

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-06

APPLICANT: STEWART

PROPERTY: 68 Cousins Drive
Plan 332, Lot 26

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

PURPOSE: A Minor Variance Application has been submitted to facilitate the development of a 1-storey addition to the rear of the existing dwelling.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling; and,
- 2) Section 4.20 of the Zoning By-law states that eaves may project 0.7 metres into any required yard.

PROPOSAL:

- a) The applicant is proposing a 1-storey addition, which is 1.76 metres to the interior side yard beyond the main rear wall of the adjacent dwelling; and,
- b) The applicant is proposing a 1-storey addition with eaves projecting 1.70 metres into the required interior side yard.

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:	March 12, 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 27TH DAY OF FEBRUARY, 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>



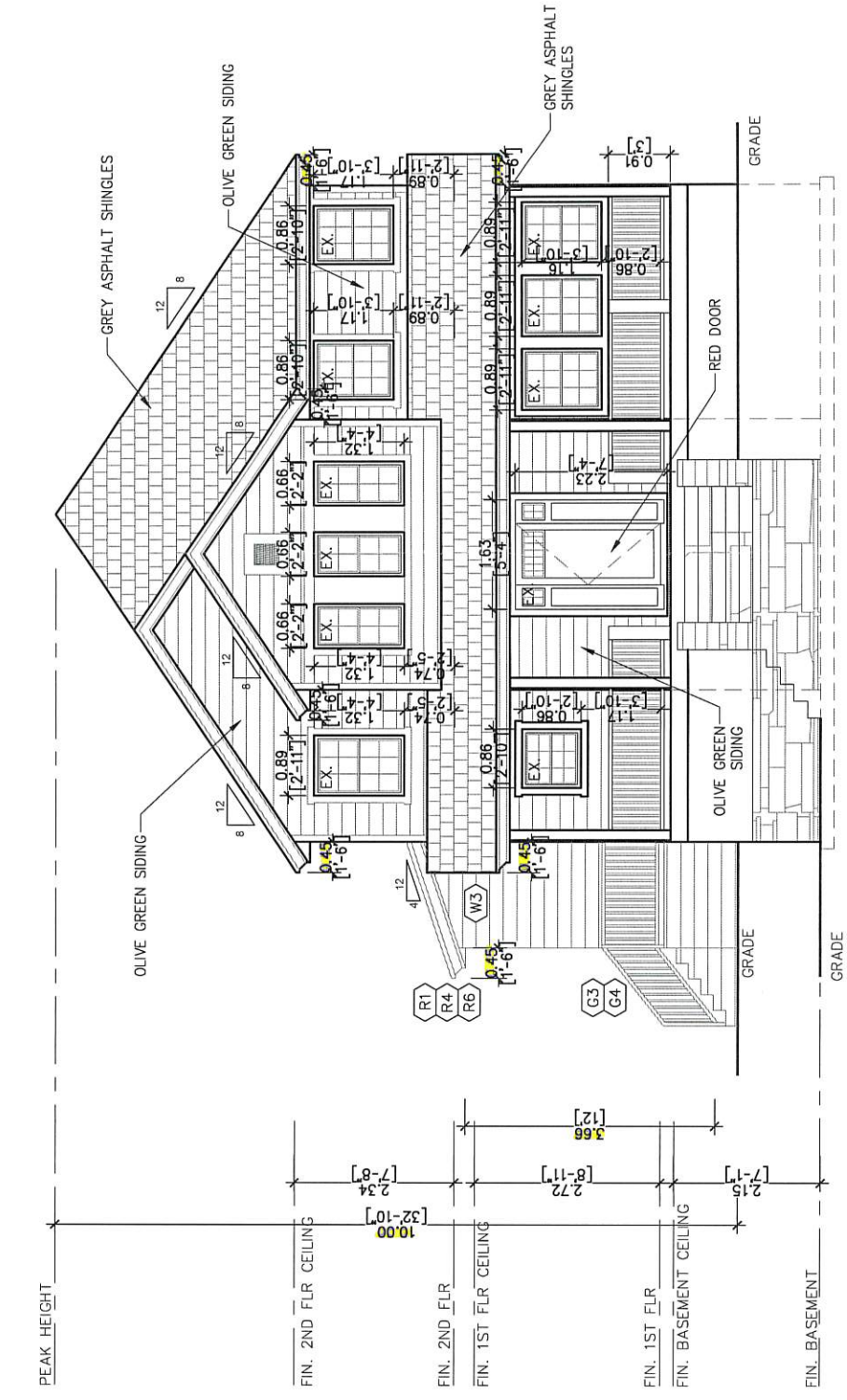
KEY MAP

FILE NO: MV-2020-06
 ADDRESS: 68 COUSINS DRIVE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands





