



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2024-29

**APPLICANT:** ERIC BIRKLAND

**PROPERTY:** 7 Johnson Rd, Aurora, ON L4G 2A3  
PLAN 514 LOT 491

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R2 Detached Second Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the construction of a detached 2-car garage at the rear of the existing detached single-family dwelling.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 24.497.8 of the Zoning By-law permits a maximum gross floor area of 40.0 squaremetres.
  - a) The applicant is proposing a detached garage with a gross floor area of 45.0 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.

<b>DATE:</b>	<b>November 14, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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](mailto:PFan@aurora.ca) **no later than 4:30pm on November 12, 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on November 14, 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](mailto:PFan@aurora.ca) **no later than 4:30pm on November 14, 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](mailto: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 30<sup>th</sup> DAY OF October 2024



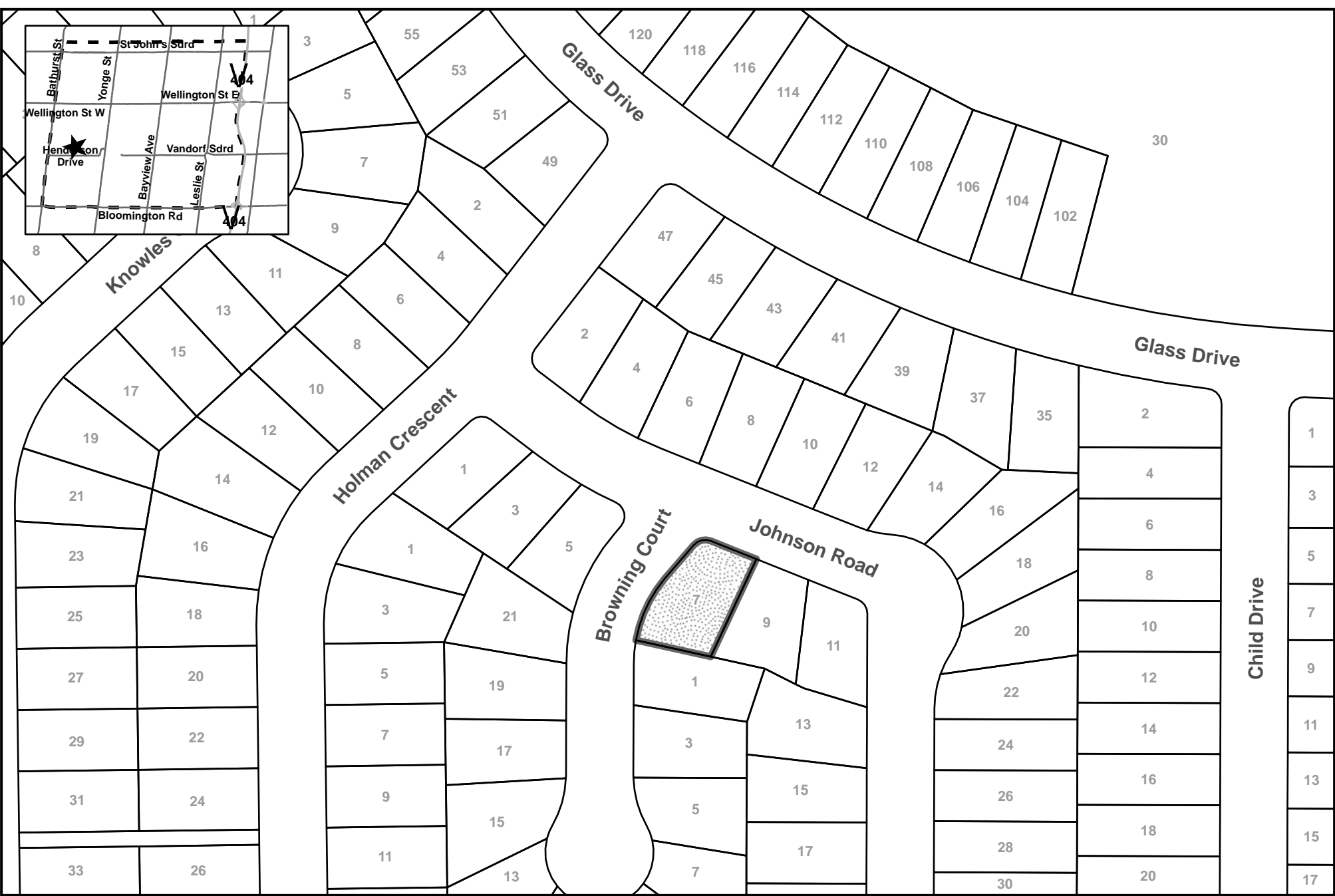
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

