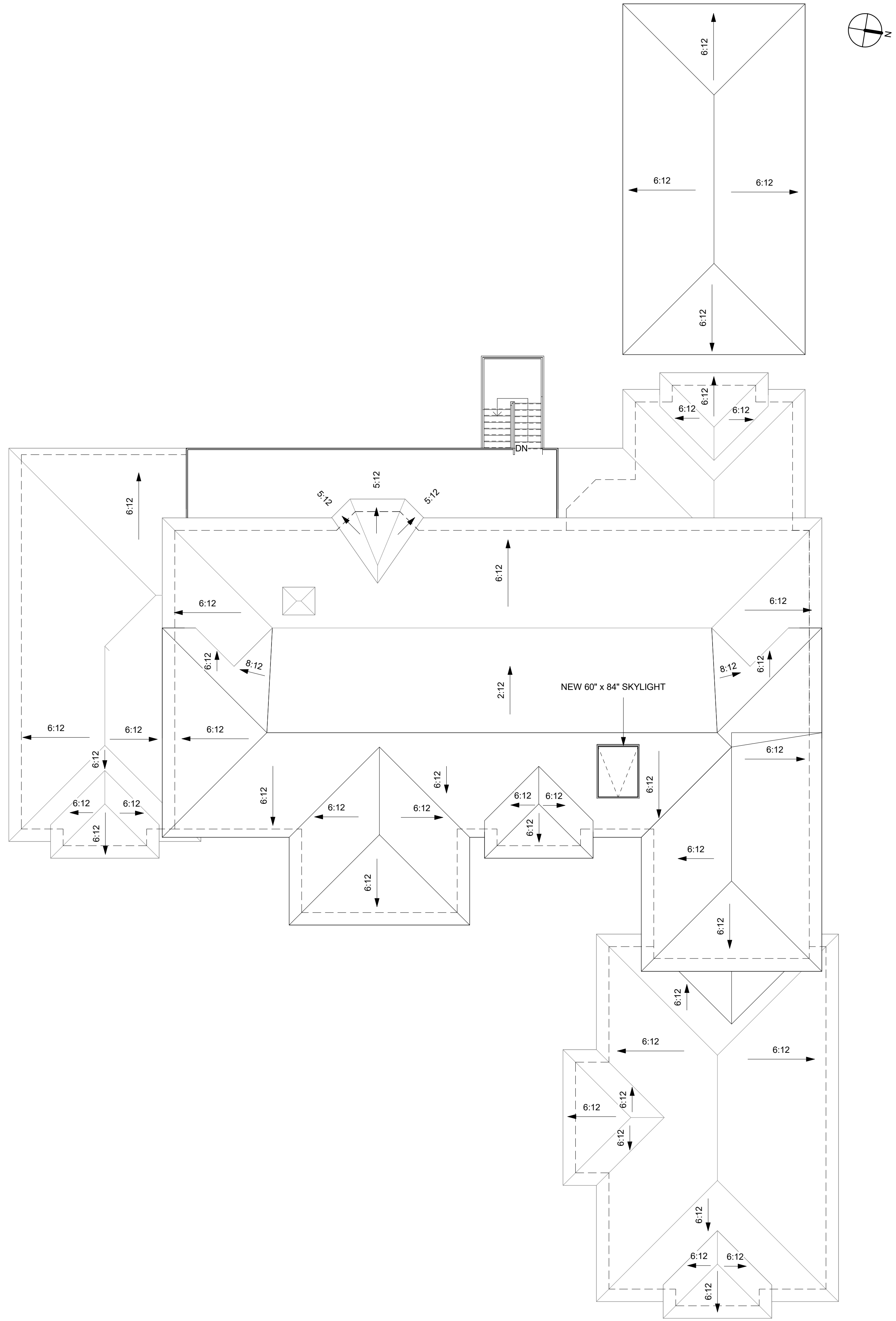
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