

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-01

APPLICANT: HE

PROPERTY: 75 Stemmler Drive
PLAN 65M3034 LOT 26

**RELATED
APPLICATIONS:** n/a

ZONING: R4(113) (Detached Fourth Density Residential Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to seek relief from the maximum height provision to permit a three (3)-storey addition to an existing detached dwelling.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.113.1.3 of the Zoning By-law permits a maximum height of 10.0 metres.

PROPOSAL:

- a) The applicant is proposing a three (3) – storey addition to an existing detached dwelling with a height of 11.65 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.

DATE: October 8, 2020

TIME: 7:00 pm

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 6, 2020**. 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 8, 2020**. 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 9, 2020**.

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 24th DAY OF SEPTEMBER 2020



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

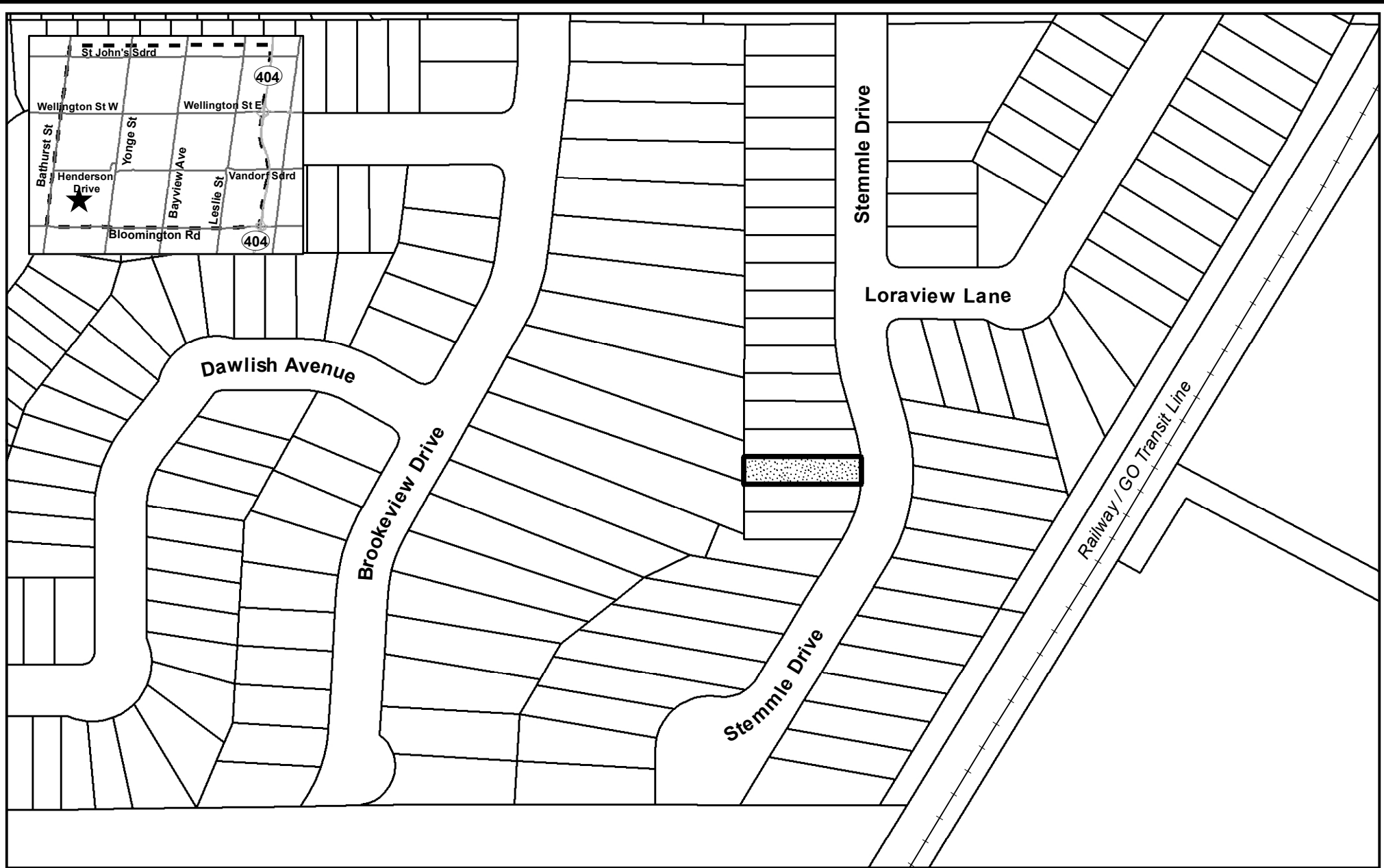
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

