



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-26

APPLICANT: Stamatios

PROPERTY: 34 Connaught Avenue
PLAN 120 LOT 83

RELATED APPLICATIONS: n/a

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

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

BY-LAW REQUIREMENT:

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres and 3.0 metres beyond the main rear wall of the adjacent dwelling;
- 2) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres and 3.0 metres beyond the main rear wall of the adjacent dwelling; and
- 3) Section 24.497.3.3 of the Zoning By-law requires maximum lot coverage of 35% or 235 square metres, which ever is less.

PROPOSAL:

- a) The applicant is proposing a single storey addition, which is 1.24 metres to the east side property line;
- b) The applicant is proposing a single storey addition, which is 2.28 metres to the west side property line; and
- c) The applicant is proposing a total of 180.46 square metres in building area, which is a 38.93% lot coverage.

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:	October 14, 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 BManoharan@aurora.ca **no later than 4:30pm on October 12, 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: <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on October 14, 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 BManoharan@aurora.ca **no later than 4:30pm on October 15, 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 BManoharan@aurora.ca 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 30th DAY OF SEPTEMBER 2021



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>

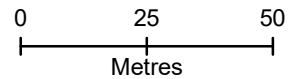


LOCATION MAP

34 CONNAUGHT AVENUE
FILE: MV-2021-26



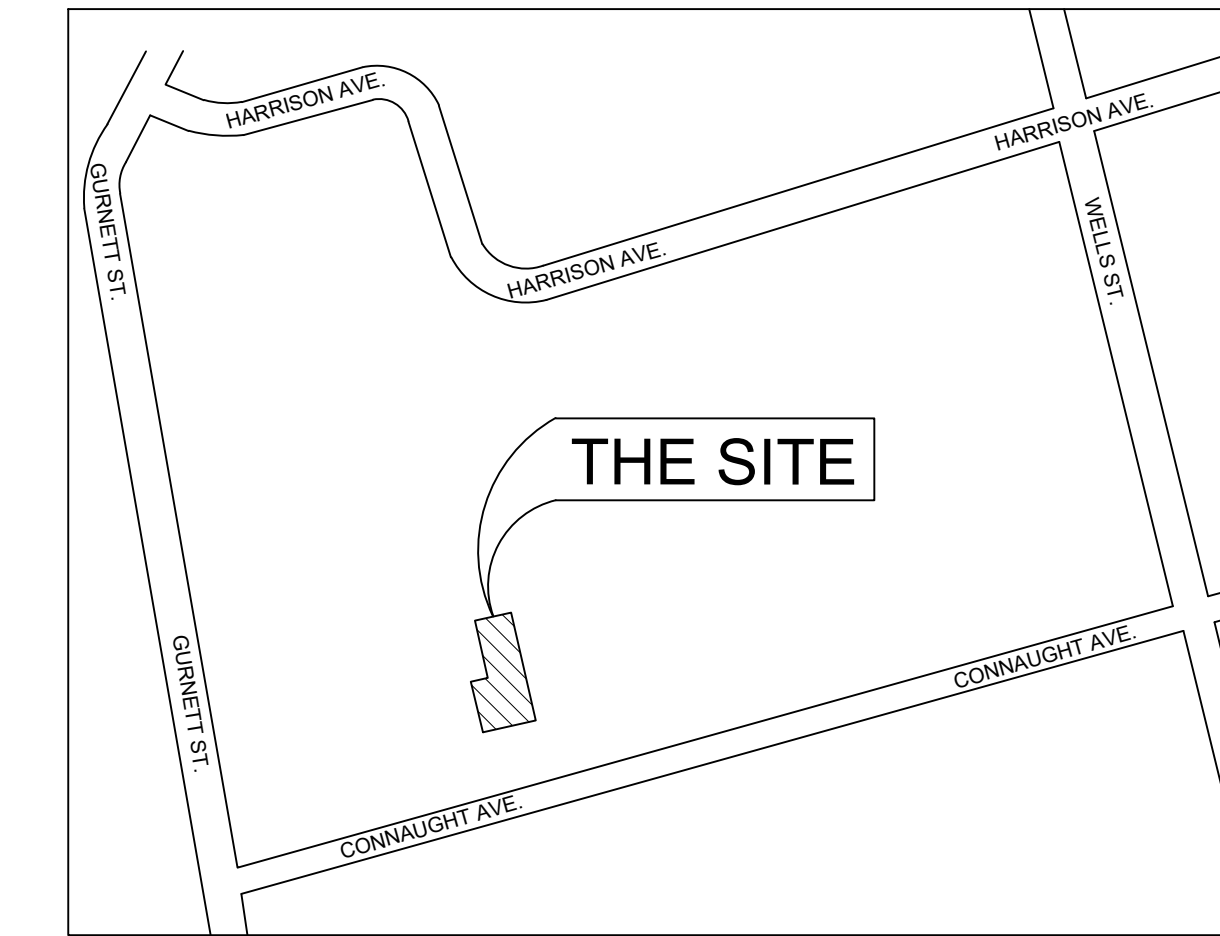
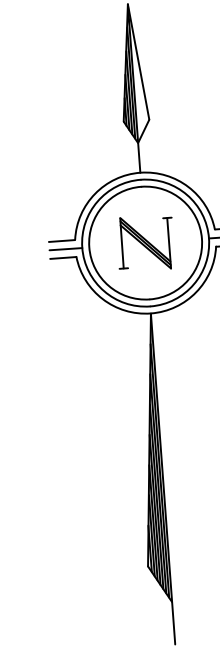
SUBJECT LANDS



