



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**  
**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2018-03A-B  
**APPLICANT:** Theresa Chieduch  
**PROPERTY:** 62 Tyler Street  
Plan 30 Pt Lot 1  
**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 minimum interior side yard setback and increase in eaves projection to  
allow the construction of a two storey addition.

**BY-LAW**

**REQUIREMENT:** 1) Section 7.2 of Zoning By-law requires minimum interior side yard setback  
of 1.5 metres.  
2) Section 4.20 of Zoning By-law states eaves may project 0.70 metres into  
any required yard.

**PROPOSAL:** 1) MV-2018-03A: The Applicant is proposing to construct two storey addition  
which is 1.2 metres to easterly side property line; thus requiring Variance of  
0.3 metres.  
2) MV-2018-03B: The Applicant is proposing to construct two storey addition  
with eaves projecting 0.77 metres into easterly interior side yard; thus  
requiring Variance of 0.07 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.

|                  |   |
|------------------|---|
| <b>DATE:</b>     | <b>MARCH 8, 2018</b>  |
| <b>TIME:</b>     | <b>7:00PM</b>   |
| <b>LOCATION:</b> | <b>COUNCIL CHAMBERS<br/>(MAIN FLOOR)<br/>AURORA TOWN HALL<br/>100 JOHN WEST WAY<br/>AURORA, ONTARIO</b> |

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 15<sup>th</sup> DAY OF FEBRUARY 2018.



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Justin Leung  
Secretary-Treasurer / Planning Technician  
Committee of Adjustment

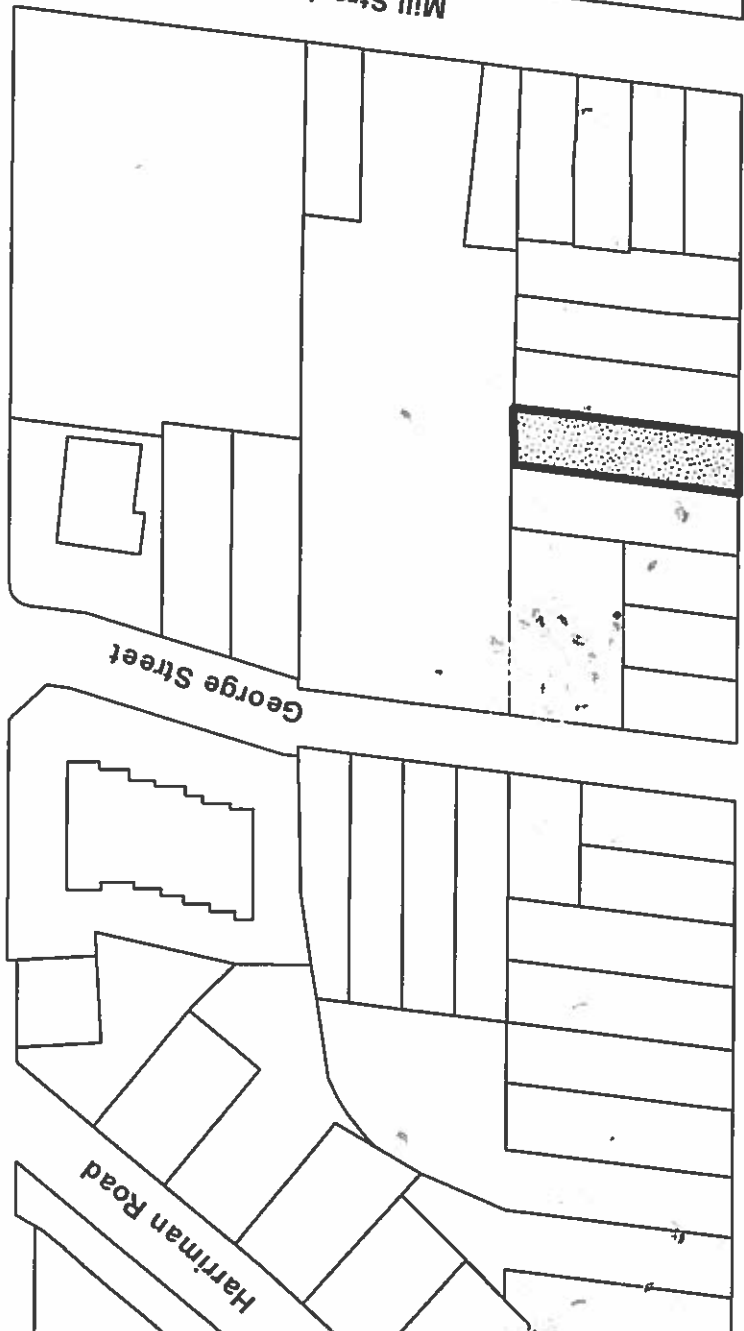
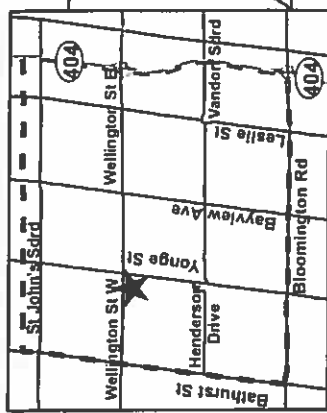
### **ATTACHMENTS**

