

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2019-26

APPLICANT: Manziana Builders Corp.

PROPERTY: 18 Kaleia Ave
PLAN 65M4635

ZONING: Detached Third Density Residential Exception Zone [R3(490)]

PURPOSE: The Owner has submitted a Minor Variance Application seeking relief for steps to encroach into the required rear yard.

**BY-LAW
REQUIREMENT:**

- 1) Section 4.20 of the Zoning By-law permits steps to encroach 2 metres into the required rear yard.

PROPOSAL:

- a) The applicant is proposing an encroachment of 3.4 metres for steps into the required rear yard.

A 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 6, 2020
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4350**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

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 JANUARY, 2020.



Matthew Peverini
Alternate Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 - Site Plan

Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 4 AND 5
PLAN 65M-4635
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:300
10m 5m 0 10m 20 metres

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

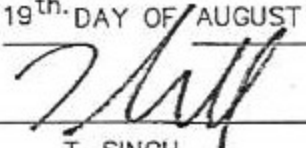
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

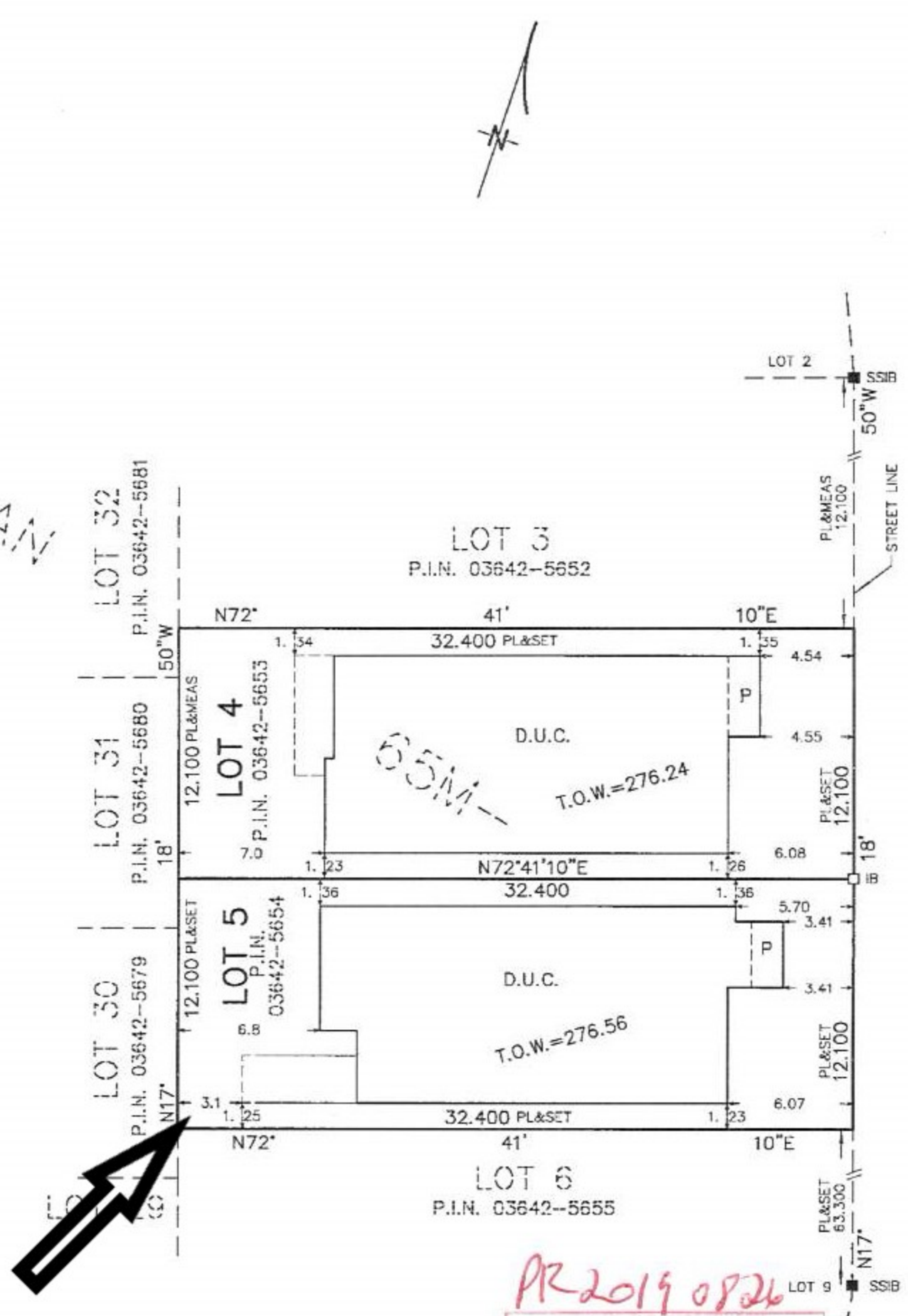
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF AUGUST, 2019.

DATE Oct 21, 2019.


T. SINGH
ONTARIO LAND SURVEYOR

PLAN



KALEIA AVENUE

(BY PLAN 65M-4635)
P.I.N. 03642-5602

4635

AR 2019 0826
Preliminary Zoning Review

NOV 19 2019
PLANNING AND DEVELOPMENT SERVICES
Building Division

NOTES


- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- PL DENOTES PLAN 65M-4635
- T.O.W. DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF KALEIA AVENUE AS SHOWN ON PLAN 65M-4635 HAVING A BEARING OF N17°18'50"W.

MEASURED BEARINGS CAN BE CONVERTED TO GRID UTM ZONE 17, NAD83 (ORIGINAL) BY APPLYING A COUNTER CLOCKWISE ROTATION OF 1°05'25".

THIS REPORT WAS PREPARED FOR TREASURE HILL HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2101116

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

rpe R-PE SURVEYING LTD.
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Woodbridge, Ontario L4L 8A3
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Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.Y./T.S.
JOB No. 17-291 CAD FILE No. 4635-4

