

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2018-06A-D

APPLICANT: Brendan O'Brien & Lori Mackenzie

PROPERTY: 44 Mosley Street
Plan 68 Pt Lot 7

ZONING: Special Mixed Density Residential (R7) 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, increase in eaves projection, increase in maximum driveway width and reduction in vehicle maneuvering space to allow construction of two storey detached dwelling unit with associated driveway.

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 allows eaves to project 0.7 metres into any required yard.

3) Section 5.6.1(a)(ii) of Zoning By-law allows maximum driveway width of 6.0 metres if lot frontage is greater than or equal to 9.0 metres and less than 18.0 metres.

4) Section 5.3 of Zoning By-law allows minimum maneuvering space of 7.0 metres of 90 degree spaces.

PROPOSAL: 1) MV-2018-06A: The Applicant is proposing to construct two storey detached dwelling unit which is 0.7 metres to easterly interior side property line; thus requiring Variance of 0.8 metres.

2) MV-2018-06B: The Applicant is proposing to construct two storey detached dwelling unit with eaves projecting 1.36 metres into required easterly interior side yard; thus requiring Variance of 0.66 metres.

3) MV-2018-06C: The Applicant is proposing driveway width of 9.6 metres; thus requiring Variance of 3.6 metres.

4) MV-2018-06D: The Applicant is proposing 90 degree maneuvering space of 6.45 metres; thus requiring Variance of 0.55 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:	MARCH 8, 2018
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 15th DAY OF FEBRUARY 2018.



Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

ATTACHMENTS

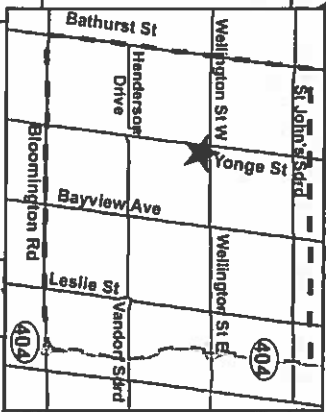
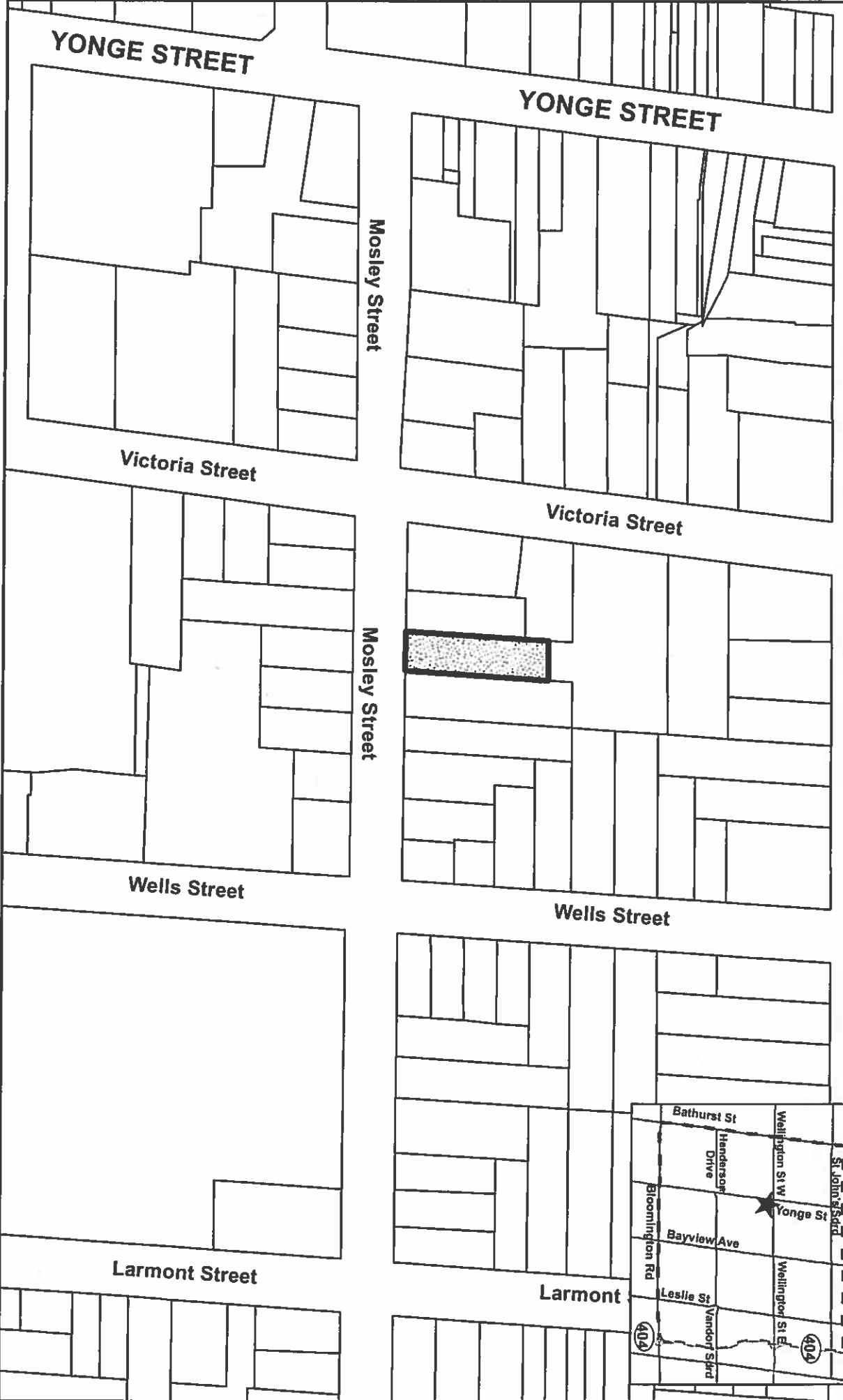
Attachment 1- Location Map
Attachment 2 – Sketch