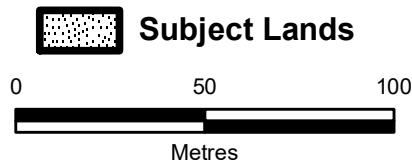
Agenda packages will be available prior to the Hearing at:

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



KEY MAP

FILE NO: MV-2020-01
 ADDRESS: 75 STEMMLE DRIVE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT





March 3, 2020

Application # PR20191053 - Amended

Yue Feng
341 Bloor Street West
Toronto, Ontario
M5S 1W8

Re: Preliminary Zoning Review
75 Stemmler Drive, Aurora, Ontario L4G 6N4

The above noted property is zoned R4(113) (*Detached Fourth Density Residential Exception Zone*) by the Town of Aurora Zoning By-law # 6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
 - a. - **Section 24.113.1.3 of the Zoning By-law permits a maximum height of 10.0 metres.**
 - **The applicant is proposing a three-storey addition to an existing detached dwelling with a height of 11.65 metres.**
 - **Minor Variance required.**
- 2- Any tree removal shall be in accordance with the Town of Aurora Tree By-law # 5850-16. For more information, please call (905) 727-3123 extension 3223.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

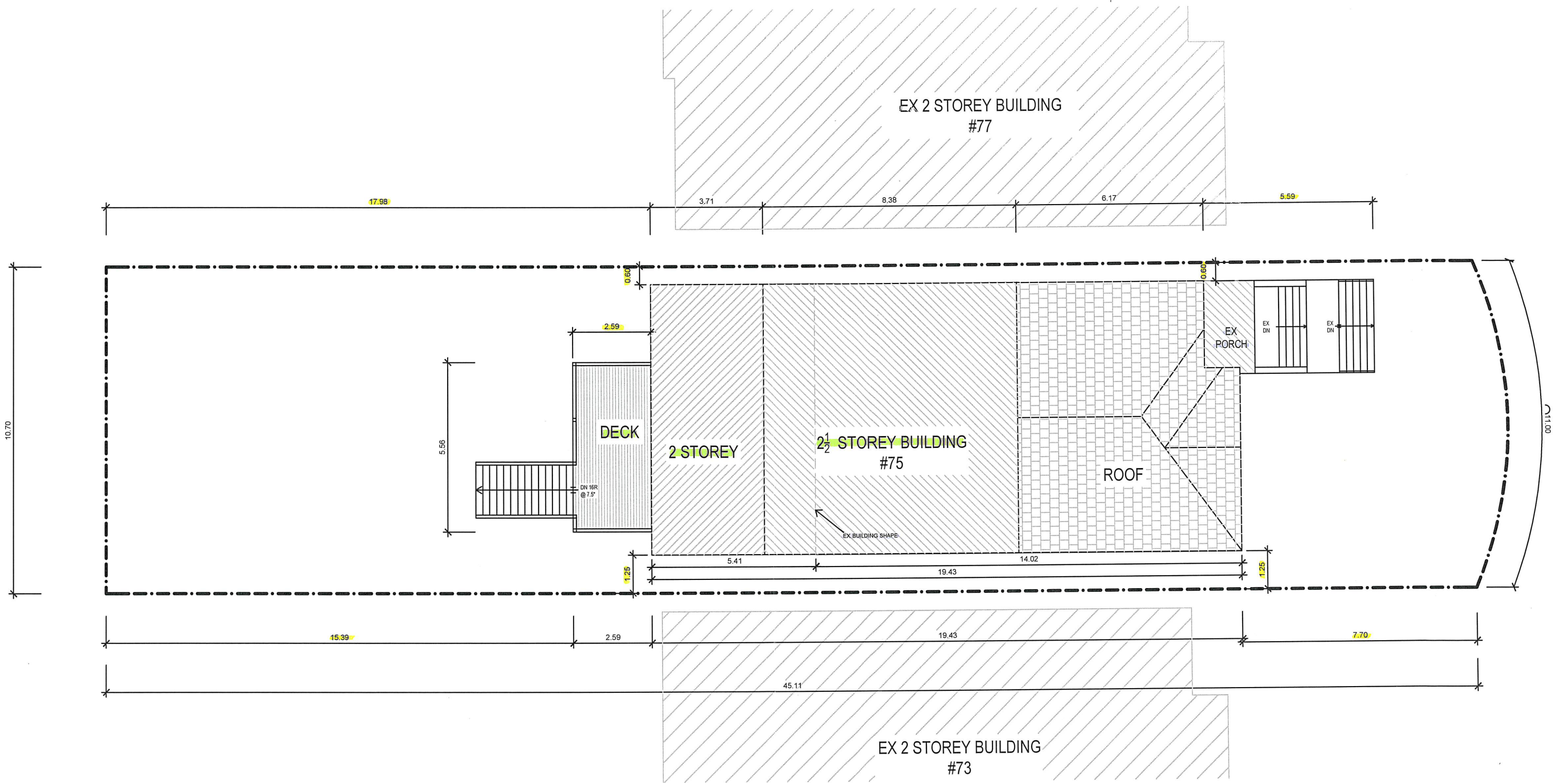
Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