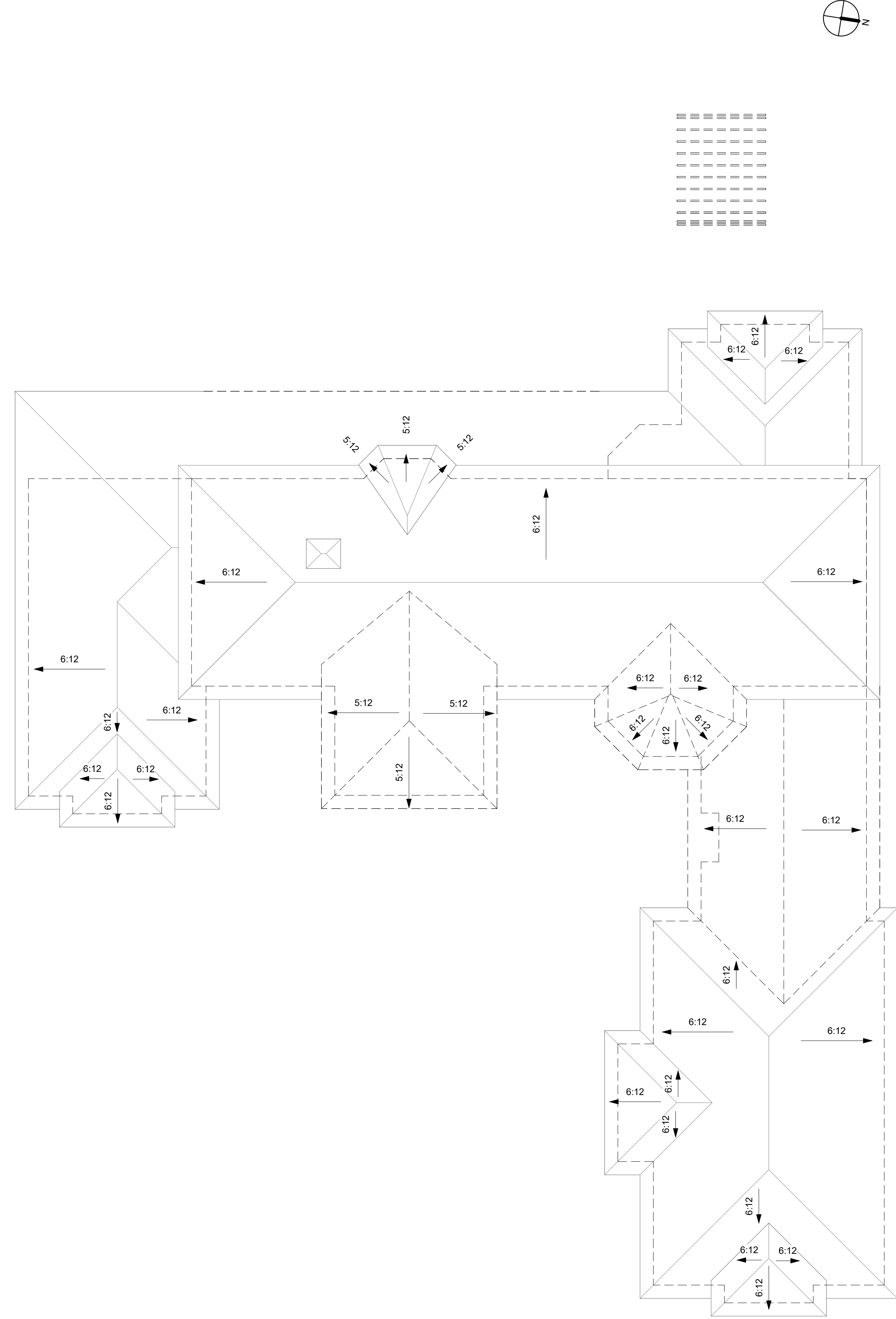
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SHEET NUMBER	A1.1