### ATTACHMENTS

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

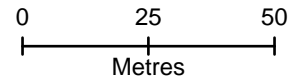
**Agenda packages will be available prior to the Hearing at:**

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



**Location Map**  
**7 Johnson Road**  
**FILE: MV-2024-29**  
**Town of Aurora**  
**Committee Of Adjustment**

 **SUBJECT LANDS**



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SURVEYOR'S REAL PROPERTY REPORT - PART 1  
 LOT 491, REGISTERED PLAN 514  
 TOWN OF AURORA  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE: 1:100  
 METRIC  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

1 SITE PLAN  
 1 : 200

**PRO VISION ARCHITECTURE INC.**  
 T:(416)800-6347 F:(416)800-9625  
 Email: pva@provisionarch.com  
 14961 Yonge St. Unit B. Aurora, ON L4G 1M5



**REVISION SCHEDULE**

No.	Description	Date	By

PROJECT NAME:  
**DETACHED GARAGE ADDITION TO:  
 7 JOHNSON RD.,**

PROJECT ADDRESS:  
 7 JOHNSON RD., AURORA, ON L4G 2A3

CLIENT'S NAME & ADDRESS:  
 ERIC BIRKLAND  
 JOHNSON RD., AURORA ON L4G 2A3

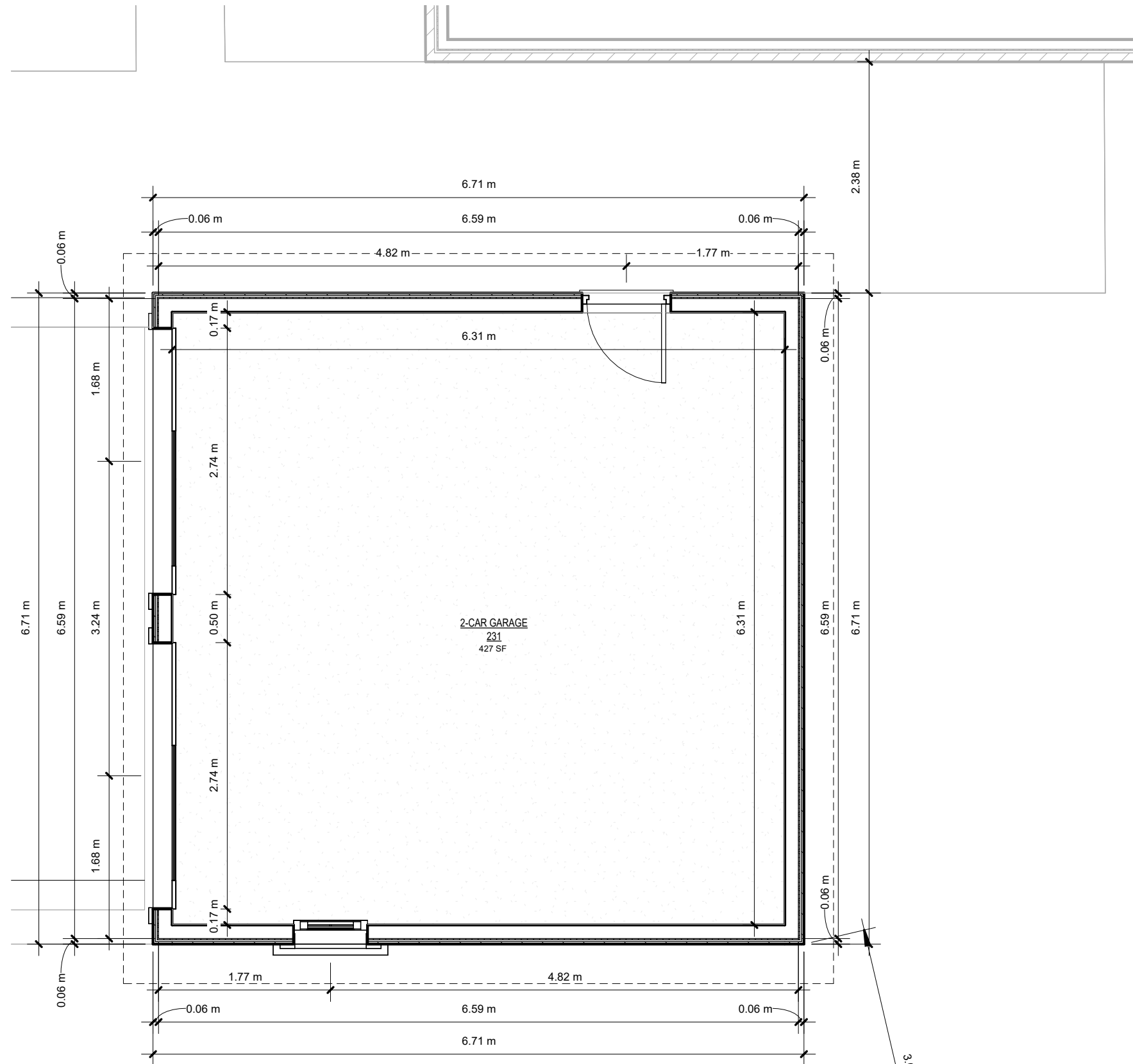
PROJECT STATUS:  
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 DATE: JUNE 2024  
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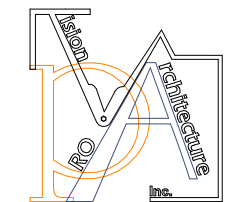
PROJECT NO:  
**2411484**

