

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2020-22

**APPLICANT:** Eng

**PROPERTY:** 117 Bridgepointe Court  
PLAN 65M4542 LOT 29

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R3(407) Detached Third Density Residential Zone and EP  
Environmental Protection Zone

**PURPOSE:** A Minor Variance Application has been submitted to recognize an existing deck in the rear yard.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.407.3 of the Zoning By-law allows decks to encroach maximum 3.5 metres into minimum required rear yard of 7 metres. Hence, it requires a minimum of 3.5 metre setback from the rear property line to the edge of the deck.
- 2) Section 13.1 does not allow buildings or structures other than the prescribed uses in EP Zone.

**PROPOSAL:**

- a) The applicant is proposing a 3.12 metre setback from the rear property line to the edge of deck.
- b) Proposed Deck partially encroaches into the EP Zone.

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 12, 2020</b>
<b>TIME:</b>	<b>7:00 pm</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 November 10, 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](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on November 12, 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](mailto:BManoharan@aurora.ca) **no later than 4:30pm on November 13, 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](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 29<sup>th</sup> DAY OF OCTOBER 2020



Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

### **ATTACHMENTS**

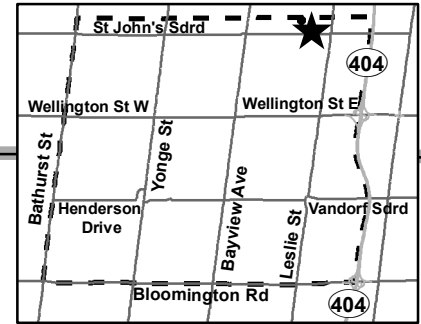
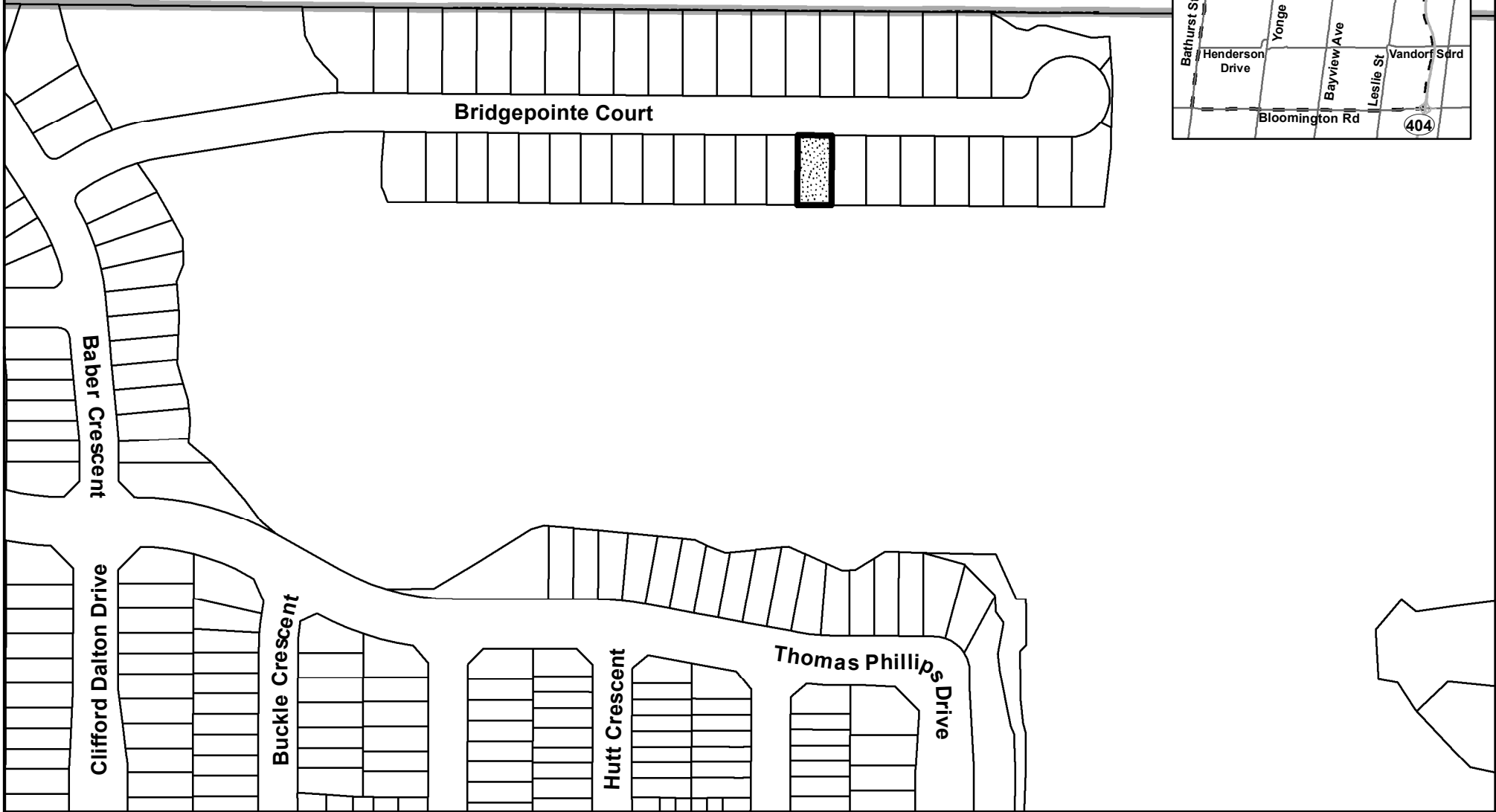
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