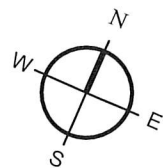
This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

Regards,

Ashley Vanderwal
Zoning & Application Examiner



LOT AREA..... 484.49 SQ M
 GROUND FLOOR ARE..... 168.66 SQ M
 LOT COVERAGE..... 34.8%



Proposed Site Plan

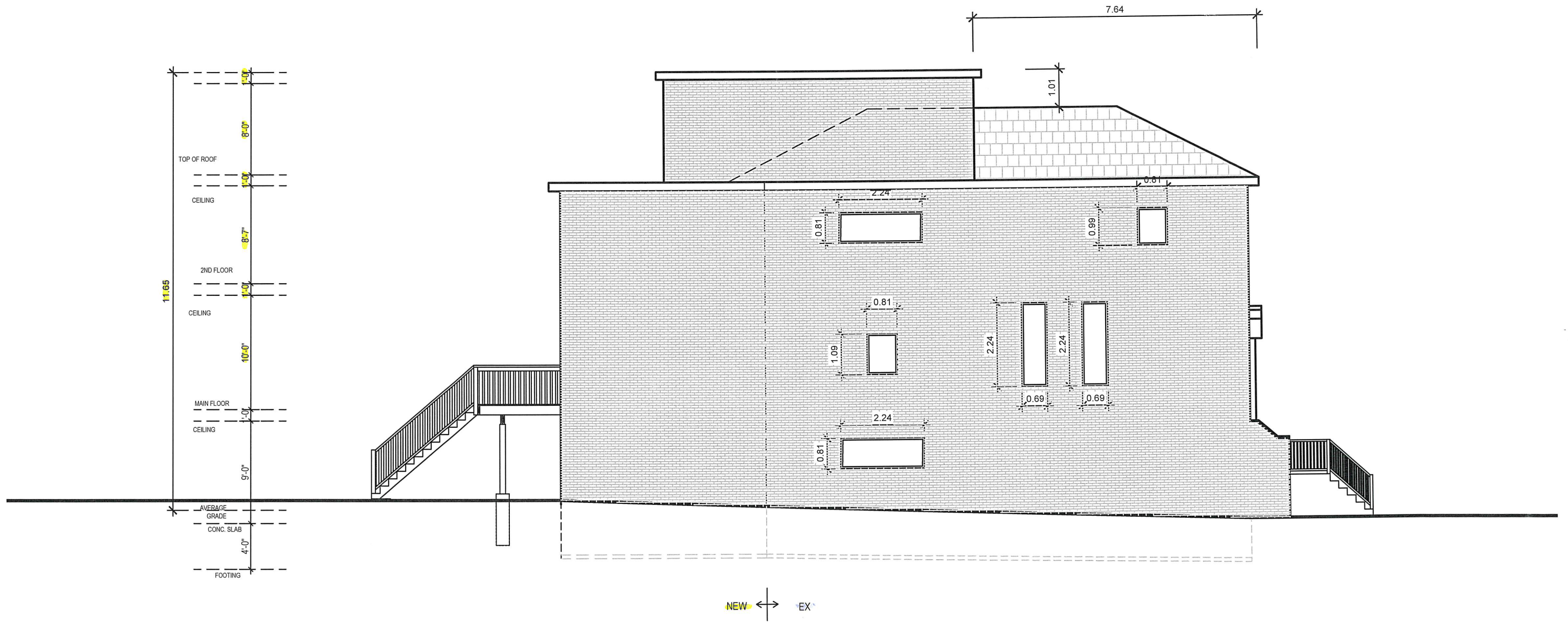
75-STEMMLE-DR

DRAWING SCALE 3/32"=1'