SHEET TITLE  
**SITE PLAN**

**SD1**  
 SHEET OF



1 GARAGE FLOOR  
1 : 50



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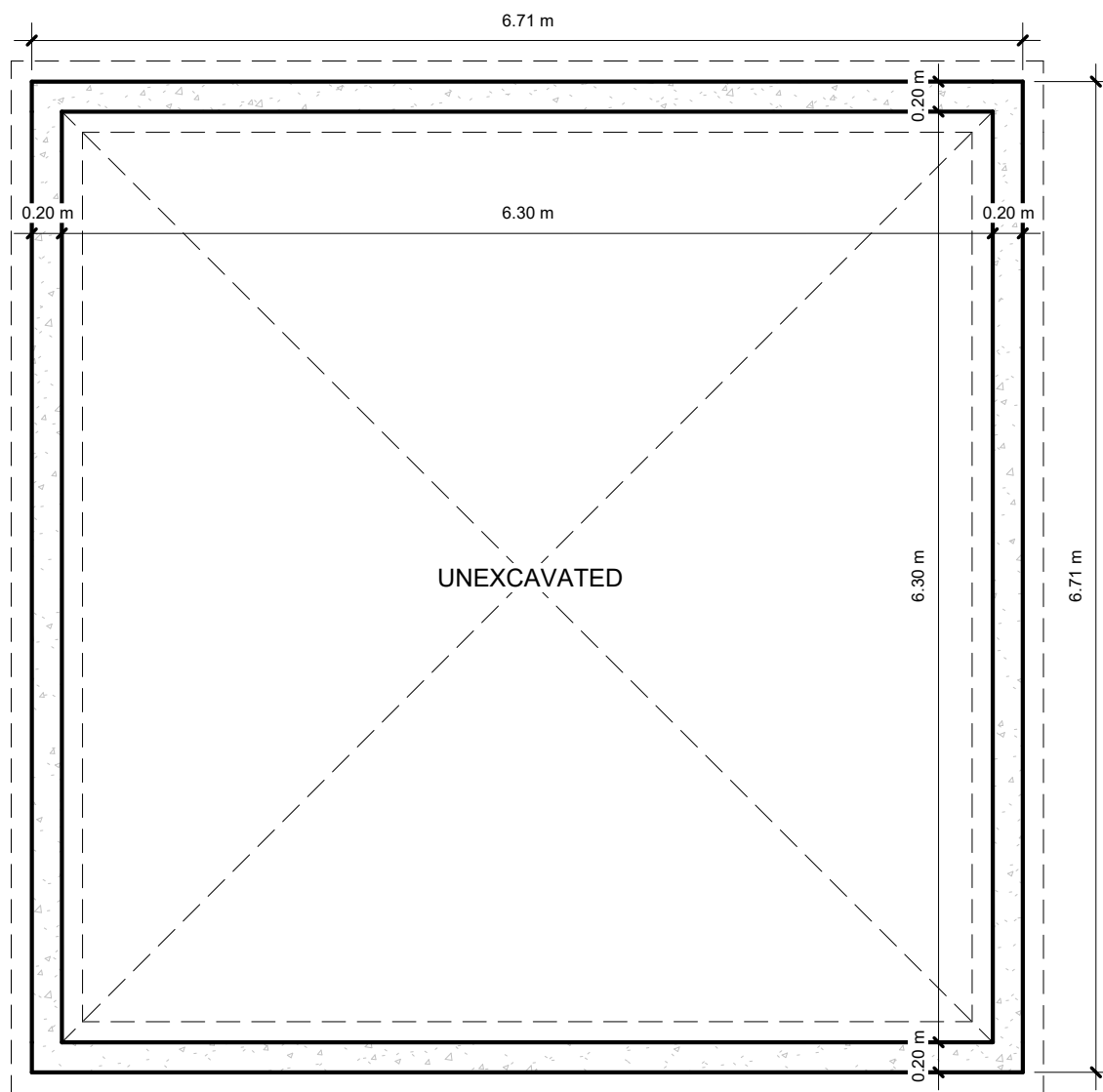
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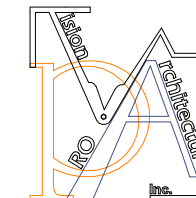
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**2411484**

