

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2017-41A-D

APPLICANT: Haddock-Lue Shing

PROPERTY: 14014 Bayview Avenue
Plan M2019 Pt Lot 1, RP 65R29283 Part 1

ZONING: Estate Residential (ER) Zone by the Town of Aurora
Zoning By-law 6000-17 and 2213-78

PURPOSE: The Owner has submitted a Minor Variance Application to allow construction of a detached garage within Oak Ridges Moraine zoned lands and to allow an increase in building height for a detached garage.

BY-LAW

REQUIREMENT:

- 1) Section 6.2.3 of the Zoning By-law 2213-78 requires a maximum building height of 3.5 metres.
- 2) Section 14.1.2(i) of the Zoning By-law 6000-17 states; only uses, buildings and structures permitted on portion of lot that is within the feature shall be uses legally existing as of November 15, 2001.
- 3) Section 14.1.2(ii) of the Zoning By-law 6000-17 states that no development or site alteration shall occur on portion of lot that is within key natural heritage features, as shown on Schedule B of this By-law, without amendment to , or relief from the By-law.
- 4) Section 14.1.4(i) of the Zoning By-law 6000-17 states no development or site alteration shall occur on that portion of said lot that contains a significant woodland as shown on Schedule B of this By-law, without amendment to, or relief from the By-law.

PROPOSAL:

- 1) MV-2017-41A: The Applicant is proposing to construct detached garage which is 4.5 metres height; thus requiring Variance of 1.0 metre.
- 2) MV-2017-41B: The Applicant is proposing to construct one-storey detached garage and associated driveway; thus requiring Variance from this provision of the By-law.
- 3) MV-2017-41C: The Applicant is proposing to construct a one-storey detached garage and associated driveway; thus requiring Variance from this provision of the By-law.
- 4) MV-2017-41D: The Applicant is proposing to construct one-storey detached garage and associated driveway; thus requiring Variance from this provision of the By-law.

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 |

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.



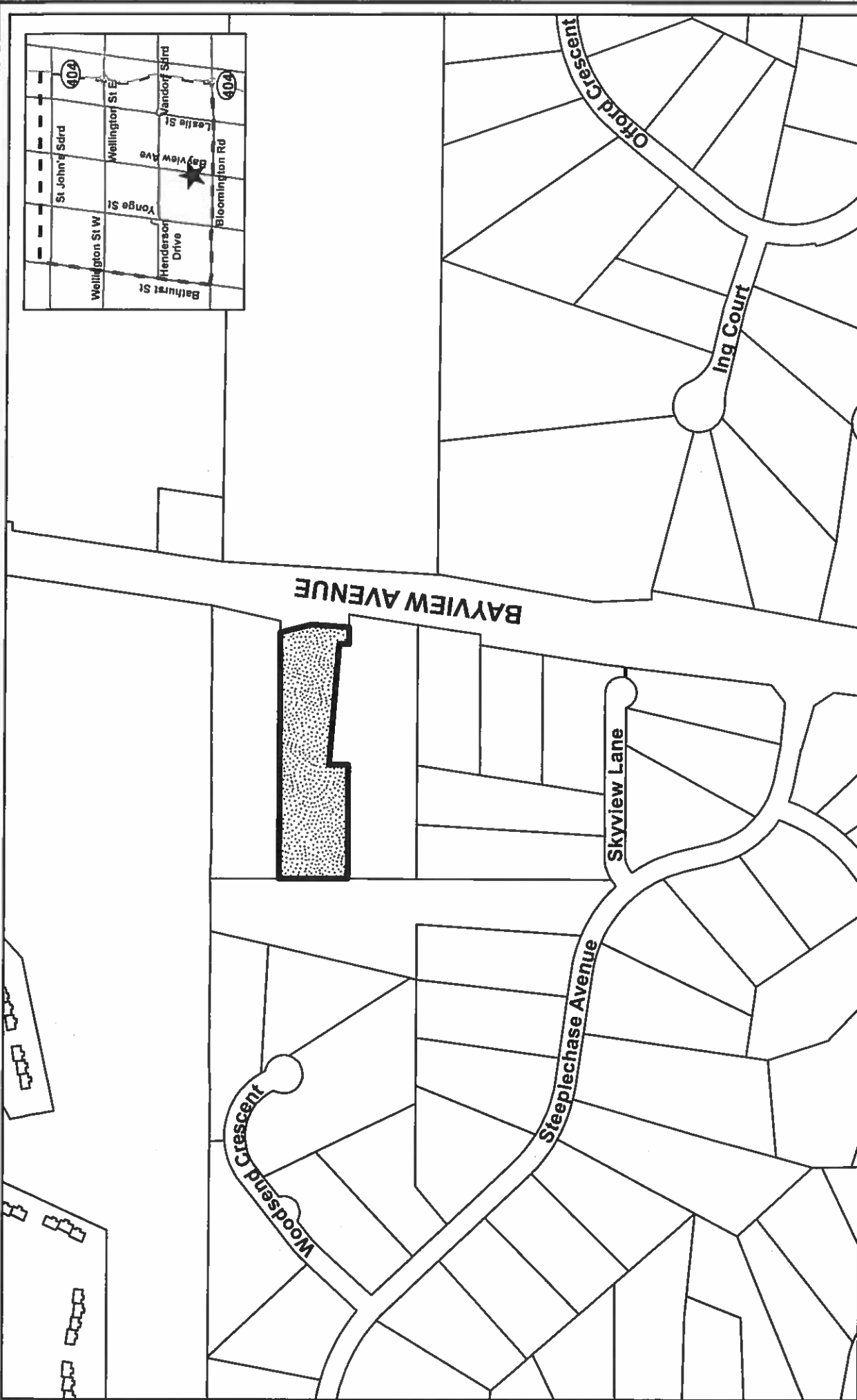
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