SITE STATISTICS:

Site Area: 465.36 SQ M
 Building Area(GFA): 180.46 SQ M
 Landscaped Area: 264.66 SQ M
 Lot Coverage: 38.93 %

Paved Area:
 Driveway: 20.24 SQ M
 Carport : 17.83 SQ M

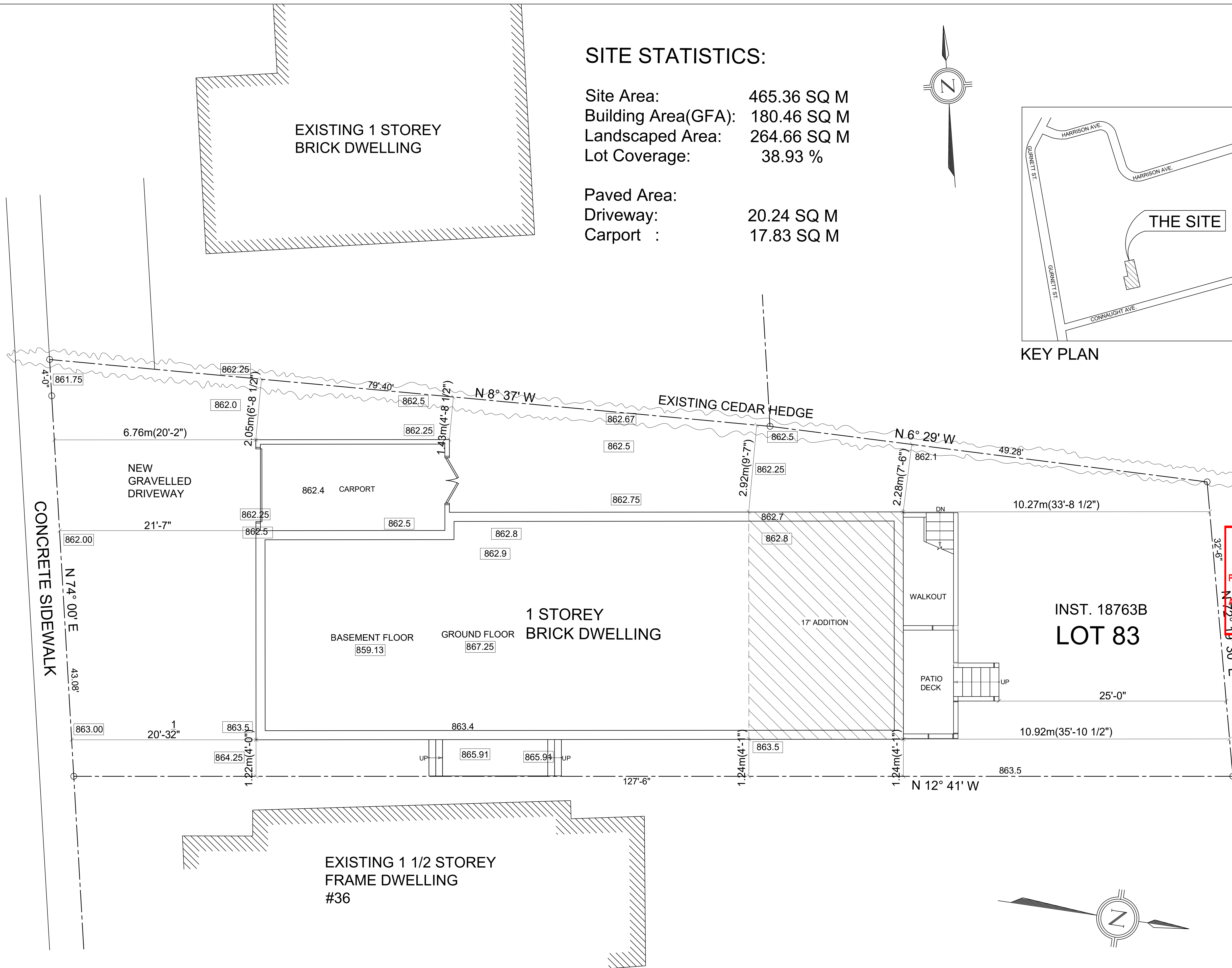


KEY PLAN

CONNAUGHT AVENUE

CONCRETE SIDEWALK

CONCRETE SIDEWALK



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20211064 DATE: Aug. 12, 2021
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW

No.	Revision	Date	By

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS SHOWN ON DRAWING AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION.