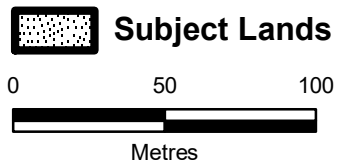
**Agenda packages will be available prior to the Hearing at:**

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



**KEY MAP**

FILE NO: MV-2020-22  
 ADDRESS: 117 BRIDGEPOINTE COURT  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



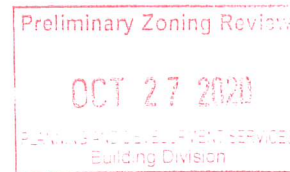


Town of Aurora  
Planning and Development Services  
Building Division  
100 John West Way, Box 1000  
Aurora, ON L4G6J1  
(905)-727-3123 ext. 4388  
Fax: (905) 726-4731  
building@aurora.ca

October 27, 2020

Permit Application No. PR20200894

FRANKIE ENG  
117 BRIDGEPOINTE COURT  
AURORA, ON L4G3H8



Dear Sir or Madam:

Re: **Preliminary Zoning Review**  
117 Bridgepointe Crt, Aurora, ON L4G3H8  
PLAN 65M4542 LOT 29

The above noted property is zoned R3(407) Detached Third density Residential and EP Environmental Protection Zone by the Town of Aurora Zoning By-law 6000-17. The following are our zoning comments:

1. Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
  - a. - **Section 24.407.3 allows deck to encroach maximum 3.5 m into minimum required rear yard of 7m. Hence, a minimum of 3.5m setback is required from the rear property line to the edge of the deck.**
    - The applicant is proposing 3.12m setback from the rear property line to the edge of the deck.
    - Variance required
  - b. - **Section 13.1 does not allow building or structures other than the prescribed uses in EP Zone.**
    - Proposed deck partially encroaches into the EP Zone.
    - Variance required

2. The subject property is located within the generic regulations of the Lake Simcoe Region Conservation Authority

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 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.

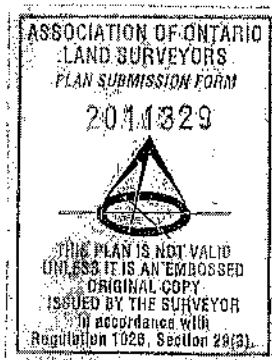
Regards,

  
Hana Hossain  
Permit Technician / Plans Examiner  
EXT: 4393

UMENT FOUND  
 I BAR  
 LLING UNDER CONSTRUCTION  
 PERTY IDENTIFIER NUMBER  
 CH  
 BY RADY-PENTEK & EDWARD

OUNDATION.

ARE REFERRED TO THE  
 DGEPOINTE COURT AS SHOWN  
 NG A BEARING OF N72°23'15"E.