SHEET TITLE  
**GARAGE FLOOR PLAN**

**A1.1**  
SHEET OF



① TOP OF FTG  
1 : 50



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B

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PROJECT STATUS:

**MINOR VARIANCE**

A

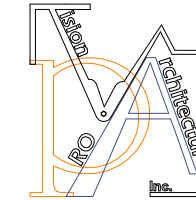
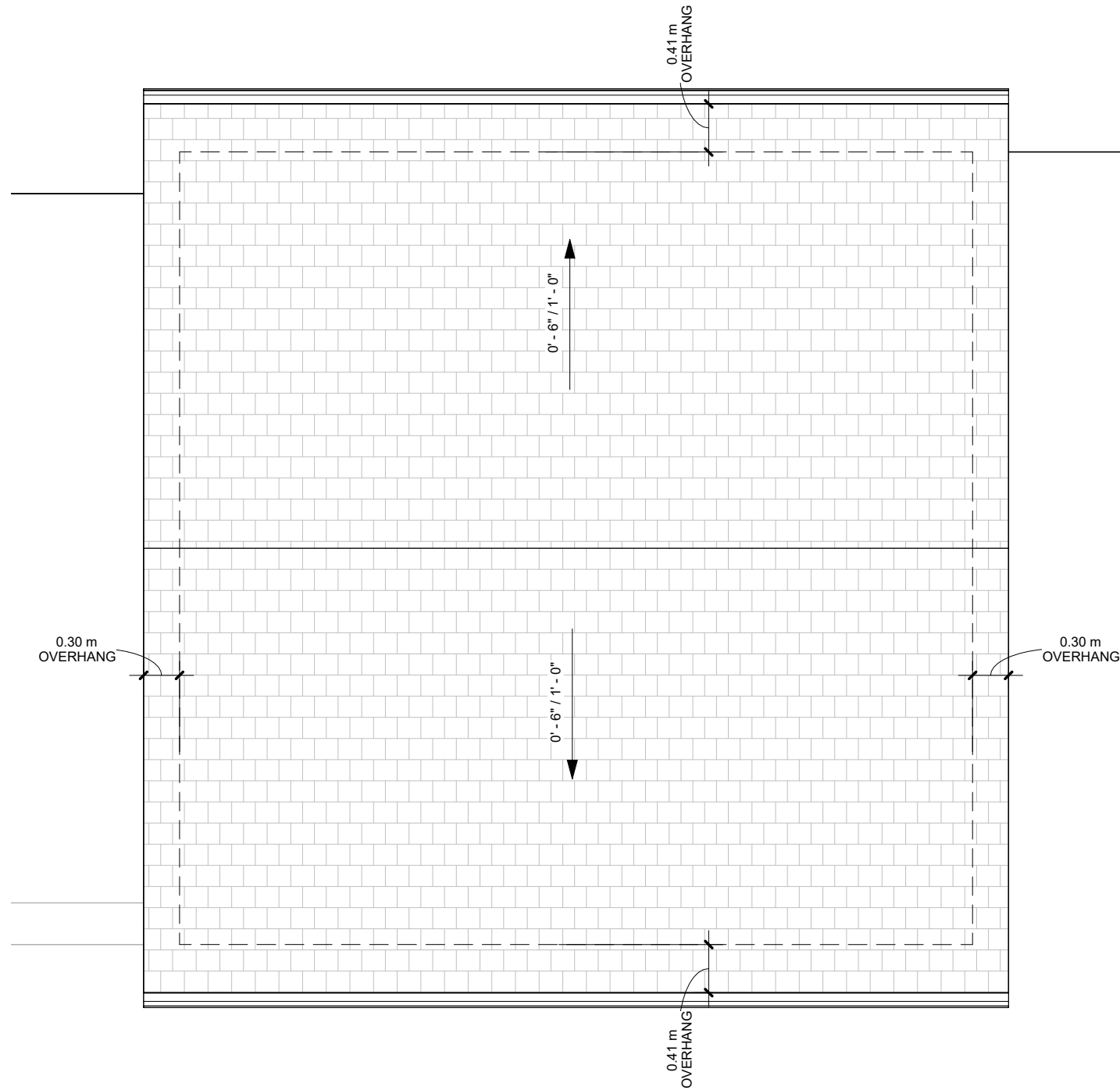
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SHEET TITLE  
**GARAGE FOUNDATION  
PLAN**

