# **Planning and Development Services**



# NOTICE OF PUBLIC HEARING MINOR VARIANCE

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

**FILE NUMBER:** MV-2021-06

**APPLICANT:** Gamble

**PROPERTY:** 14 Hawthorne Lane

**PLAN 597 LOT 5** 

**RELATED** 

**APPLICATIONS**: n/a

**ZONING:** R2-2 (Detached Second Density Residential Exception Zone)

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the

development of a two-storey detached dwelling.

BY-LAW REQUIREMENT:

1) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0m

- 2) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0m
- 3) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 9.0m
- 4) Section 5.61(iii) of the Zoning By-law allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0 metres of greater, with the exception that the maximum driveway at the street line shall not exceed 6.0 metres

# **PROPOSAL:**

- a) The applicant is proposing a two-storey detached dwelling, which is 1.8m to the interior side property line.
- b) The applicant is proposing a two-storey detached dwelling, which is 1.2m to the interior side property lines.
- c) The applicant is proposing a two-storey detached dwelling, which 7.0 metres to the front property line.
- d) The applicant is proposing a driveway width of 6.7 metres at the street 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: February 11, 2021

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, Brashanthe Manoharan, at <a href="mailto:BManoharan@aurora.ca">BManoharan@aurora.ca</a> no later than 4:30pm on February 9, 2021. 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: <a href="https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf">https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf</a>

ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at <a href="mailto:BManoharan@aurora.ca">BManoharan@aurora.ca</a> no later than 12:00pm (noon) on February 11, 2021. 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 <a href="mailto:BManoharan@aurora.ca">BManoharan@aurora.ca</a> no later than 4:30pm on February 12, 2021.

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 Brashanthe Manoharan at <a href="mailto:BManoharan@aurora.ca">BManoharan@aurora.ca</a> or at 905-727-3123 Ext. 4223.

## **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 28th DAY OF JANUARY 2021

25/11

Brashanthe Manoharan Secretary-Treasurer Committee of Adjustment

# **ATTACHMENTS**

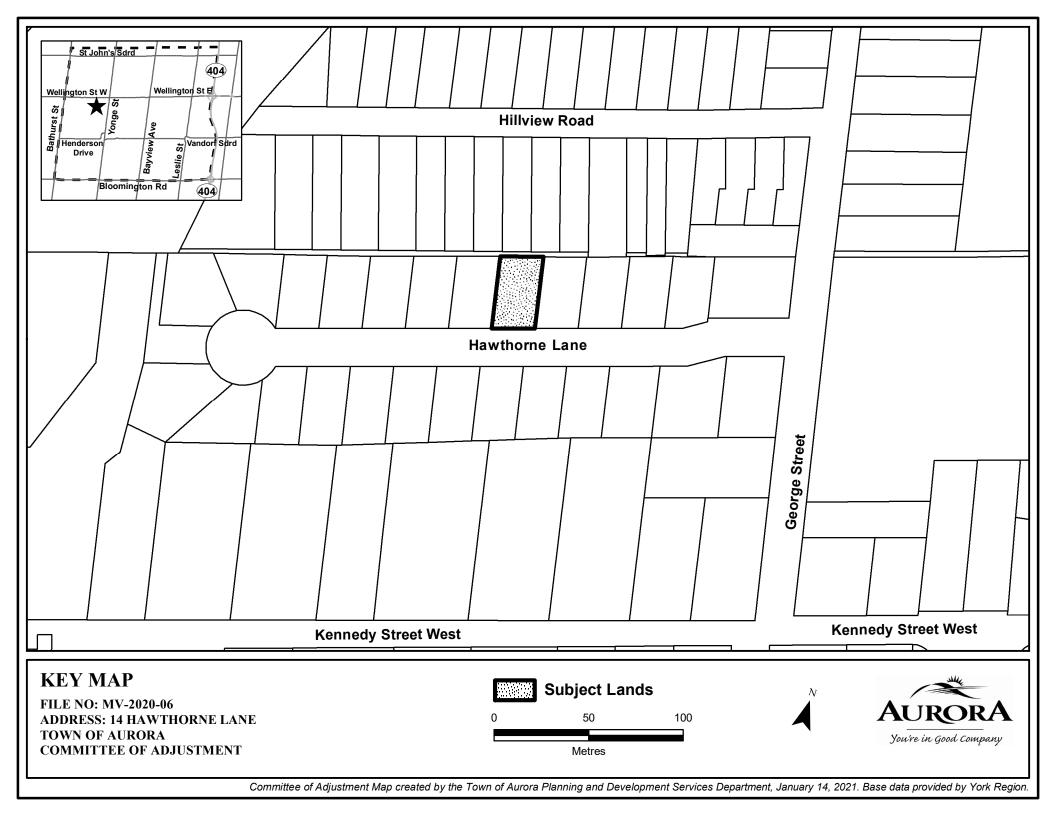
Attachment 1 - Location Map

Attachment 2 - Site Plan

Attachment 3 - Request for Decision

Agenda packages will be available prior to the Hearing at:

https://www.aurora.ca/agendas



# SITE PLAN GENERAL NOTES:

- THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT. ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH
- I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED B
- THE CITY OF MISSISSAUGA UNDER FILE NUMBER:
- SIGNATURE & SEAL OF ARCHITECT:
- THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. AS PART OF AN APPLICATION FOR THE SUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AND BUILDING AND B AND CONDITION AS APPROVED BY THE PLANNING AND SHILLING DEPARTMENT. NO MATERIALS, SOIL, ETC., MAY BE STOCKPILED WITHIN THE AREA OF HOARDING FAILURE TO MAINTAIN THE HOARDING WILL BE CAUSE FOR THE THEE PRESERVATION LETTER OF CREDIT TO BE HELD. FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS

### SIGNATURE OF HOMEOWNER:

- SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
- ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM
- EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:

  9 FOR ALL SINGE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- . RESERVED
- NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT IF APPLICABLE.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

# GENERAL NOTES

## EROSION & SEDIMENT NOTES:

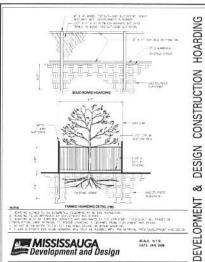
- ALL SNOW FENCING AND SEDIMENT CONTROL FENCING TO BE ERECTED PRIOR TO COMMENCEMENT OF ANY GRADING
- ERECTED PRIOR TO COMMENCEMENT OF ANY CRADING OPERATIONS (CITY STANDARS) 2940.01).
  ALL CATCHBASING WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIER, CITY STANDARD 2930.03) ERECTED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT BARRIER TI BE MAINTAINED ON A REGULAR BASIS UNTIL NO LONGER PERUBURGY.
- REQUIRED.

  ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION (CITY STANDARD 2930.04) INSTALLED IMMEDIATELY AFTER C/B INSTALLATION. SEDIMENT PROTECTION TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF
- CONSTRUCTION SEQUENCE: INITIAL SEDIMENT CONTROL INSTALLATION SITE GRADING OPERATIONS
  UNDERGROUND SERVICING OPERATIONS BUILDING CONSTRUCTION FINAL GRADING/SODDING OPERATION =

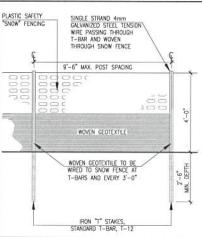
THIS CONTROL PLAN IS PREPARED FOR SUBMISSION TO THE CITY OF MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION & SEDIMENT CONTROL PERMIT NO UNDER THE EROSION AND SEDIMENT CONTROL BY-LAW NO. 512-91, AS AMENDED.

"ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED, AS REQUIRED, TO TH SATISFACTION OF THE CITY OF MISSISSAUGA." "F CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, THEN ALL DISTURBED AREAS SHALL BE STABILIZED BY VEGETATION."





3 HOARDING DETAILS



SEDIMENT CONTROL HOARDING

4 HOARDING - SEDIMENT CONTROL 15. ESC NOTES:

CADOTIONAL EROSION AND SEDMENT
CONTROL MATERIA'S (I.e. SLT FENCE, STR.
BALES, CLEM STONES, HE), AME TO BE
KEPT ON SITE FOR EMERGENCES AND
BLOWN AND SETTING.

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SITE PLAN NOTES: 1. SHOULD THE INSTALLATION OF BELOW GROUND SERWCES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PROR TO THE COMMENCEMENT OF SUCH WORK.

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4. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION. 5. HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF MY TREE PROTECTION HOARDING FROM THE SITE.

FROM THE STEE B. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PROR TO THE ISSUANCE OF A BUILDING PERMIT. 7. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. MAINTAINED EXCEPT WHERE NOTED.