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-2017-41
 ADDRESS: 14014 BAYVIEW AVENUE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands



EXISTING TWO STOREY DETACHED DWELLING

EXISTING DRIVEWAY

PROPOSED ONE STOREY DETACHED GARAGE

MV-2017-41A: To construct a detached garage with 4.5 metres building height; thus requiring variance of 1.0 metres. (Zoning By-law allows maximum building height of 3.5 metres).

MV-2017-41B: To construct one storey detached garage and associated driveway; thus requiring variance from this provision of By-law (Zoning By-law states only uses, buildings and structures can be on lands which were legally existing as of November 15, 2001).

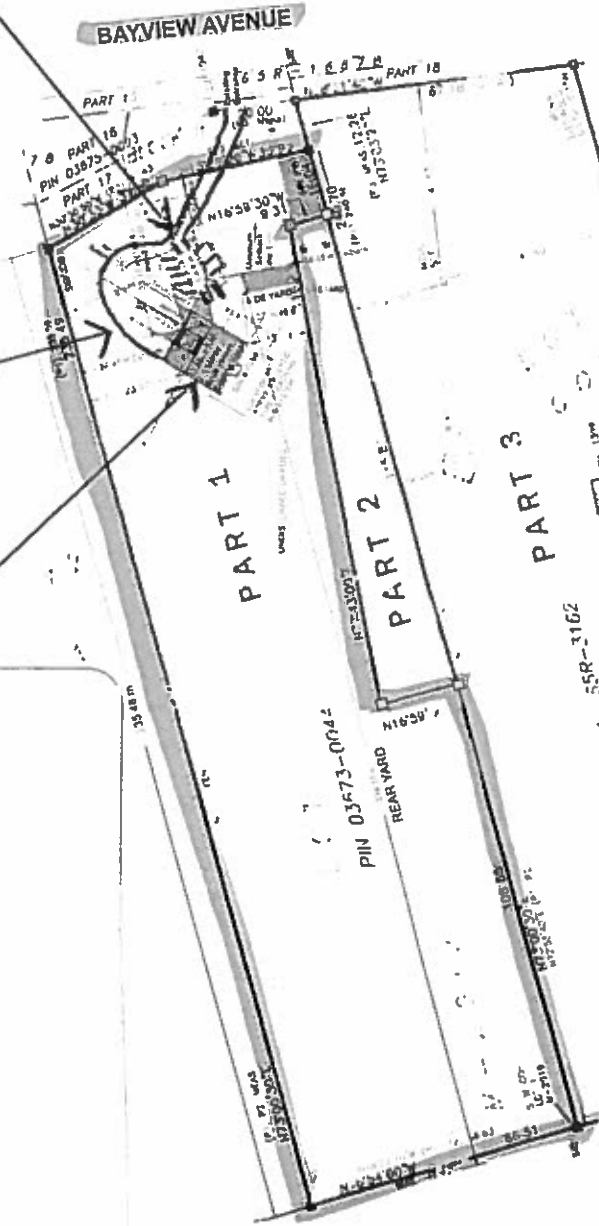
MV-2017-41C: To construct one storey detached garage and associated driveway; thus requiring variance from this provision of By-law (Zoning By-law states no development or site alteration shall occur on lands within key natural heritage features, without amendment to, or relief from By-law).

MV-2017-41B: To construct one storey detached garage and associated driveway; thus requiring variance from this provision of By-law (Zoning By-law states no development or site alteration on significant woodland, without amendment to, or relief from By-law).

Detached Garage For:
Hadcock Residence
14014 Bayview Avenue, Au on



Location of Proposed Accessory Building



Preliminary Zoning Review
NOV 2017
PLANNING AND BUILDING SERVICES
Building Division