Preliminary Zoning Review
 MAR -3 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20191053

SEP,10,2018

A1.0



SOUTH ELEVATION

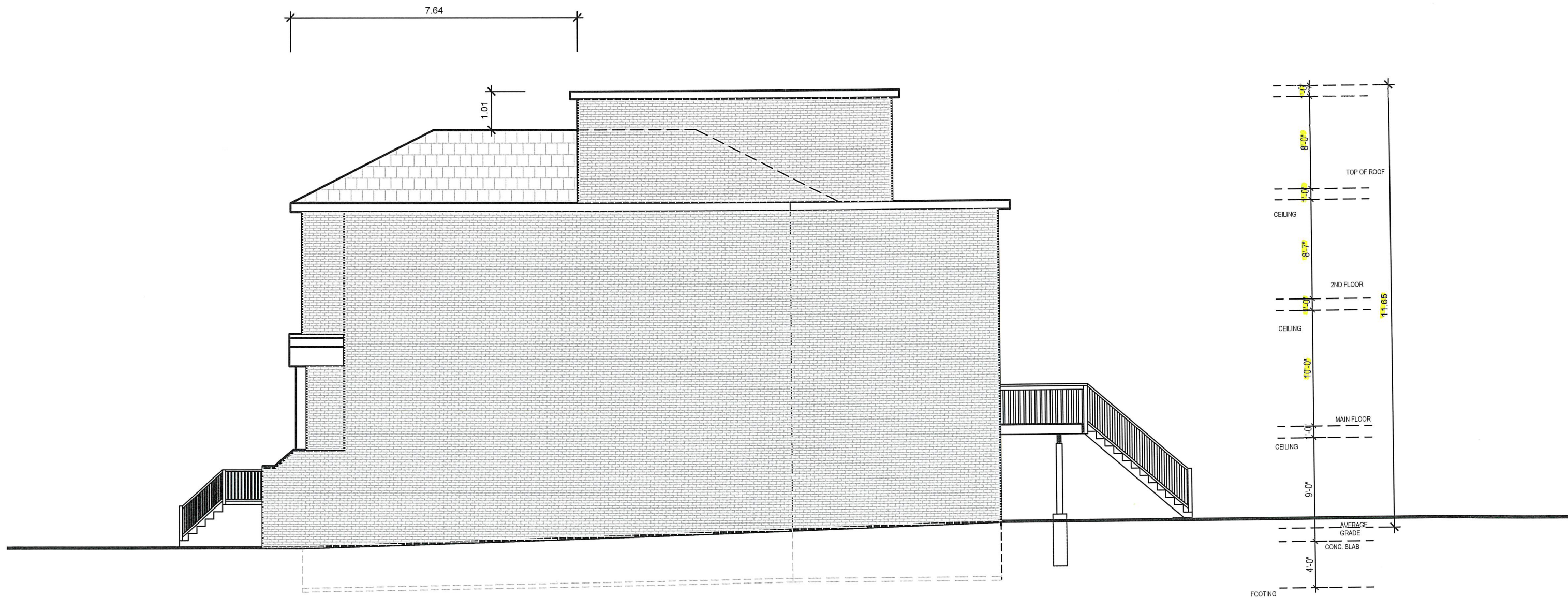
75-STEMMLE-DR

DRAWING SCALE 1:100

Preliminary Zoning Review
 MAR - 3 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR 20191053

SEP, 10, 2018

A6.0



EX ← → NEW

NORTH ELEVATION

75-STEMMLE-DR

DRAWING SCALE 1:100

Preliminary Zoning Review
 MAR - 3 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR201611053

SEP, 10, 2018

A7.0



REAR ELEVATION

75-STEMMLE-DR

DRAWING SCALE 1:100

Preliminary Zoning Review
 MAR - 3 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20191053

SEP,10,2018

A8.0



FRONT ELEVATION

75-STEMMLE-DR

DRAWING SCALE 1:100

Preliminary Zoning Review
 MAR - 3 2020
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20191053

SEP, 10, 2018

A9.0



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