8. PRIOR TO CONSTRUCTION TAKING PLACE,
ALL REQUIRED HOARDING IN ACCORDANCE WITH
THE ONTARIO OCCUPATIONAL HEATH & SAFETY
ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

9. WORKS IN THE MUNICIPAL RIGHT-OF-WAY

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10. ALL DWANGED OR DISTURBED AREAS
WITHIN THE MANDON, ROOT-OF-WAY ARE TO
RE PROSINATION OF THE APPLICATE SEPTIME

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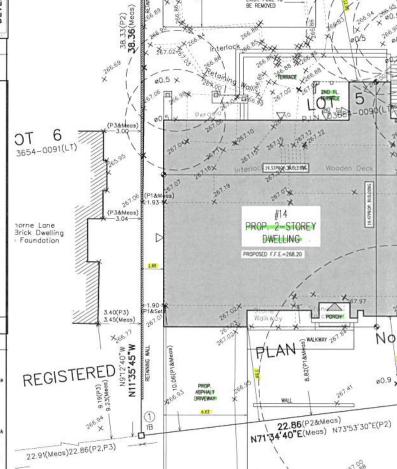
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12. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE APPLICANT.

13. ORYEWAY ACCESSES SHALL MAINTAIN A 1.50m SETBACK FROM ABOVECTION OF FEATURES SUCH AS UTILITIES AND TREES. 14. ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.50m OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.



N74'00'00"E 5.92(P2)

LOT

79

ARCHITECTURAL SITE PLAN

A21 SCALE: 1:150

59 XB(L&P)

N71'33'10"E 6.00(Meas)

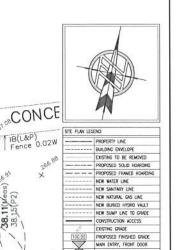
N74'29'20"E 16.94(P2)

HAWTHORNE LANE (BY REGISTERED PLAN No. 597) P.I.N. 03654

EXIST. SHEDS — TO BE REMOVED

N72'26'45"E 16.88(Meas)

P.I.N. 03654-0152(R)



SECONDARY ENTRANCE

EXISTING BUILDING TO REMAN PROPOSED NEW CONSTRUCTS
PROPOSED NEW DRIVENAY
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TO BM. RAIN MATER LEADERS

LOT

IN 0365

45

01.5N

1. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK.

COMMENSEMENT OR SUCH WORK.

2. SHOULD AN ALTERNATIVE SERVICE ROUTE
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AND SERVICING INSTALLATION IN ORDER TO
NINIMIZE DAMAGE TO THE VECETATION. 3. A HOARDING REMOVAL INSPECTION IS

4. CONSTRUCTION MATERIALS ARE NOT TO BE CON 5. HOARDING MUST BE INSPECTED PRIOR TO REMOVIAL OF ANY TIREE PROTECTION HOARDING FROM THE SITE.

6. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 7. THE EXISTING DRAINAGE PATTERN WILL BE NANTAINED EXCEPT WHERE NOTED. 8. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOAPING IN ACCORDANCE WITH THE ORKING OCCUPATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MANTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

9. WORSE IN THE MUNICIPAL RICHE-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL RICCUTE 4 TO 6 WEEN'S NOTICE PROF TO COMMENCEMENT OF STRUCK FOR A PROPERTY OF A SECURITIES HAVE BEEN RECEPTED.

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13. DRIVEWAY ACCESSES SHALL MAINTAIN A 1.50m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES. 14. ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.50m OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.

CONTROL MATERIALS (i.e. SLT FENCE, STRAW BALES, CLEAR STONES, etc.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND BETTALIS REPAIRS.

D. ERBOON AND SEDWENT CONTROL
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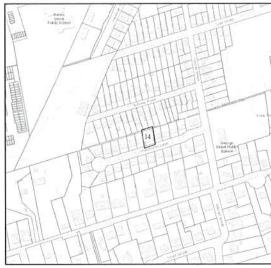
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ERSONSELE FOR CONTROLLING SEDWENT

THE SEDWENT LADON WARE WILL NOT BE
ALDRED TO DESCAPAGE TO THE CREEK.