BATTAGLIA ARCHITECT INC.
1050 McNicoll Avenue Unit 14 Scarborough, On. M1W 2L8
 T: 416-492-7772 F: 416-848-7967
 e-mail: battaglia.arch@gmail.com

Project
PROPOSED ADDITION TO EXISTING BUILDING
34 CONNAUGHT AVENUE
AURORA, ONTARIO

DRAWING TITLE:
SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
 OF ARCHITECTS
Joseph D. Battaglia
 JOSEPH D. BATTAGLIA
 LICENCE
 5924

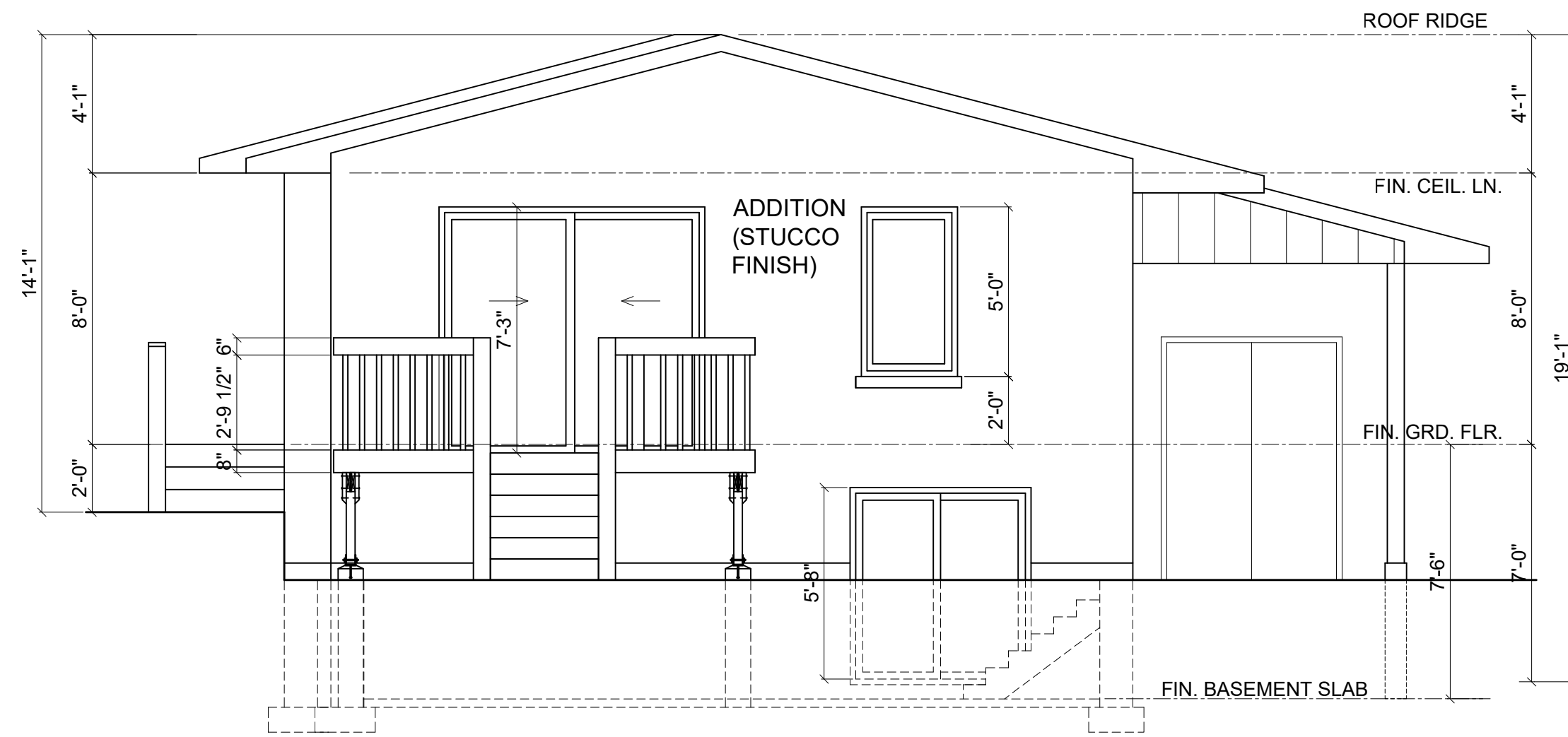
DATE: AUG. 05, 2021
 SCALE: 3/16"=1'-0"
 DRAWN BY: L.M.
 PROJECT NO: ---
 DRAWING NO: A1