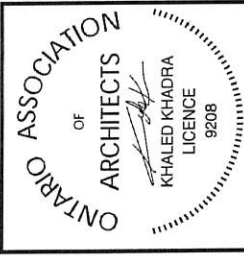
PROPOSED FRONT ELEVATION SOUTH

MATERIAL LEGEND		ALL EXISTING & PROPOSED WINDOW & DOOR TRIMS WHITE	
	RED DOOR		OLIVE GREEN SIDING
	GREY ASPHALT SHINGLES		

Preliminary Zoning Review
 DEC 20 2019
 PLANNING & DEVELOPMENT SERVICES
 Building Division
 PR20191709

TO	ISSUED	DATE

GENERAL NOTES
 ALL DRAWINGS ARE THE PROPERTY OF KBK ARCHITECTS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK ARCHITECTS
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK ARCHITECTS
 ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE



KBK ARCHITECTS INC.
 ARCHITECTS + ENGINEERS
 T: (647) -867-3210
 800-203-7010
 INFO@KBKARCHITECTS.CA

PROJECT
 68 COUSINS DRIVE,
 AURORA, ON

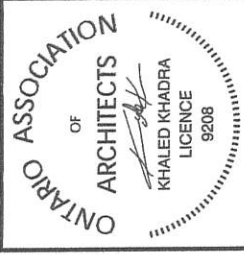
DRAWING	PROPOSED FRONT ELEVATION
DRAWN	CORDEIRO
PROJECT FOR	CORDEIRO
PLOTTED DATE	DEC 10, 2019
DRAWING NO	A3.5
SCALE	1/11"X17"
CHECKED	KBK

TO	ISSUED	DATE

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK ARCHITECTS

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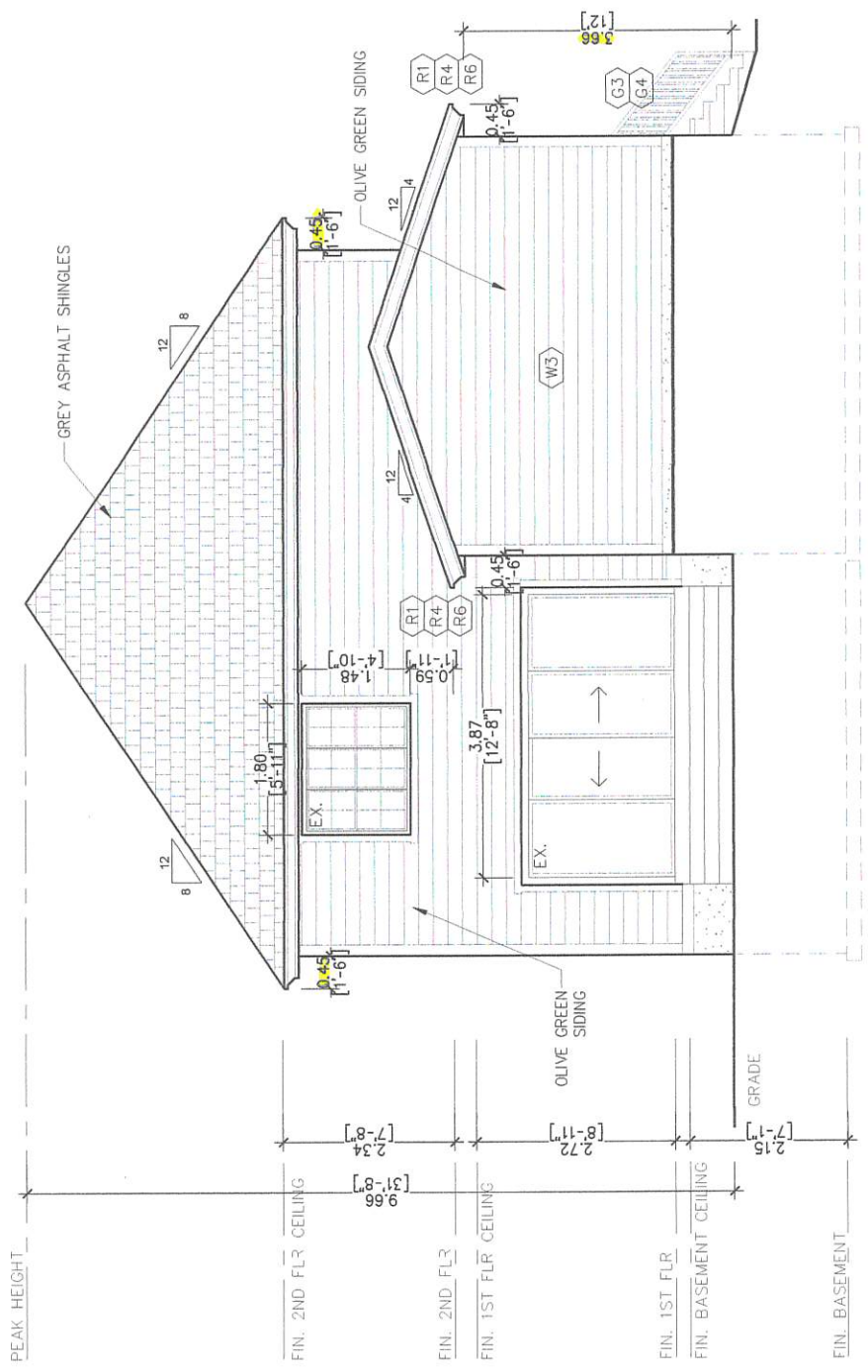