Agenda packages will be available prior to the Hearing at:

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

WELLINGTON STREET EAST

WELLINGTON STREET EAST



KEY MAP

FILE NO: MV-2018-06
 ADDRESS: 44 MOSLEY STREET
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

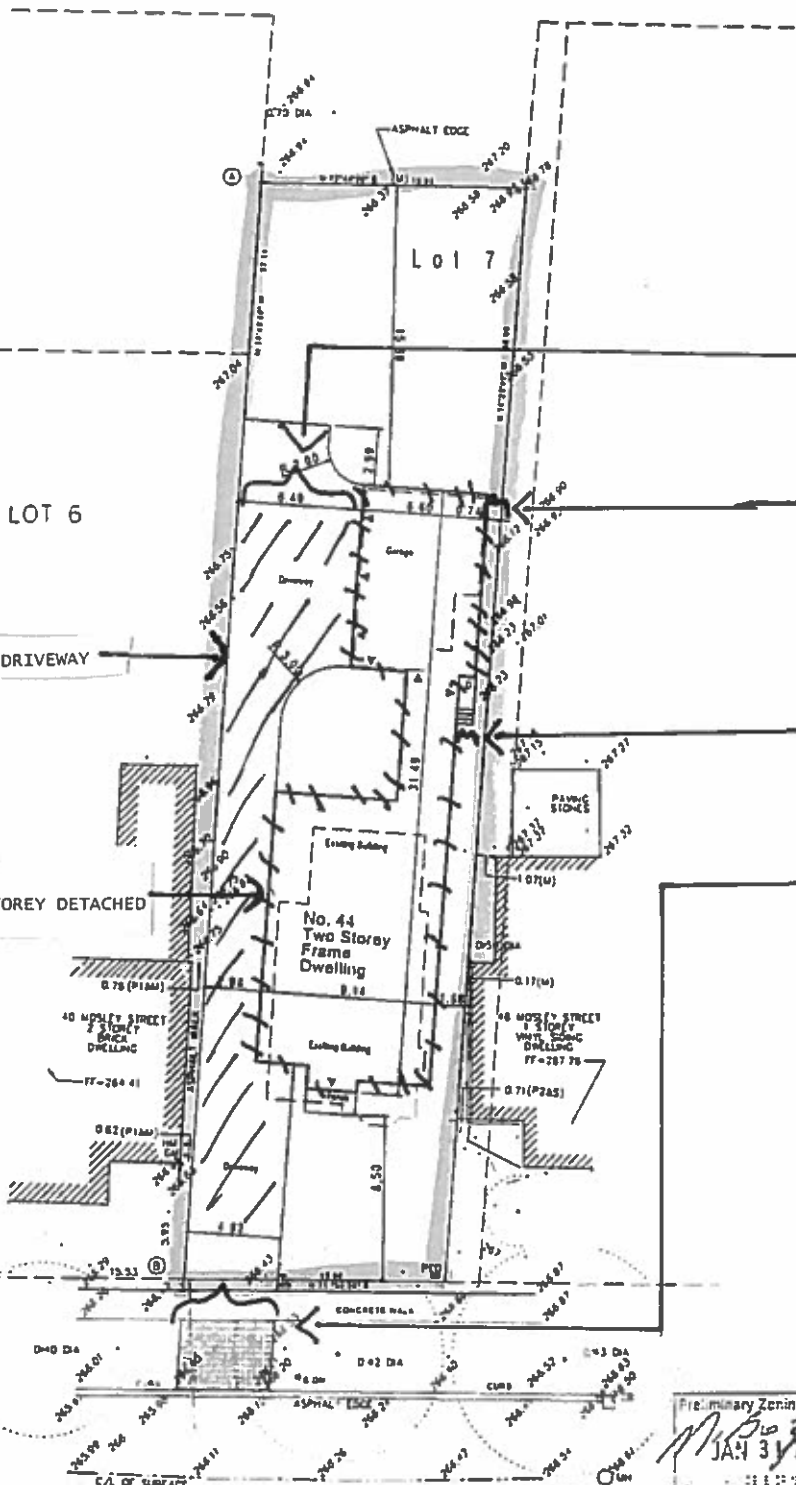


Subject Lands



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PROPOSED VARIANCES:
 MV-2018-06A: To construct two storey detached dwelling with 0.7 meters easterly interior side yard setback; thus requiring variance of 0.8 metres (Zoning By-law requires minimum interior side yard setback of 1.5 metres).

MV-2018-06B: To construct two storey detached dwelling with eaves projecting 1.36 metres into easterly interior side yard; thus requiring variance of 0.66 metres (Zoning By-law allows eaves to project 0.7 metres into any yard).

MV-2018-06C: Propose a driveway width of 9.6 metres; thus requiring variance of 3.6 metres (Zoning By-law allows maximum driveway width of 6.0 metres).

MV-2018-06D: Propose 90 degree maneuvering space of 6.45 metres; thus requiring variance of 0.55 metres (Zoning By-law allows minimum maneuvering space of 7.0 metres for 90 degree spaces).

Mosley Street

File: Primary Zoning Rev
 JAN 31 2017
 City of Aurora



PROJECT	Proposed Single Family Dwelling 44 Mosley Street Town of Aurora		
SITE	Part of Lot 7 R.P. M-68 Town of Aurora Regional Municipality of York		
DATE	SCALE	DRAWING	