**A1.2**  
SHEET OF

1 ROOF  
1 : 50



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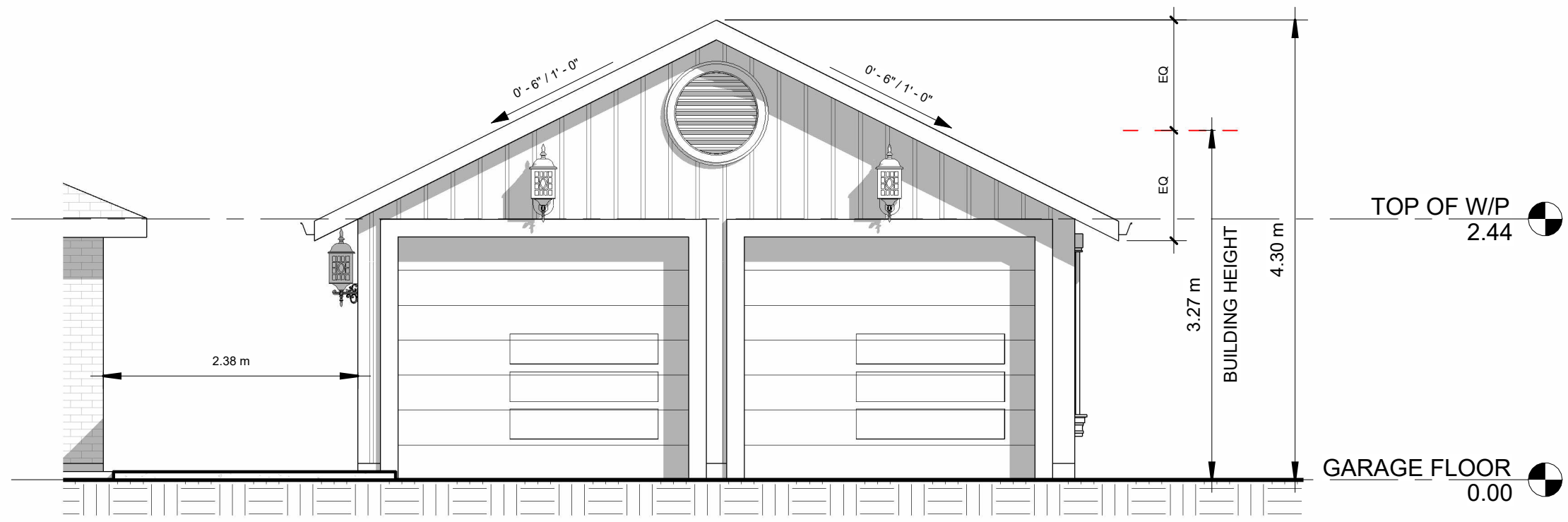
PROJECT NO:  
**2411484**