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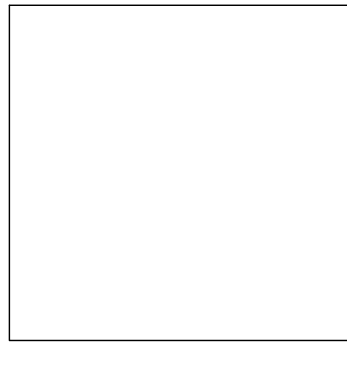
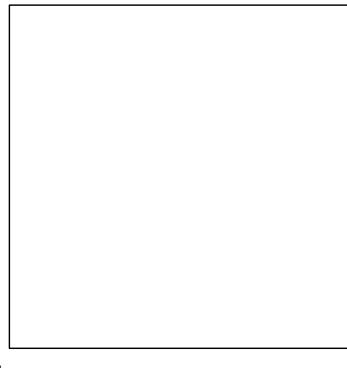
1 PROPOSED ROOF FLOOR PLAN
1/8" = 1'-0"



2 EXISTING ROOF FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



PRELIMINARY DESIGN

CONTRACTOR SHALL CHECK DIMENSIONS
Drawn by **WF**
Date **2024-02-07**
Scale **1/8" = 1'-0"**
Project Number **24009**

DRAWING NAME
ROOF FLOOR PLAN

SHEET NUMBER
A1.2

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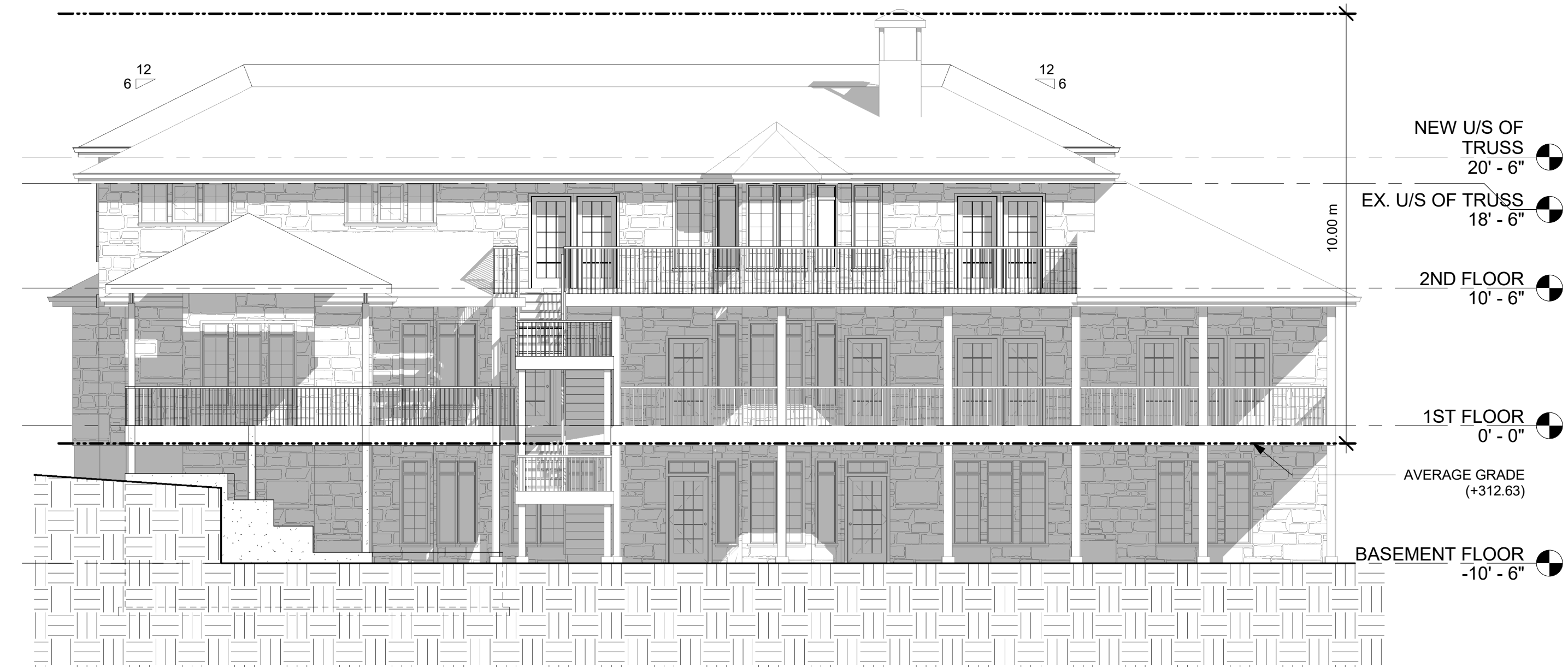
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3 EXISTING WEST ELEVATION
1/8" = 1'-0"



