



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2021-31

**APPLICANT:** Smith

**PROPERTY:** 53 Metcalfe Street  
PLAN 68 LOT 7

**RELATED  
APPLICATIONS:** n/a

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

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the removal and replacement of the existing attached garage and front verandah.

**BY-LAW  
REQUIREMENT:**

- 1) Section 4.20 of the Zoning By-law states an open porch requires a minimum setback of 4.5 metres;
- 2) Section 4.20 of the Zoning By-law states steps require a minimum setback of 4.5 metres;
- 3) Section 7.2 of the Zoning By-law requires a minimum front yard of 6.0 metres;
- 4) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres;
- 5) Section 24.497.5 of the Zoning By-law states an integral garage shall be flush with or setback from the main front wall of the detached dwelling; and
- 6) Section 5.4 of the Zoning By-law requires a minimum of 2.0 parking spaces for a detached dwelling.

**PROPOSAL:**

- a) The applicant is proposing front verandah, which is 3.3 metres to the front property line;

- b) The applicant is proposing front steps, which is 2.6 metres to the front property line;
- c) The applicant is proposing an attached garage, which is 3.5 metres to the front property line;
- d) The applicant is proposing an attached garage, which is 1.0 metre to the interior side property line;
- e) The applicant is proposing an attached garage, which projects in front of the main front wall of the detached dwelling; and
- f) The applicant is proposing 1.0 parking space.

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 11, 2021</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:** 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](mailto:BManoharan@aurora.ca) **no later than 4:30pm on October November 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: <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](mailto:BManoharan@aurora.ca) **no later than 12:00pm**

**(noon) on November 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on November 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 [BManoharan@aurora.ca](mailto: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 28<sup>th</sup> DAY OF OCTOBER 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>