SHEET TITLE  
**ROOF PLAN**

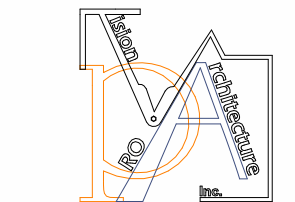
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**1 WEST ELEVATION**  
1 : 50



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**CLIENT'S NAME & ADDRESS:**  
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**PROJECT STATUS:**  
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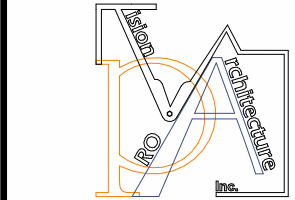
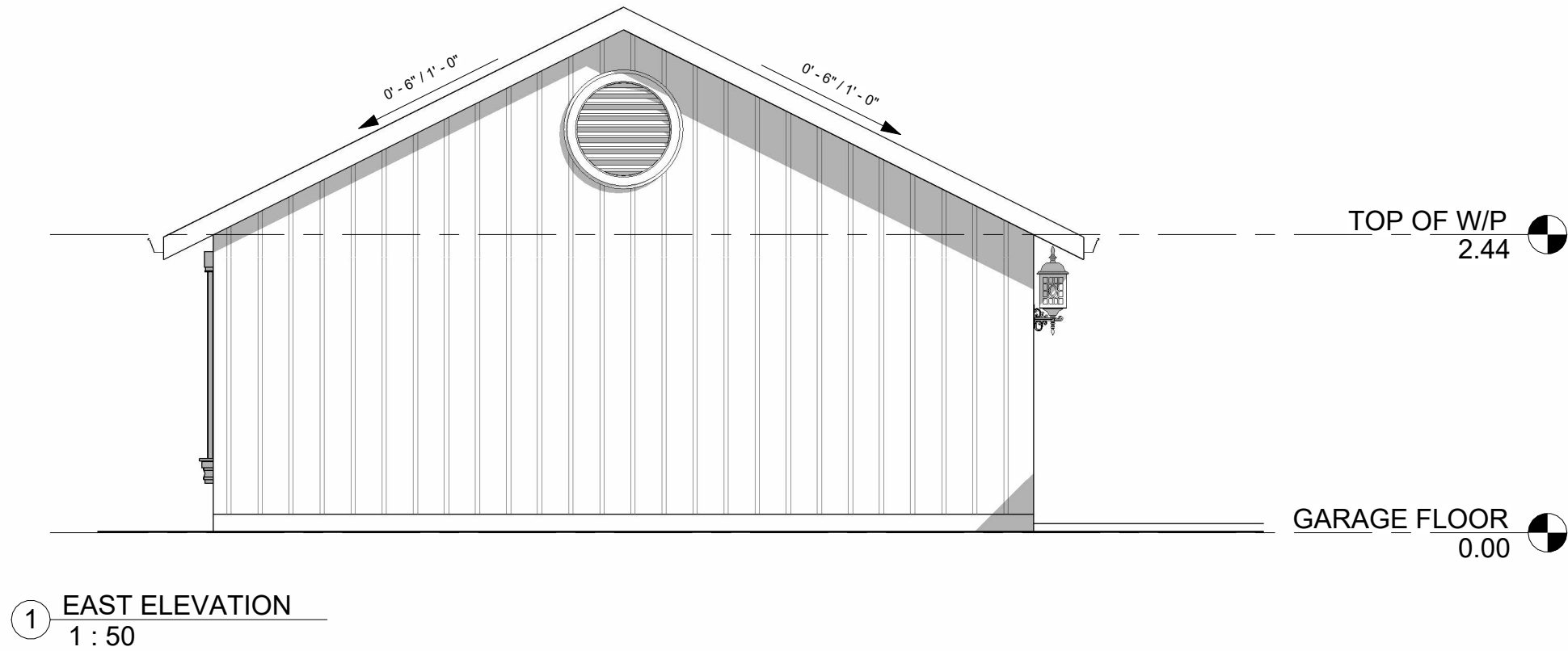
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**SHEET TITLE**  
**WEST ELEVATION**