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PROJECT
 68 COUSINS DRIVE,
 AURORA, ON

DRAWING PROPOSED REAR ELEVATION	
DRAWN TIN CORDEIRO	PROJECT FOR
PLOTTED DATE NOV 26, 2019	DRAWING NO
SCALE 11" X 17" 1 : 100	A3.6
CHECKED KBK	



PROPOSED REAR ELEVATION
NORTH

MATERIAL LEGEND

ALL EXISTING & PROPOSED WINDOW & DOOR TRIMS, WHITE	OLIVE GREEN SIDING
RED DOOR	GREY ASPHALT SHINGLES

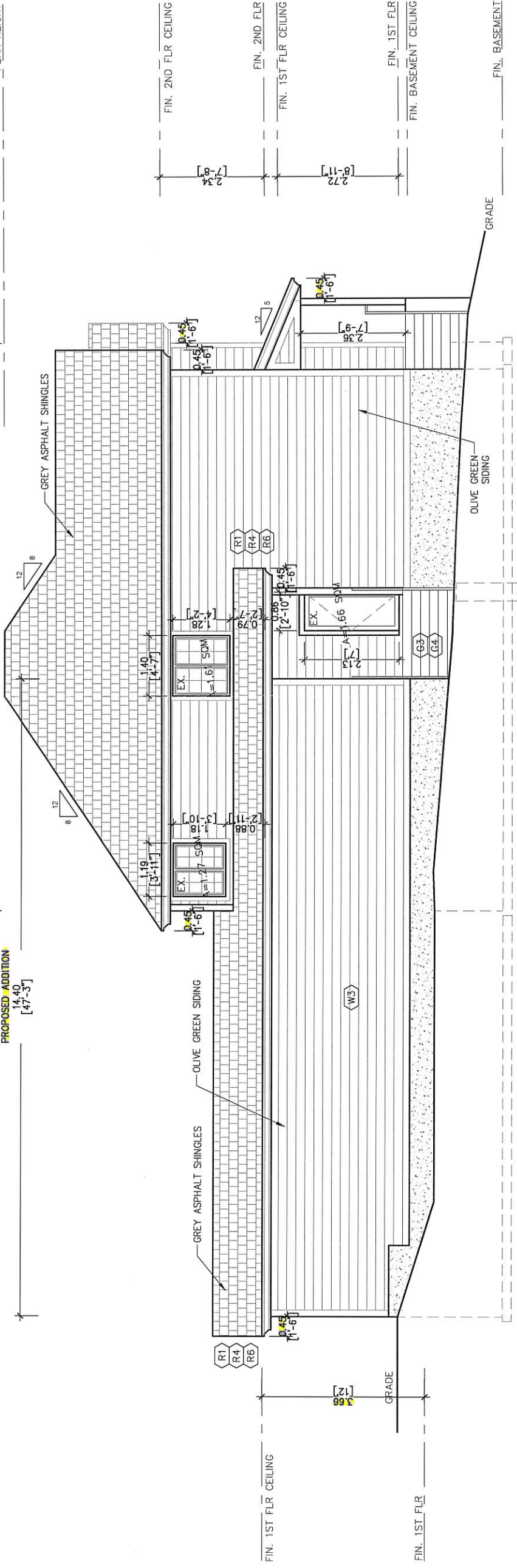
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 PR20191308

WALL AREA = 52.47 SQ.M
 UNPROTECTED OPENING AREA = 4.54 SQ.M
 RATIO = 8.65% (MAX. 18%)
 LIMITING DISTANCE = 3.35m

EXISTING
 12.85
 [42'-2"]

PEAK HEIGHT

PROPOSED ADDITION
 14.40
 [47'-3"]



PROPOSED SIDE ELEVATION WEST

MATERIAL LEGEND	
	RED DOOR
	GREY ASPHALT SHINGLES
	OLIVE GREEN SIDING
	ALL EXISTING & PROPOSED WINDOW & DOOR TRIMS WHITE

TO	ISSUED	DATE

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PROJECT
 68 COUSINS DRIVE,
 AURORA, ON

DRAWING	PROPOSED WEST SIDE ELEVATION
DRAWN	TIN
PROJECT FOR	CORDEIRO
PLOTTED DATE	DEC 10, 2019
DRAWING NO	A3.8
SCALE	1:100
CHECKED	KBK

Preliminary Zoning Review
 DEC 20 2019
 BUILDING DIVISION
 PR20191308