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Aug. 16, 2021
RECEIVED

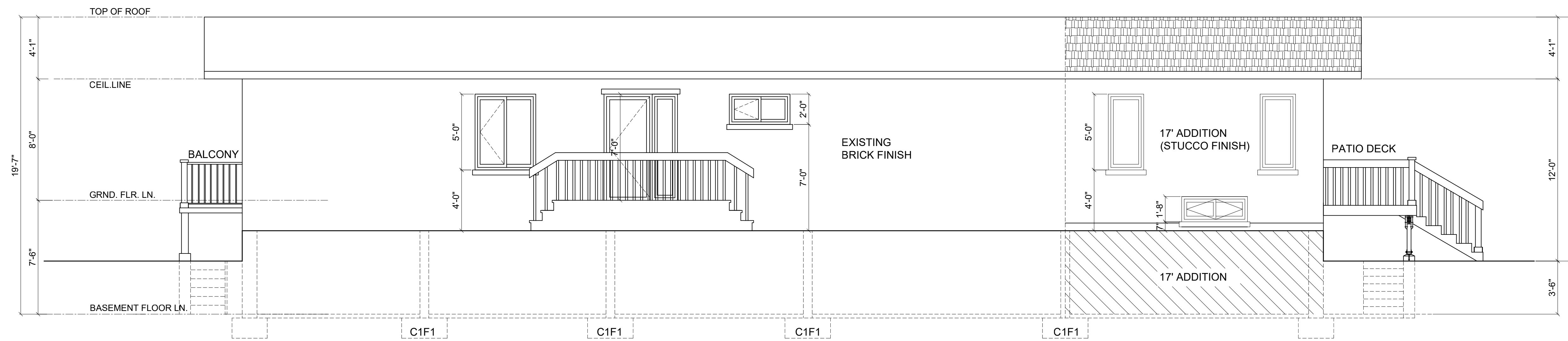
SUBMISSION No. 1



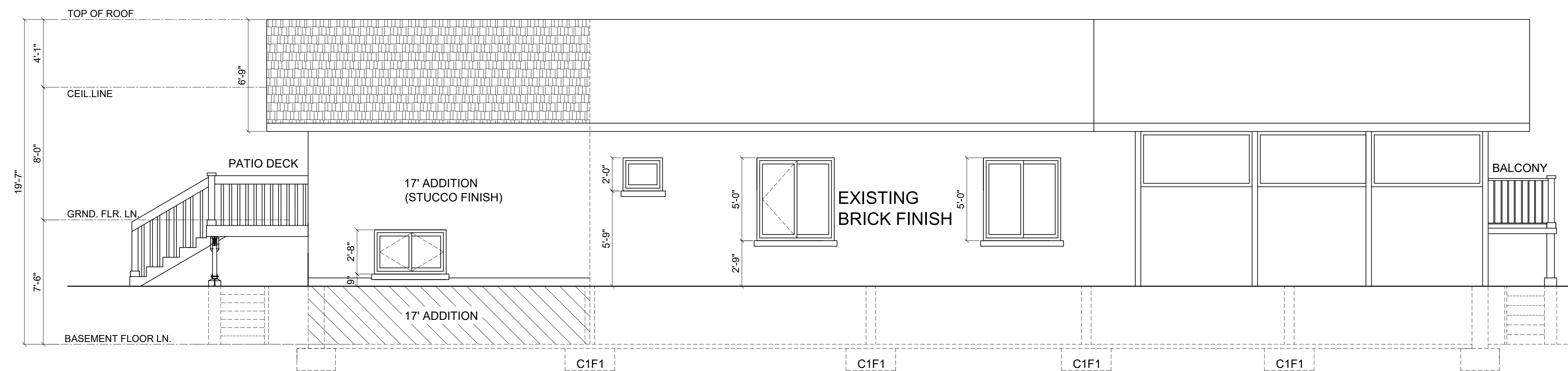
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20211064 DATE: Aug. 12, 2021
 APPROVED BY: *Hana Dossain*
PRELIMINARY ZONING REVIEW

No.	Revision	Date	By

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 T: 416-492-7772 F: 416-948-7987
 e-mail: battaglia.arch@gmail.com

Project:
PROPOSED ADDITION TO EXISTING BUILDING
34 CONNAUGHT AVENUE
AURORA, ONTARIO

DRAWING TITLE:
ELEVATIONS

JOSEPH D. BATTAGLIA
 LICENCE
 5924

DATE: JULY 12, 2021
 SCALE: 1/4"=1'-0"
 DRAWN BY: L.M.
 PROJECT NO: -
 DRAWING NO: A3



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771