



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2017-39
- APPLICANT:** Arthur and Lillian Menzies
- PROPERTY:** 12 Trillium Drive
Lot 67 Plan M2035
- ZONING:** Detached Third Density Residential (R3) Zone by the Town of Aurora
Zoning By-law 6000-17
- PURPOSE:** The Owner has submitted a Minor Variance Application to allow reduction in interior side yard setback to construct a habitable room above existing attached garage.
- BY-LAW
REQUIREMENT:** 1) Section 7.2 of the Zoning By-law requires minimum interior side yard setback of 1.5 metres for buildings greater than one storey.
- PROPOSAL:** 1) The Applicant is proposing a habitable room above existing attached garage with an easterly interior side yard setback of 1.3 metres; thus requiring Variance of 0.3 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.



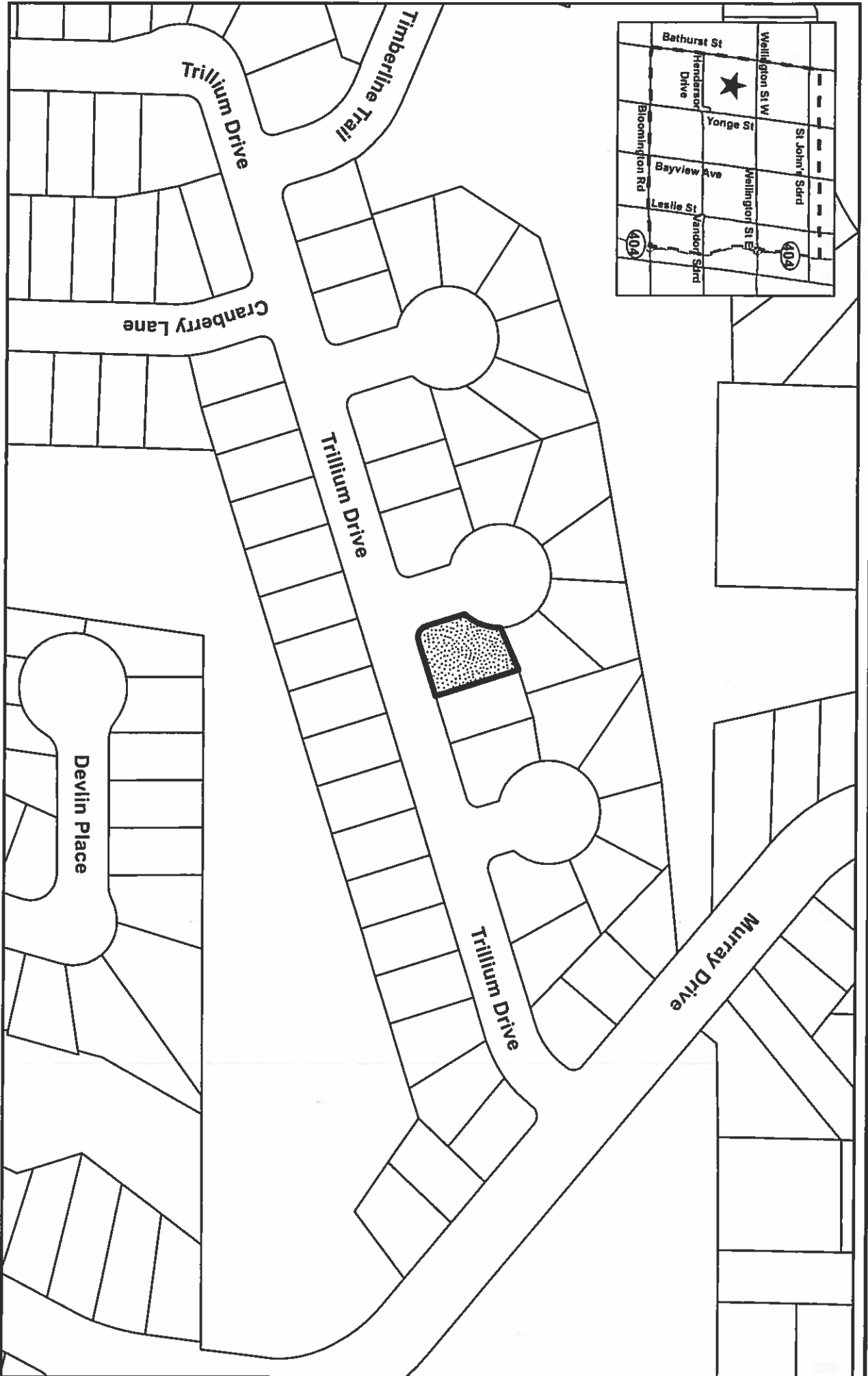
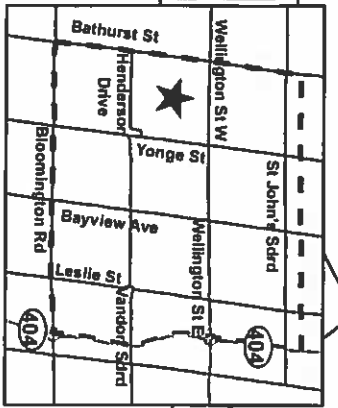
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