5 EXISTING EAST ELEVATION
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 PROPOSED EAST ELEVATION (FRONT)
1/8" = 1'-0"



2 PROPOSED PART EAST ELEVATION
1/8" = 1'-0"

No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



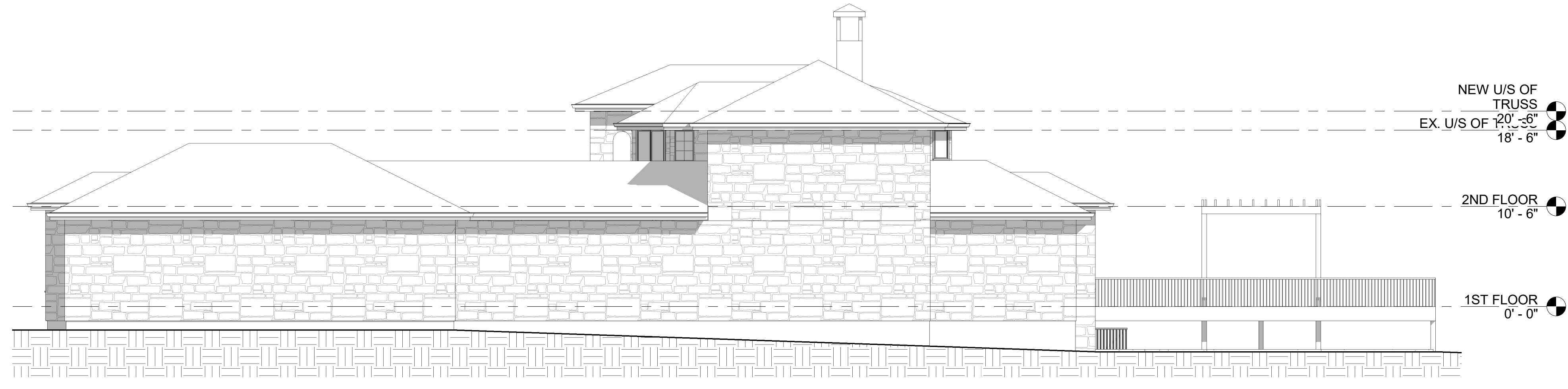
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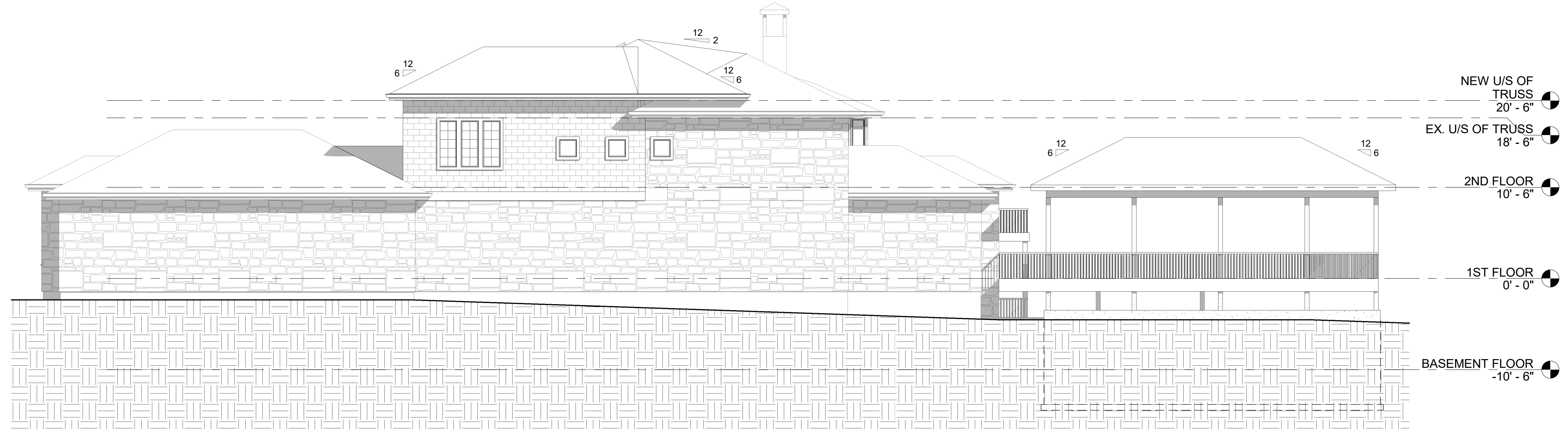
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Project Number: **24009**