16 PER ACEMENT TREES AS INDICATED ON

SITE STATISTICS





6 KEY PLAN A21 N.T.S.

PROPERTY OWNER:	ARCHITECT:		
Gamble Residence	MICHAEL PETTES ARCHITECT INC. 1402 Queen Street, Suite 210		
14 Hawthorne Lane			
Aurora, Ontario, L4G 3K7	Village of Alton, Town of Caledon Ontario, L7K 0C3		
SITE STATISTICS:	By-Law #6000-17		
ZONING:			
LOT INFORMATION:			
MIN. LOT AREA AS PER DEFINITION:		835.00	8987.86
EXIST. LOT AREA:		869.10	9354.91
MIN. LOT FRONTAGE AS PER DEFINITION:		22.00	72.18
ACTUAL LOT FRONTAGE:			
SETBACK INFORMATION:			
MINIMUM FRONT YARD SETBACK:		9.00	29.53
PROPOSED:		7.00	22.97
MINIMUM REAR YARD SETBACK:		9.00	29.53
PROPOSED:		12.05	39.53
MIN. L. SIDEYARD SETBACK:		3.00	9.84
PROPOSED:		1.80	5.91
MIN. R SIDEYARD SETBACK:		3.00	9.84
PROPOSED:			
GROSS F	LOOR AREA:		
GROUND FLOOR AREA:		230.27	2478.58
SECOND FLOOR AREA:	_	306.22	3296.12
SECOND FEODRAREA.	_	300.22	3230.12
TOTAL GROSS FLOOR AREA:		536.49	5774.70
COVERAGE CALCULATIONS:	%	METRIC	IMPERIA
GARAGE AREA:		77.65	835.78
GROUND FLOOR AREA:		230.27	2478.58
2ND FLOOR OVERHANG AREA:		8.79	94.62
COVERED PORCHES:		11.84	127.48
MAX. ALLOWABLE COVERAGE:	35.00%	304.18	3274.22
PROPOSED COVERAGE:	37.80%	328.55	3536.46
HEIGHT CALCULATIONS	%	METRIC	IMPERIA
MAX. ALLOWABLE HEIGHT:		10.00	32.81
		10.00	



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and repor any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION PLAN OF TOPOGRAPHY OF:

STERED PLAN 597,

INFORMATION TAKEN FROM A SURVEY PREPARED BY TARASICK McMILLAN KUBICKI LIMITED,

STANCES SHOWN ON THIS PLAN ARE IN METRES D CAN BE CONVERTED TO FEET BY DIVIDING B

01.11.21 ISSUED FOR COA 11.04.20 ISSUED FOR REVIEW REF. DATE: DESCRIPTION:



GAMBLE RESIDENCE

ADDRESS: 14 HAWTHORNE LANE CITY: AURORA, ONTARIO, 14G 3K7

DRAWING TITLE: SITE PLAN

10.45

DRAWN: CB AS NOTED Jan. 11, 21 A2.1 20-



Drawings must <u>NOT</u> be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

# PRELIMINARY

Preliminary Zoning Review Ref. DATE: DESCRIPTION:



Length

9.75

9.75

9.75

9.75

19.69

78.38

EG: 20942.45/78.38

el.1+el.2 xL

2608.86

2606.91

5266.58 2608.03

2607.78

5268.55

20966.71

267.50

Established Grade Calculation

end elev.

267.45

267.30

267.45

267.48

267.45

267.45

begin elev.

267.70

267.45

267.50

267.50

267.48

267.70

Oakville, Ornano, 16K 386

Websile, Www.mpetbearo
Office (905) 901-1383

Enc (905) 901-1184

CLIENT: GAMBLE RESIDENCE

ADDRESS: 14 HAWTHORNE LANE
CITY: AURORA, ONTARIO, 14G 3K7
DRAWING TITLE:

FRONT & REAR ELEVATIONS

DRAWN: CB	SCALE:
DATE: 1/11/21	1/4" = 1'-0'
JOB NO.:	SHEET:
20 605	A = 1



# TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date:		Agenda Item Number:		
Application Name	e:			
File Number(s):				
	IMPOR	TANT NOTICE		
	te this form and submit it to the future notification.	he Secretary-Treasurer to ens	ure your name and address are	
approval of a Mi Permission, Sectior or public body who a written request f refuses to give pro	nor Variance/Permission or Con 45(10) states that the Secretary appeared in person or by coun for Notice of the Decision. For Con	onsent. Under the <i>Planning</i> r-Treasurer shall send one copsel at the hearing AND who ficonsent, Section 53(17) states the shall ensure written Notice of	ave regarding an Application for Act, for a Minor Variance and y of the decision, to each person led with the Secretary-Treasurer is that if the Committee gives or of the Decision is given to each tions.	
	OVID-19, all Request for Decisi er, at <u>bmanoharan@aurora.ca</u> .	ons shall be emailed to Bra		
Name:(MR./MR	rly and provide information red		(Last)	
Municipality:		Postal Code: _	(Must Be Provided)	
Telephone: Re	sidence	E-Mail:		
В	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: 905-727-3123 ext. 4771