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](http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx)

WELLINGTON STREET WEST



Harriman Road

George Street

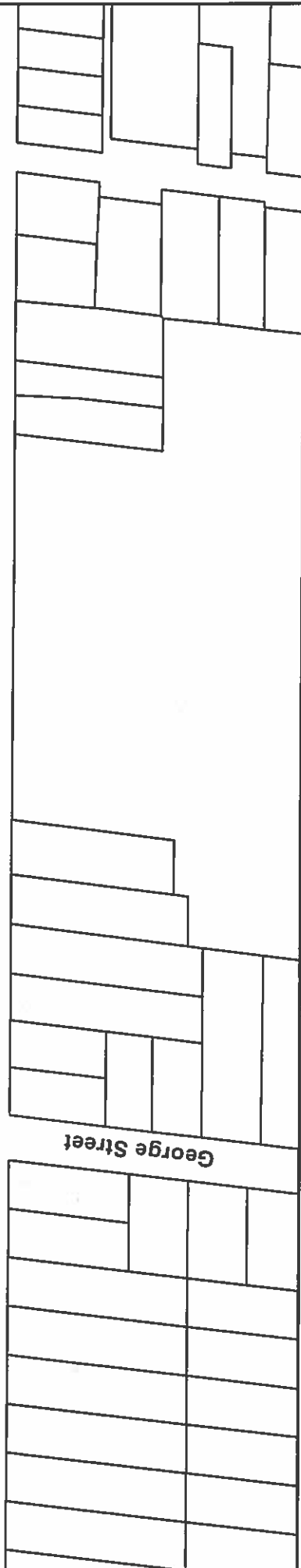
Mill Street

Temperance Street

Tyler Street

Tyler Street

Tyler Street



George Street

**KEY MAP**

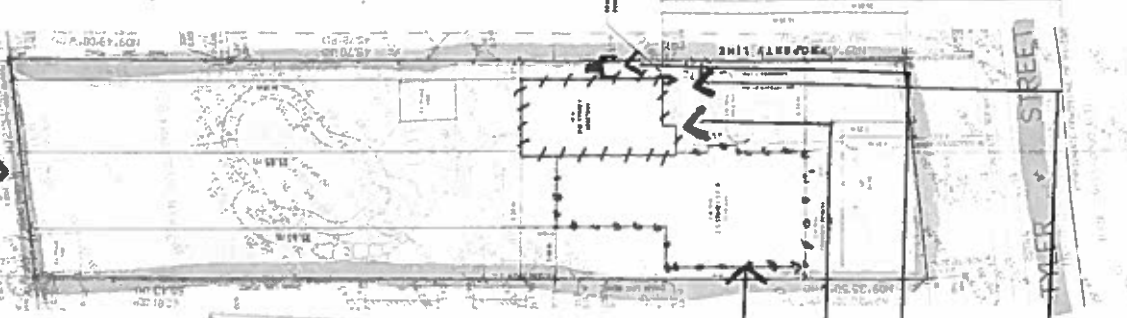
FILE NO: MV-2018-03  
ADDRESS: 62 TYLER STREET  
TOWN OF AURORA  
COMMITTEE OF ADJUSTMENT



Subject Lands



62 TYLER STREET



EXISTING TWO STOREY DETACHED DWELLING

PROPOSED TWO STOREY ADDITION

**PROPOSED VARIANCES:**

MV-2018-03A: To construct two storey addition with easterly interior side yard setback of 1.2 metres; thus requiring variance of 0.3 metres (Zoning By-law requires minimum interior side yard setback to 1.5 metres).

MV-2018-03B: To construct two storey addition with eaves projecting 0.77 metres into easterly interior side yard; thus requiring variance of 0.07 metres (Zoning By-law allows eaves to project 0.70 metres into any yard).

SCALE: 1:100  
DATE: 04/11/18