DRAWING NAME: **ELEVATIONS**
SHEET NUMBER: **A2.1**

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③ EXISTING NORTH ELEVATION
1/8" = 1'-0"



① PROPOSED NORTH ELEVATION
1/8" = 1'-0"

No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



**PRELIMINARY
DESIGN**

CONTRACTOR SHALL
CHECK DIMENSIONS

Drawn by: **WF**
Date: **2024-02-07**
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Project Number: **24009**

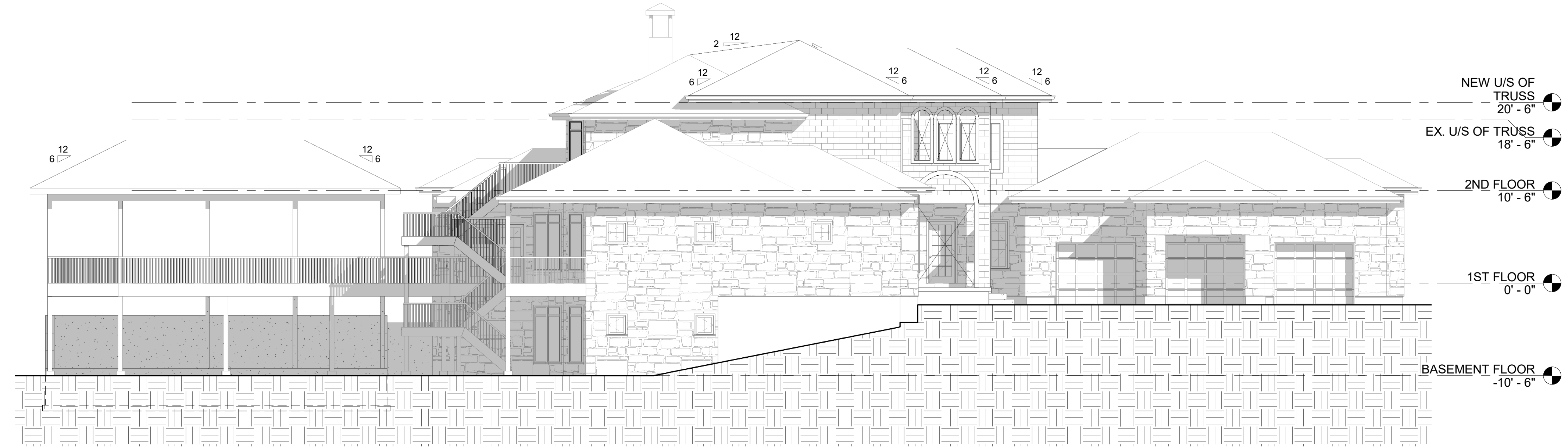
ELEVATIONS

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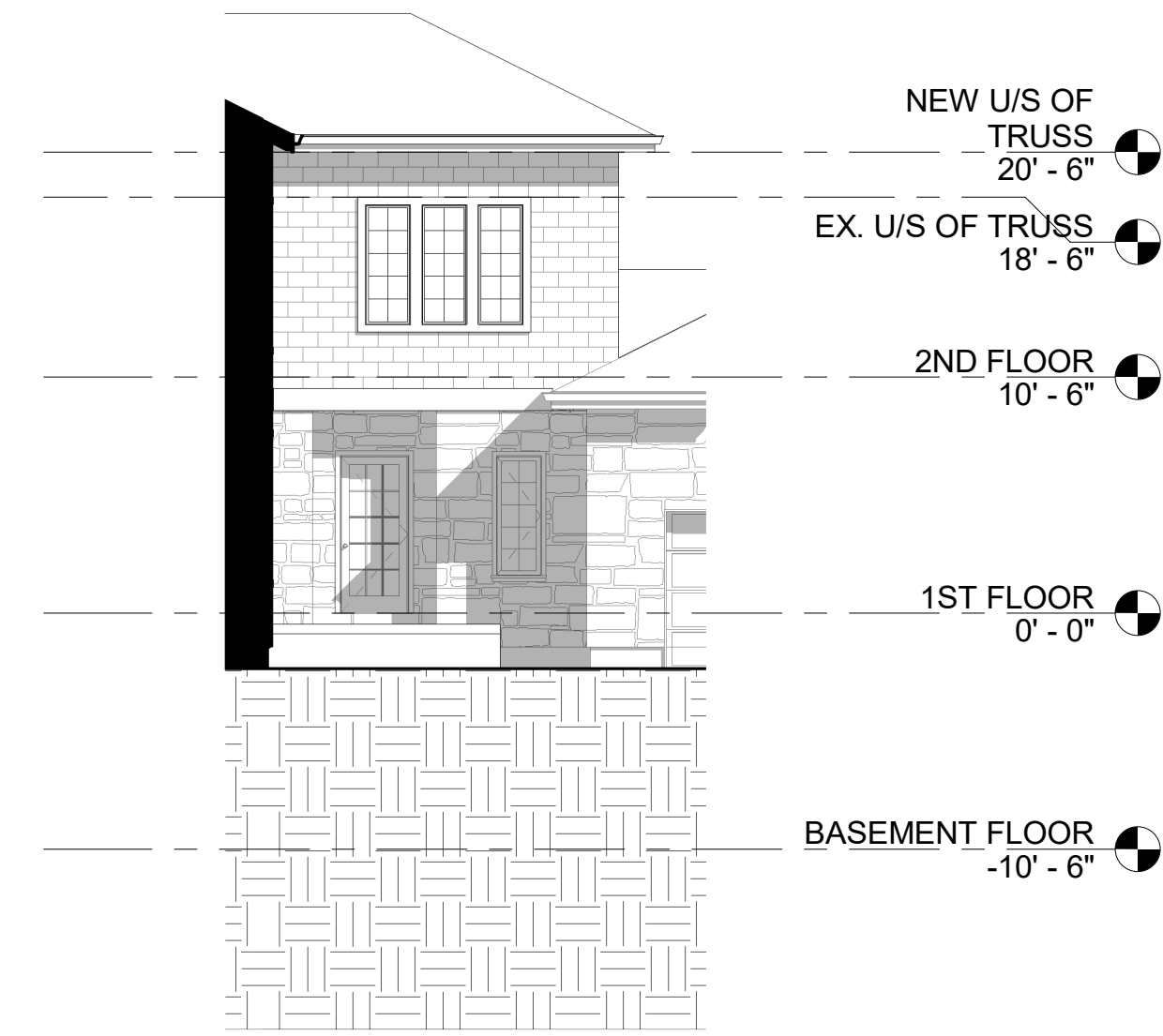
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1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



3 PROPOSED PART SOUTH ELEVATION
1/8" = 1'-0"

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No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
33 URQUHART CT., AURORA, ONTARIO