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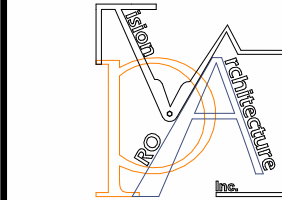
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PROJECT NO:  
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SHEET TITLE  
**EAST ELEVATION**

**A1.5**  
 SHEET OF

1 NORTH ELEVATION  
1 : 50



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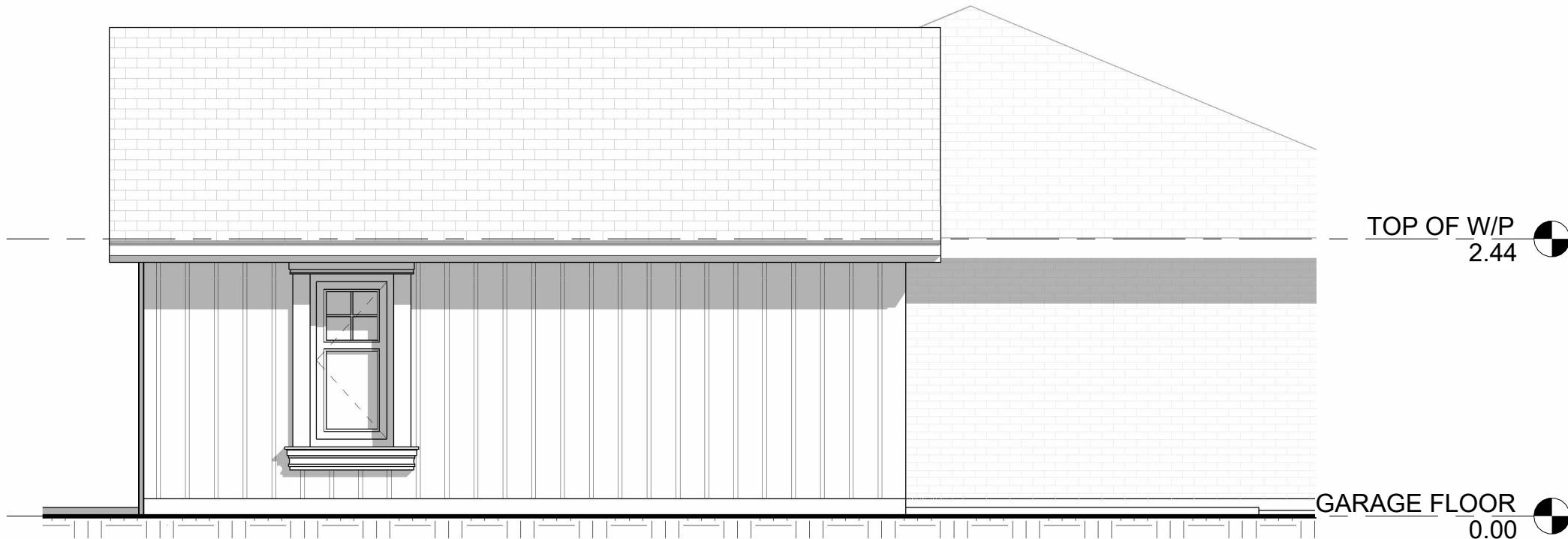
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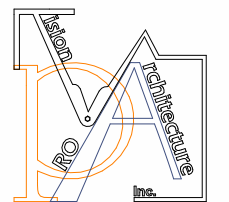
PROJECT NO:  
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SHEET TITLE  
**NORTH ELEVATION**

**A1.6**  
SHEET OF



1 SOUTH ELEVATION  
1 : 50



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SHEET TITLE  
**SOUTH ELEVATION**

**A1.7**  
SHEET OF



# 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](mailto: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