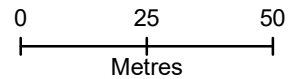


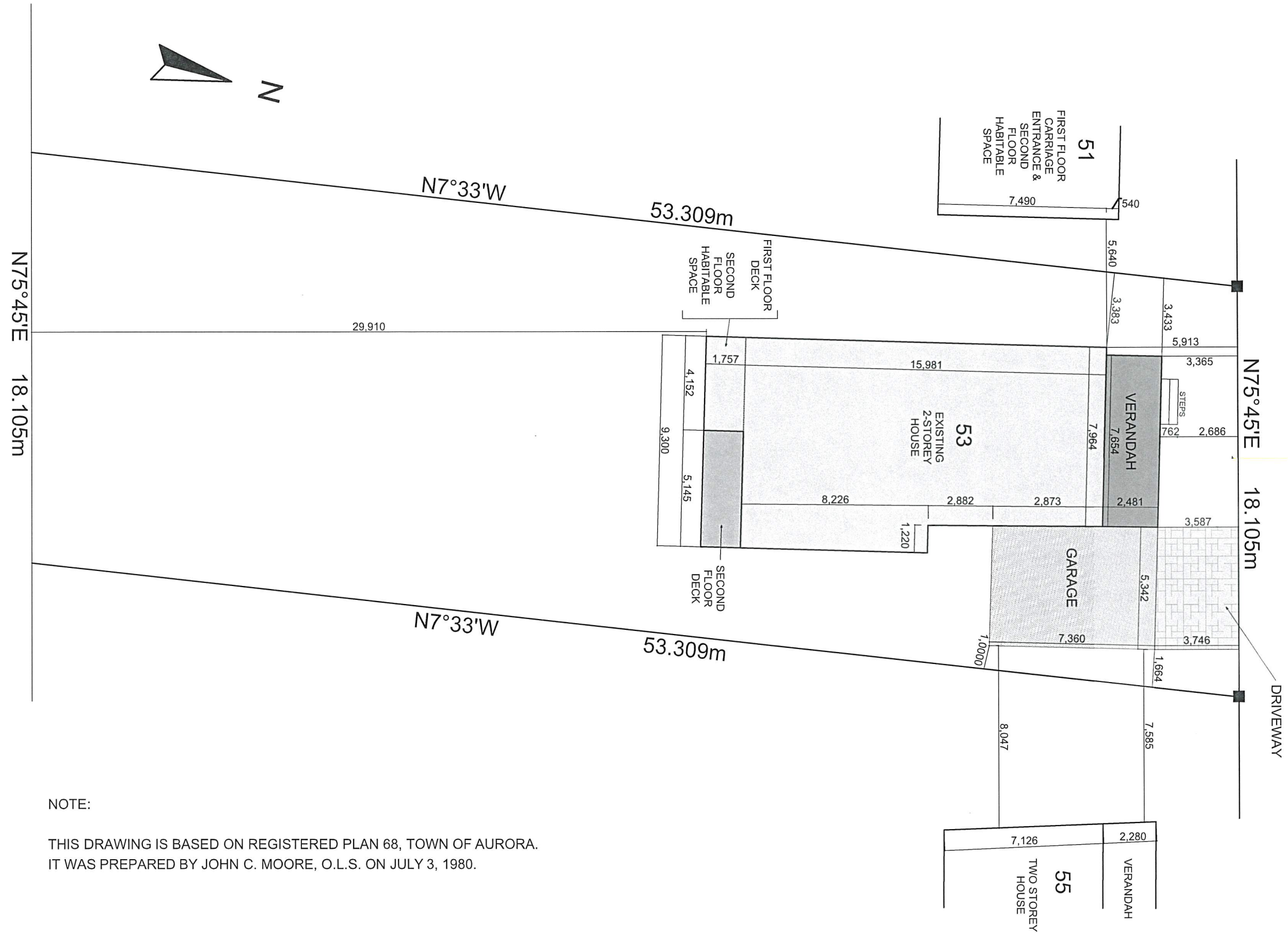
# LOCATION MAP

53 METCALFE STREET  
FILE: MV-2021-31



**SUBJECT LANDS**





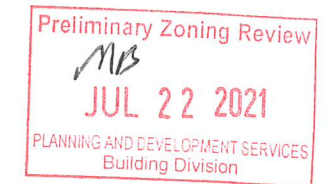
METCALFE STREET

N75°45'E 18.105m

DRIVEWAY

NOTE:

THIS DRAWING IS BASED ON REGISTERED PLAN 68, TOWN OF AURORA.  
IT WAS PREPARED BY JOHN C. MOORE, O.L.S. ON JULY 3, 1980.



SCALE: 1:200



Michael Swann  
104 Seaton Drive,  
Aurora, Ontario  
L4G 3X1  
(905) 751-7792  
homes2bdesigncorp@gmail.com

All work shall be carried out in accordance with all by-laws and codes applicable to the location. All dimensions and information shall be verified on site and any variances reported to the designer prior to the start of the work. This drawing and the design herein are copyright of the designer and may not be reproduced, altered or reused without written consent. This drawing must not be scaled.

Small Building Design Activities:  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
Qualification Information: Required unless the design is exempt under 3.2.4.1.(1) of the Ontario Building Code.