**PART 2 (SURVEY REPORT)**  
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH

**SURVEYOR'S CERTIFICATE**

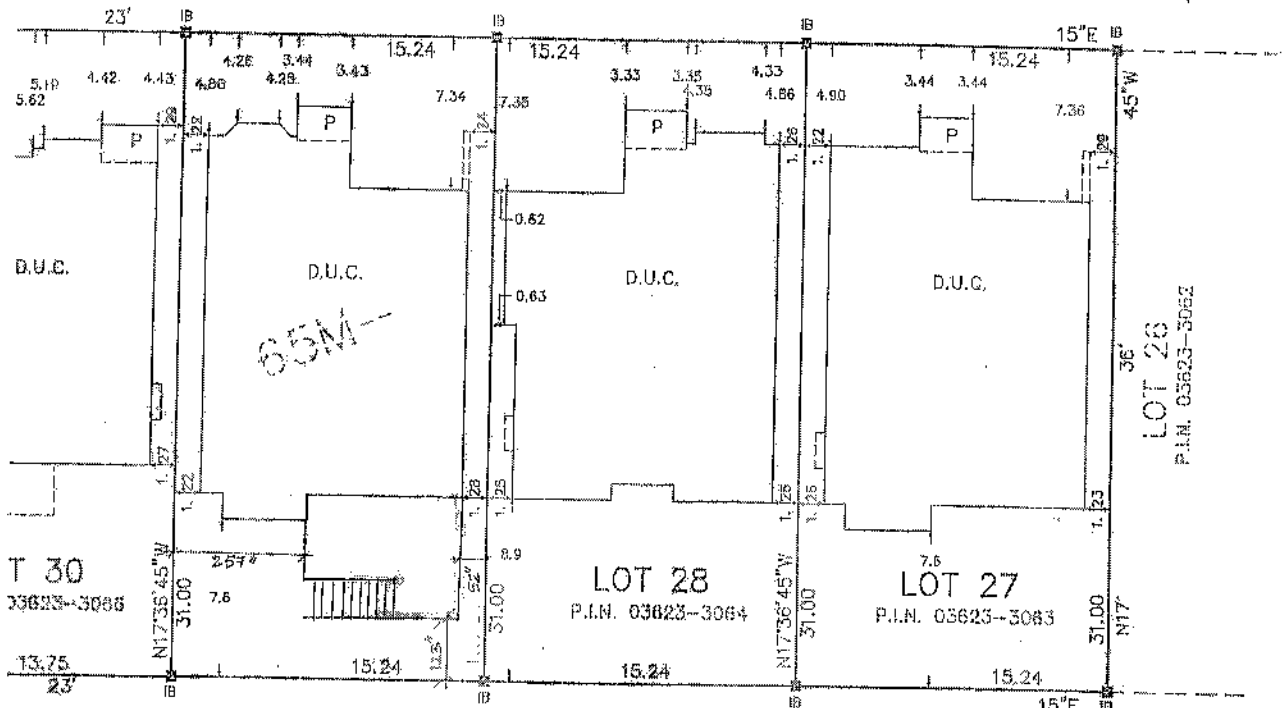
I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
 WITH THE SURVEYS ACT, THE SURVEYORS' ACT  
 TITLES ACT AND THE REGULATIONS MADE UNDER  
 2. THE SURVEY WAS COMPLETED ON THE 17<sup>th</sup> DA  
 DATE April 24, 2017.

*[Signature]*  
 ONTARIO L

**BRIDGEPOINTE COURT**

(BY PLAN 65M-4542)  
 P.I.N. 03623-3082

*AS 42*



T 30  
 30823-3086

LOT 28  
 P.I.N. 03623-3064

LOT 27  
 P.I.N. 03623-3083

LOT 26  
 P.I.N. 03623-3062

BLOCK 45  
 P.I.N. 03623-3081

PR 20200894  
 Preliminary Zoning Review  
 OCT 01 2020  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

**RPE**  
 RADY-PENTEK & EDWARD :  
 ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7  
 Woodbridge, Ontario, L4L 8A3  
 Tel.(416)635-5000 Fax (416)6  
 Tel.(905)264-0881 Fax (905):  
 Website: www.r-pe.ca  
 DRAWN: V.H.  
 CAD FILE No. 4542-27

\*16--230\* \*65M--4542 L27--32\*





# 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