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



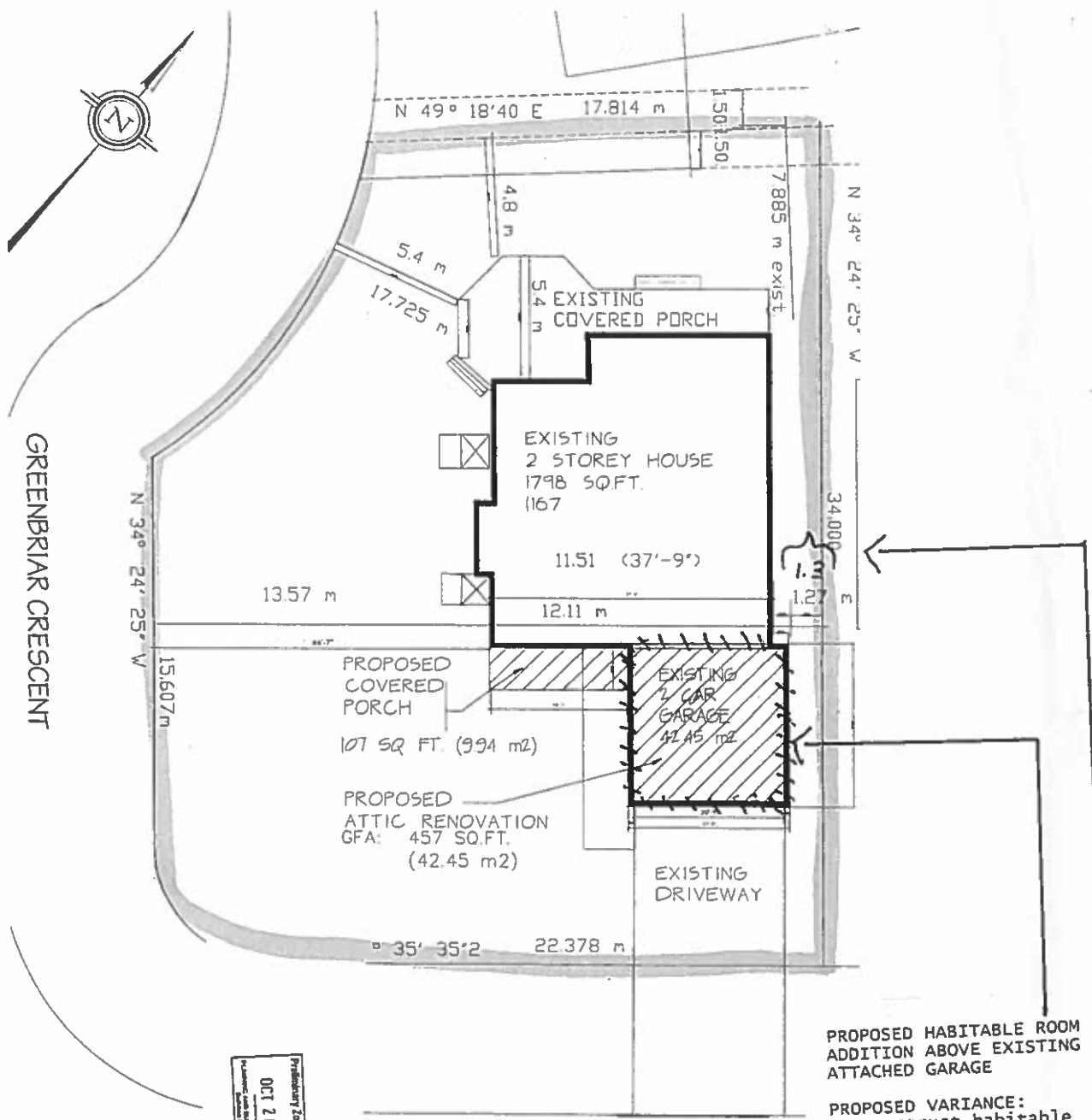
KEY MAP

FILE NO: MV-2017-39
 ADDRESS: 12 TRILLIUM DRIVE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands





SITE PLAN
SCALE: 3/32" = 1'

Preliminary Zoning Review
OCT 26 2017
Aurora Planning & Development Services

PROPOSED HABITABLE ROOM ADDITION ABOVE EXISTING ATTACHED GARAGE

PROPOSED VARIANCE:
To construct habitable room above existing attached garage with easterly interior side yard setback of 1.3 metres; thus requiring variance of 0.3 metres (Zoning By-law allows minimum interior side yard setback of 1.5 metres).

TITLE: SITE PLAN FROM SURVEY	ADDRESS: 12 TRILLIUM DRIVE, AURORA, ON L4G 5X6	
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