MICHAEL SWANN 28300  
NAME SIGNATURE BCIN

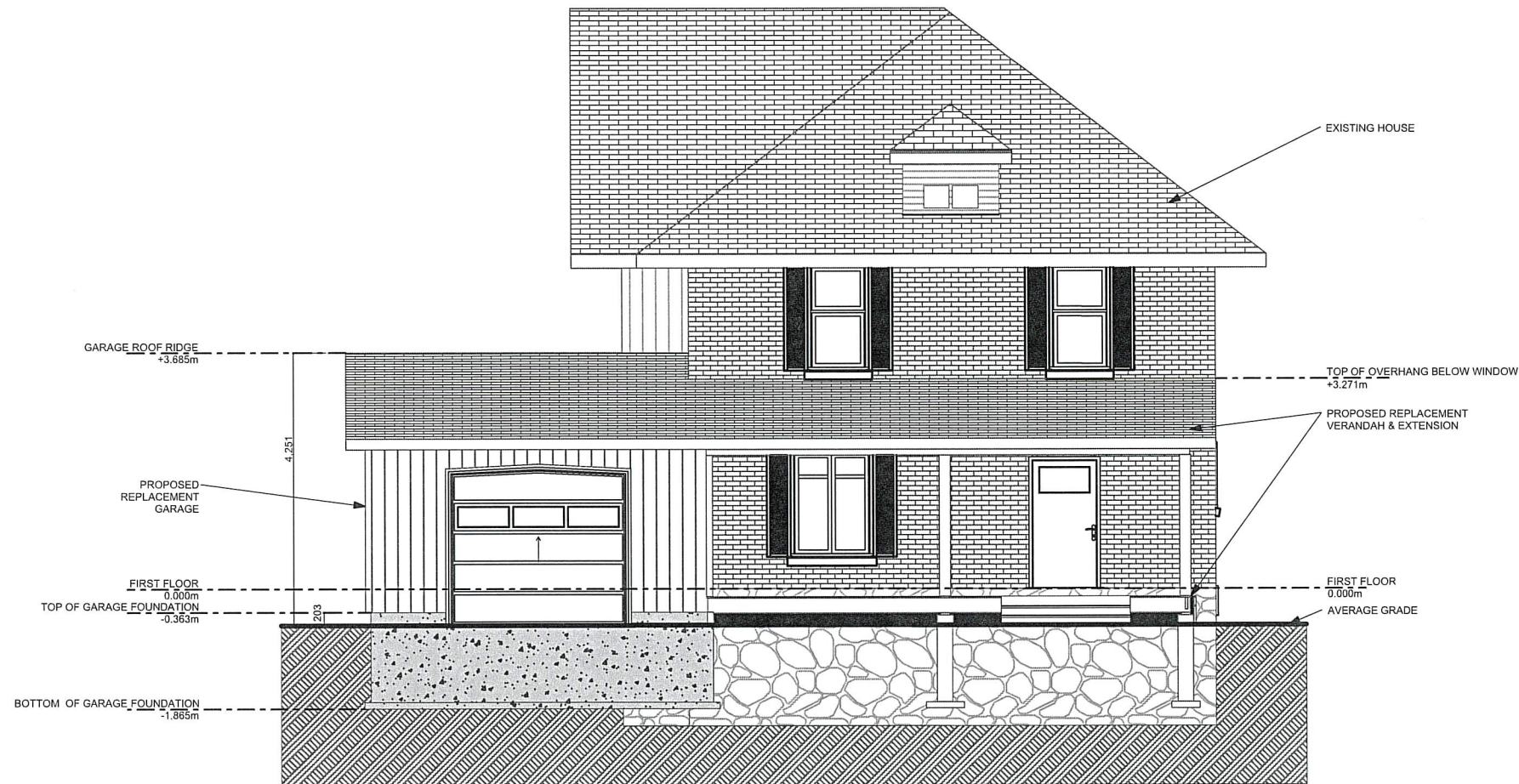
Registration Information: Required unless the design is exempt under 3.2.4.2.(1) of the Ontario Building Code.

HOMES 2B DESIGN CORPORATION 113270  
FIRM NAME BCIN

SP1.1A DIMENSIONED SET-BACK OF STEPS FROM PROPERTY LINE	2021-07-21
NO. ISSUE	DATE
REVISION	

## Proposed Site Modifications

M.S.	53 Metcalfe Street Aurora ON L4G 1E5	2021-07-10
CHECKED BY:		DATE:
E.M.S.		SP1.1A
DRAWN BY:		DRAWING NO.:



Preliminary Zoning Review  
*MB*  
 JUL 22 2021  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

