

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2017-38A-C

APPLICANT: Yongxin Shen & Fenglin Yang

PROPERTY: 54 Elderberry Trail
Lot 2 Registered Plan M-42

ZONING: Estate Residential (ER) Zone by the Town of Aurora Zoning By-law 6000-17

PURPOSE: The Owner has submitted a Minor Variance Application to allow the construction of a two storey detached dwelling and accessory structure within the Oak Ridges Moraine and to allow an increase in building height for an accessory structure (cabana).

BY-LAW

REQUIREMENT:

- 1) Section 34.4.1(ii) of Zoning By-law states net developable area of site that has impervious surfaces shall not exceed 15% of total site area within a Category 1 Landform Conservation Area.
- 2) Section 34.4.1(i) of Zoning By-law states net developable area of site that is disturbed shall not exceed 25% of total site area within Category 1 Landform Conservation Area.
- 3) Section 6.2.3 of Zoning By-law requires maximum building height of 3.5 metres for an accessory structure.

PROPOSAL:

- 1) MV-2017-38A: The Applicant is proposing an impervious area of 16.5% to construct two storey detached dwelling and accessory structure; thus requiring Variance of 1.5%.
- 2) MV-2017-38B: The Applicant is proposing disturbed area of 31.3% for construction of two storey detached dwelling with accessory structure; thus requiring Variance of 6.3%.
- 3) MV-2017-38C: The Applicant is proposing to construct an accessory structure (cabana) with a building height of 5.4 metres; thus requiring Variance of 1.9 metres.

A Location Map and Sketch illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	DECEMBER 7, 2017
TIME:	7:00PM
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, 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.

Should you require further information on this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, 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 16th DAY OF NOVEMBER 2017.



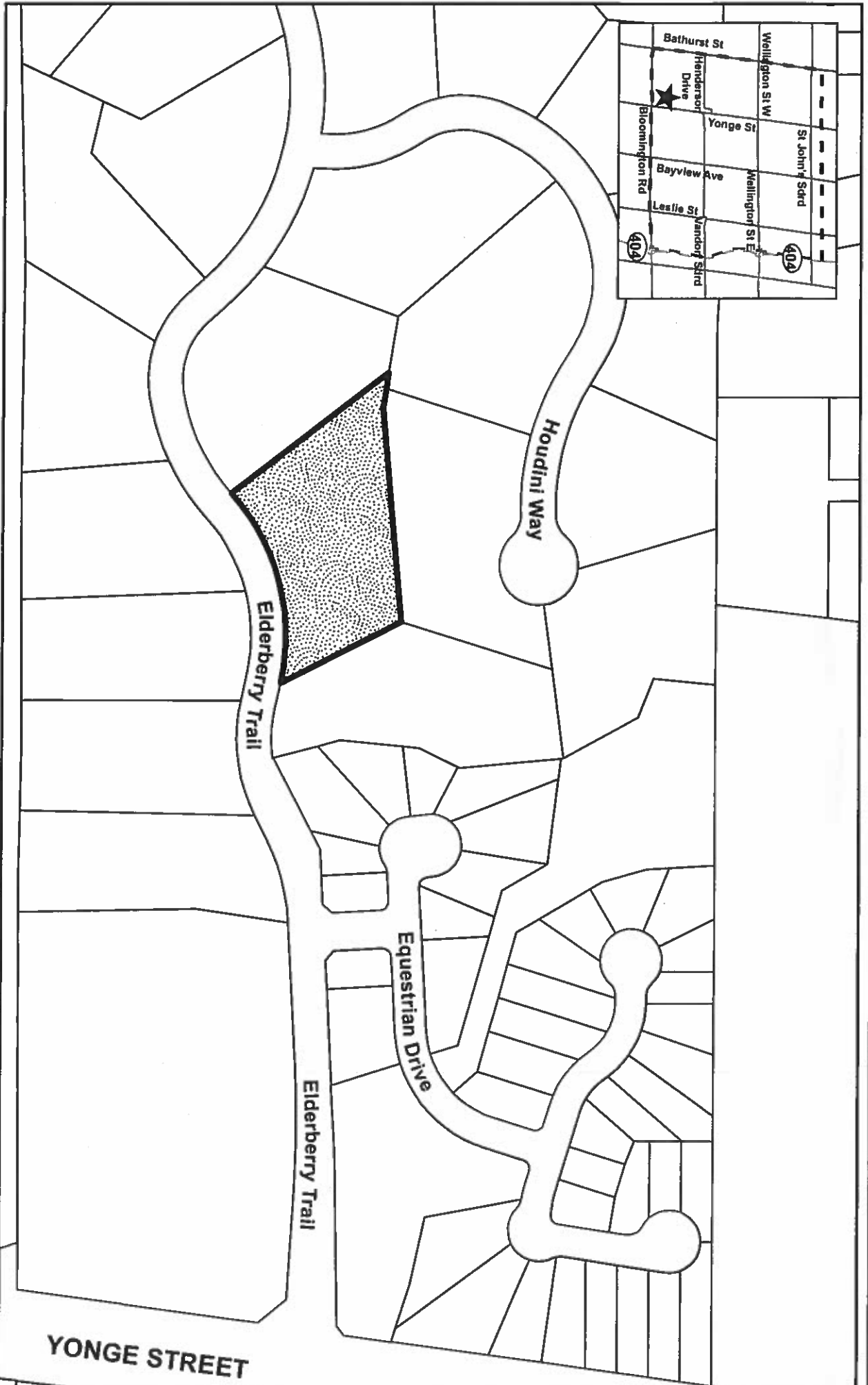
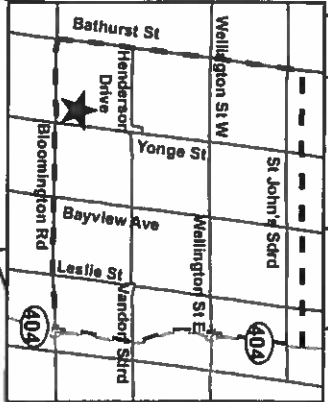
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

ATTACHMENTS

Attachment 1- Location Map
Attachment 2 – Sketch

Agenda packages will be available prior to the Hearing at:

www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx

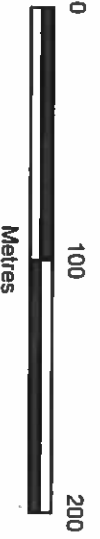


KEY MAP

FILE NO: MV-2017-38
 ADDRESS: 54 ELDERBERRY TRAIL
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands



Your's in good Company

PROPOSED ACCESSORY STRUCTURE (CABANA)

MV-2017-38C: To construct accessory structure (Cabana) with height of 5.4 metres; thus requiring Variance of 1.9 metres (Zoning By-law allows maximum height of 3.5 metres for accessory structure).

PROPOSED TWO STOREY DETACHED DWELLING

MV-2017-38B: To construct two storey detached dwelling with accessory structure with disturbed area of 31.3%; thus requiring Variance of 6.3% (Zoning By-law states disturbed area not exceed 25.0% of site area within Category 1 Landform Conservation Area).