PRELIMINARY DESIGN

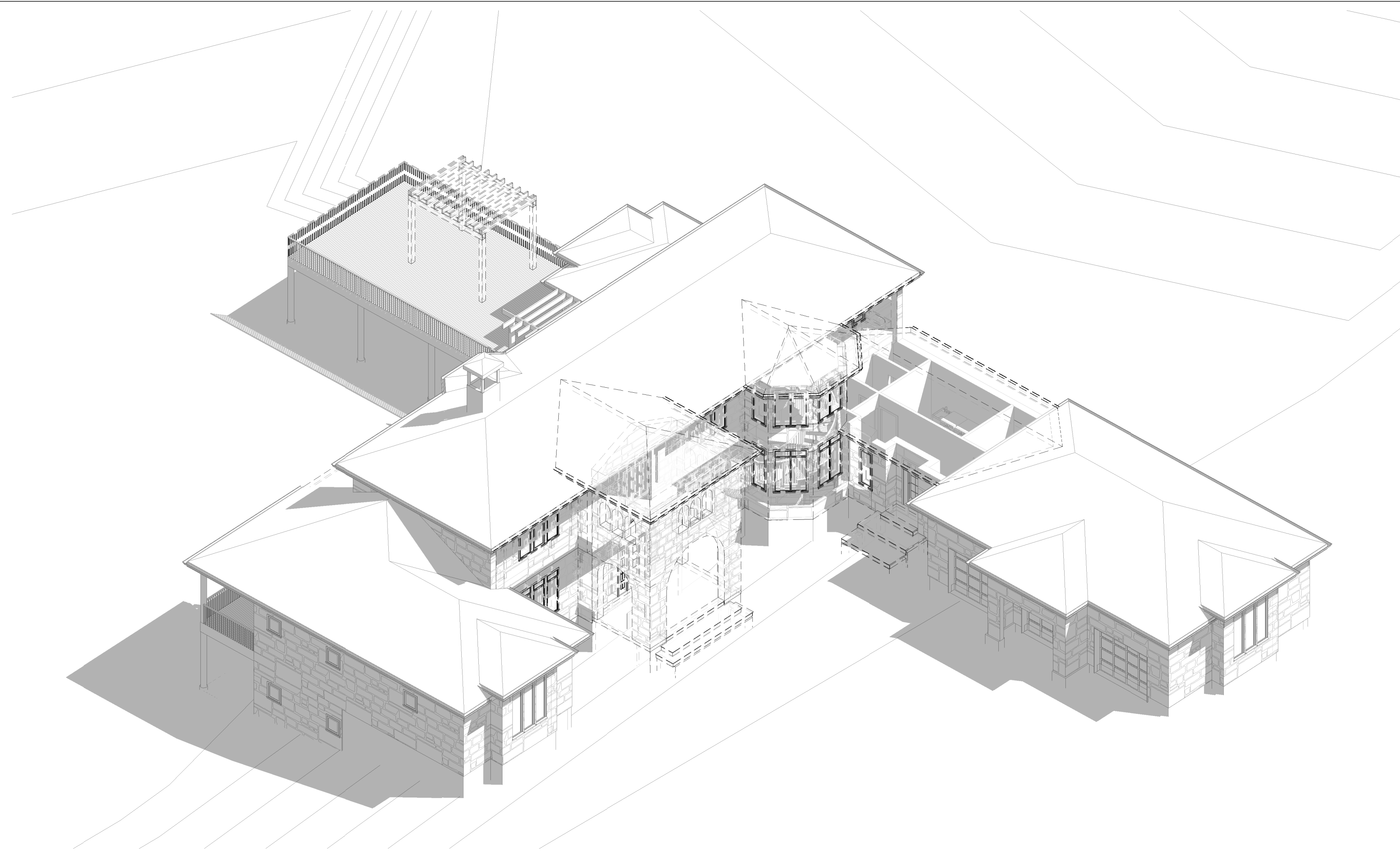
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DRAWING NAME