SCALE: 1:100



Michael Swann  
 104 Seaton Drive,  
 Aurora, Ontario  
 L4G 3X1  
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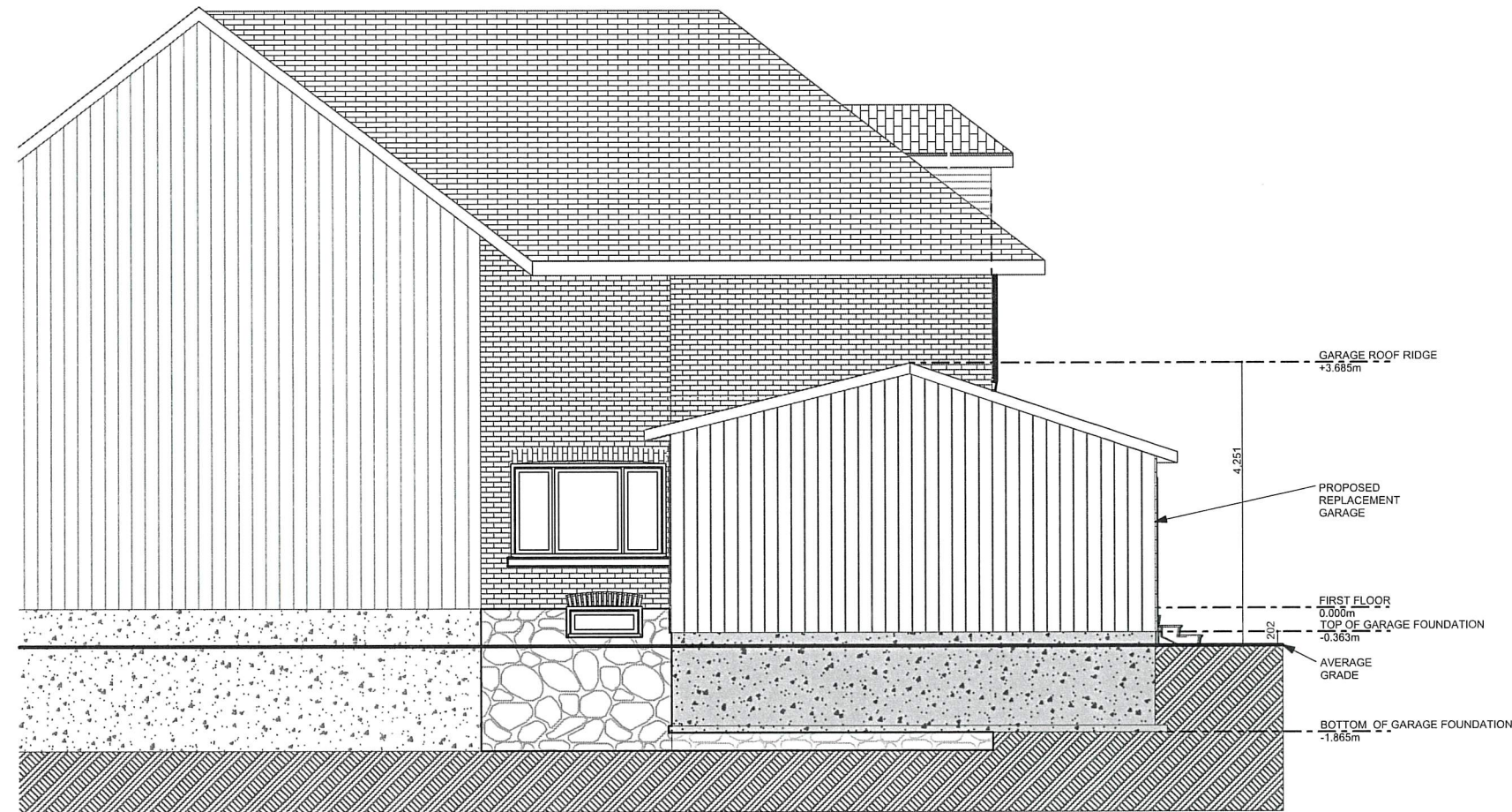
MICHAEL SWANN 20300  
 NAME SIGNATURE BCIN

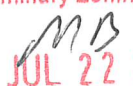
Registration Information: Required unless the design is exempt under 3.2.4.2.(1) of the Ontario Building Code.  
 HOMES 2B DESIGN CORPORATION 113270  
 FIRM NAME BCIN

NO.	REVISION	ISSUE	DATE

SHEET PRESENT IN ISSUE

M.S. CHECKED BY:		North Elevation 53 Metcalfe Street Aurora ON L4G 1E5	2021-06-26
			DATE:
E.M.S. DRAWN BY:		A2.1	DRAWING NO.:



Preliminary Zoning Review  
  
 JUL 22 2021  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

SCALE: 1:100

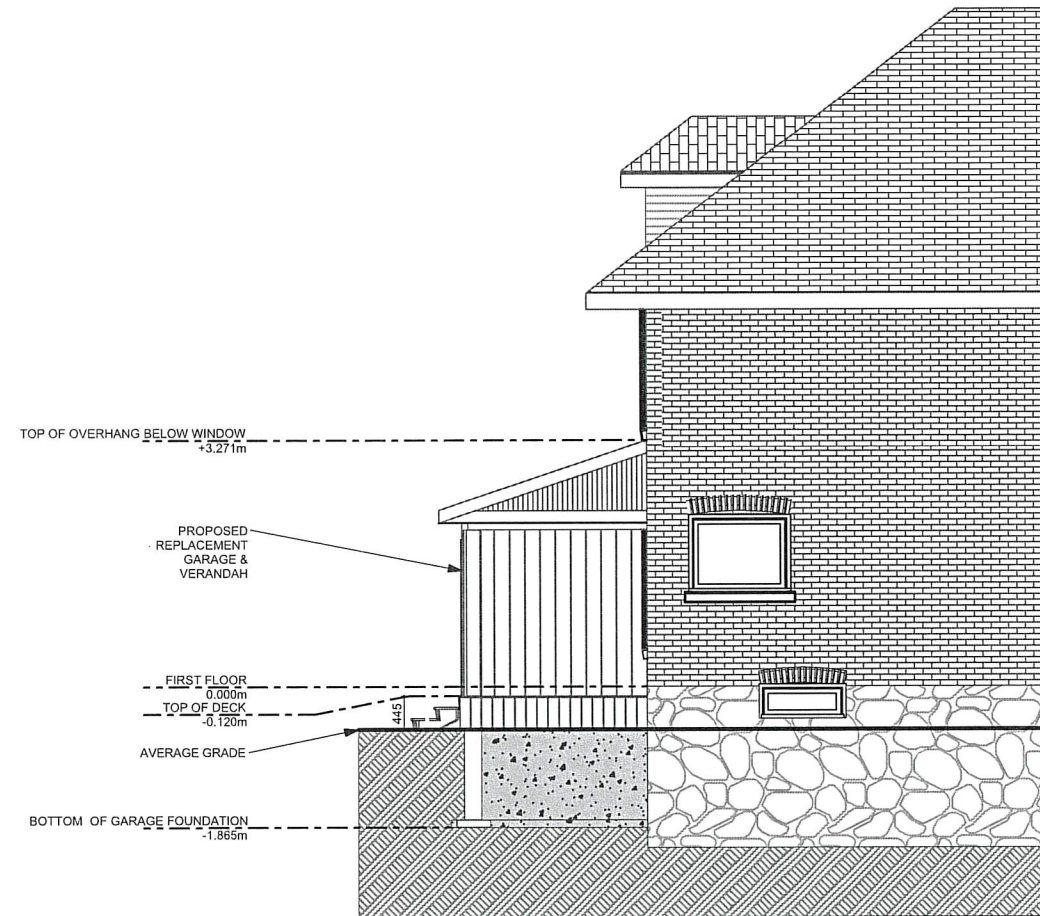


Michael Swann  
 104 Seaton Drive,  
 Aurora, Ontario  
 L4G 3X1  
 (905) 751-7792  
 homes2bdesigncorp@gmail.com

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 MICHAEL SWANN 29300  
 NAME SIGNATURE BCIN  
 Registration Information: Required unless the design is exempt under 3.2.4.2.(1) of the Ontario Building Code.  
 HOMES 2B DESIGN CORPORATION 113270  
 FIRM NAME BCIN


East Elevation		
M.S.	53 Metcalfe Street Aurora ON L4G 1E5	2021-06-26
CHECKED BY:		DATE:
E.M.S.		A2.2
DRAWN BY:		DRAWING NO.:





Preliminary Zoning Review  
*MB*  
 JUL 22 2021  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

SCALE: 1:100



Michael Swann  
 104 Seaton Drive,  
 Aurora, Ontario  
 L4G 3X1  
 (905) 751-7792  
 homes2bdesigncorp@gmail.com

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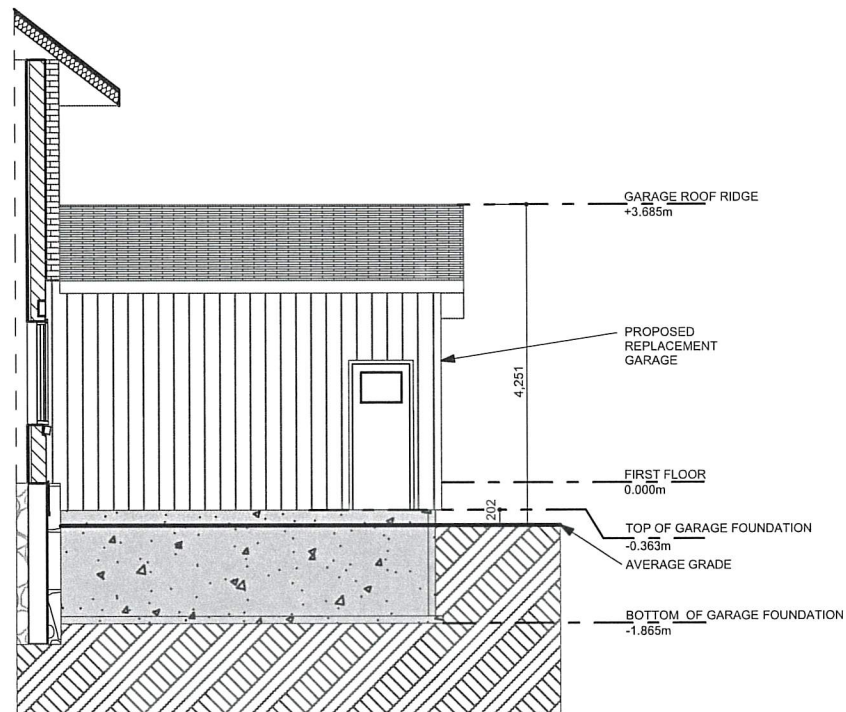
Small Building Design Activities:  
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
 Qualification Information: Required unless the design is exempt under 3.2.4.1.(1) of the Ontario Building Code.

MICHAEL SWANN	20300
NAME	BCIN
SIGNATURE	
HOMES 2B DESIGN CORPORATION	113270
FIRM NAME	BCIN

Registration Information: Required unless the design is exempt under 3.2.4.2.(1) of the Ontario Building Code.

SHEET PRESENT IN ISSUE NO.	ISSUE	DATE

<b>West Elevation</b>		
M.S.	53 Metcalfe Street Aurora ON L4G 1E5	2021-06-26
CHECKED BY:		DATE:
E.M.S.		A2.3
DRAWN BY:		DRAWING NO.:



Preliminary Zoning Review  
*MS*  
 JUL 22 2021  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

SCALE: 1:100



Michael Swann  
 104 Seaton Drive,  
 Aurora, Ontario  
 L4G 3X1  
 (905) 751-7792  
 homes2bdesigncorp@gmail.com

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**MICHAEL SWANN** 20300  
NAME SIGNATURE BCIN  
Registration Information: Required unless the design is exempt under 3.2.4.2.(1) of the Ontario Building Code.  
**HOMES 2B DESIGN CORPORATION** 113270  
FIRM NAME BCIN

<b>○ SHEET PRESENT IN ISSUE</b>			<b>NO.</b>	<b>ISSUE</b>	<b>DATE</b>
<b>REVISION</b>					

## South Elevation

53 Metcalfe Street  
 Aurora  
 ON L4G 1E5

M.S.  
 CHECKED BY:  
 E.M.S.  
 DRAWN BY:

2021-06-26  
 DATE:  
**A2.4**  
 DRAWING NO.:



# 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](mailto: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