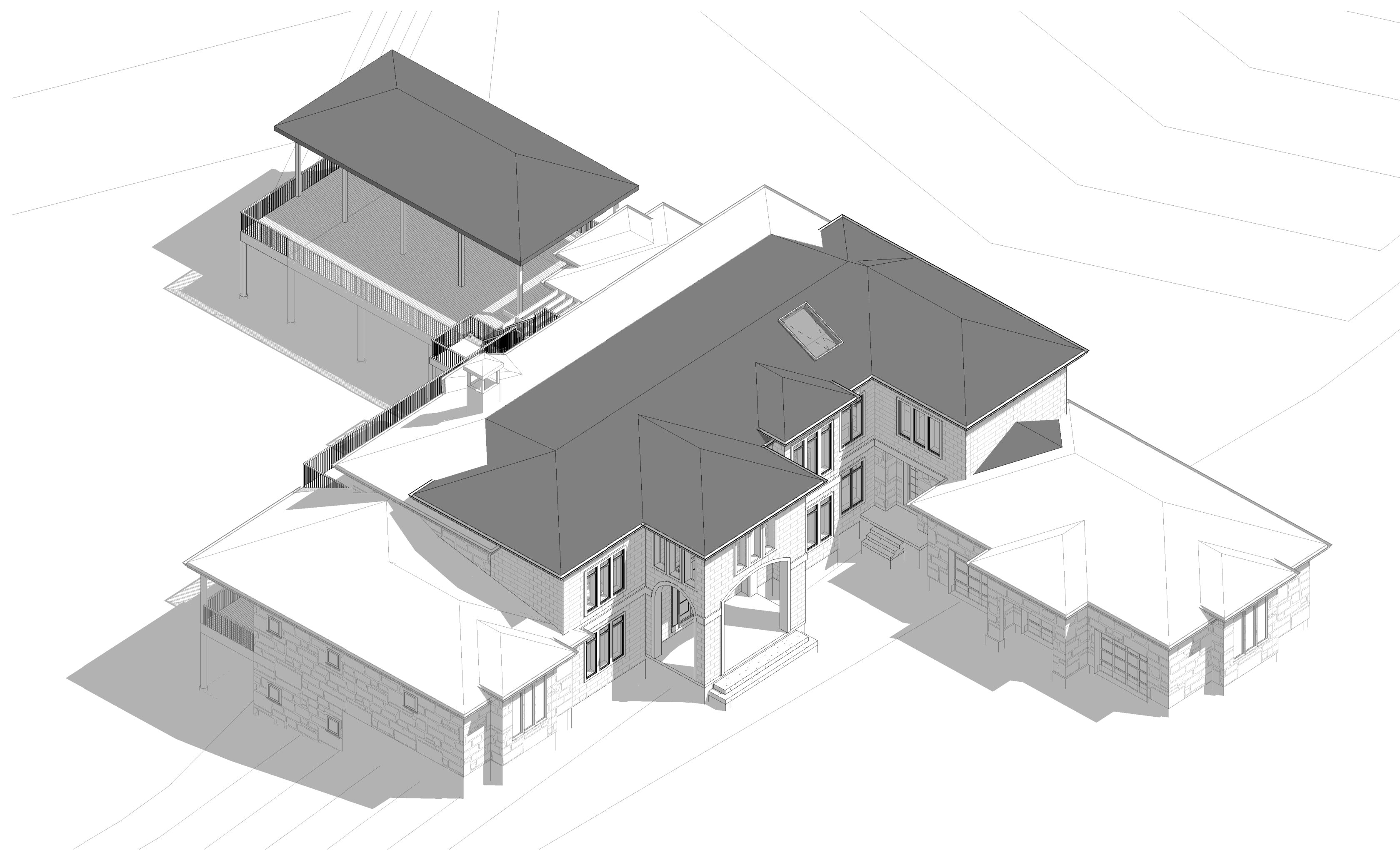
ELEVATIONS

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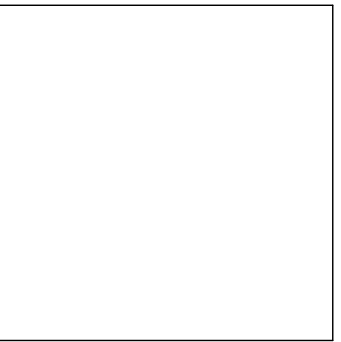
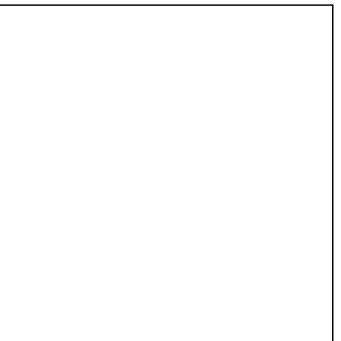
① EXISTING 3D VIEW



② PROPOSED 3D VIEW

No.	Description	Date	By

PROPOSED ADDITION:
33 URQUHART CT
 33 URQUHART CT., AURORA, ONTARIO



**PRELIMINARY
 DESIGN**

CONTRACTOR SHALL
 CHECK DIMENSIONS
 Drawn by **WF**
 Date **2024-02-07**
 Scale
 Project Number **24009**
 DRAWING NAME
3D VIEWS
 SHEET NUMBER
A2.4



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