

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-15

APPLICANT: Pileci

PROPERTY: 154 Ridge Road
PLAN 65M2748 LOT 18

ZONING: Oak Ridges Moraine Rural General Zone (RU-ORM)

PURPOSE: The Owner has submitted a minor variance application in proposing a home occupation consisting of a private home daycare.

**BY-LAW
REQUIREMENT:**

- 1) Section 14.1 states where a Zone symbol is followed by the letters "ORM", no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001;
- 2) Section 4.6.1 states Home Occupations shall be conducted entirely within the dwelling or permitted accessory buildings;
- 3) Section 4.6.5 states Home Occupations shall not exceed more than 45.0 square metres in area.

PROPOSAL:

- a) The applicant is proposing a Home Occupation consisting of a Private Home Daycare within an area where the Zone symbol is followed by the letters "ORM";
- b) The applicant is proposing a Private Home Daycare with an outdoor playground area; thereby, requiring relief from this provision;
- c) The applicant is proposing a Private Home Daycare with an area of 50.0 square metres; thereby, requiring a variance of 5.0 square metres.

A Location Map and a Site Plan illustrating the request are attached.

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

DATE:	July 11, 2019
TIME:	7:00 p.m.
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 and have not registered with Staff as an interested party, 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.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4350**, 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 20TH DAY OF JUNE, 2019.



Antonio Greco
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

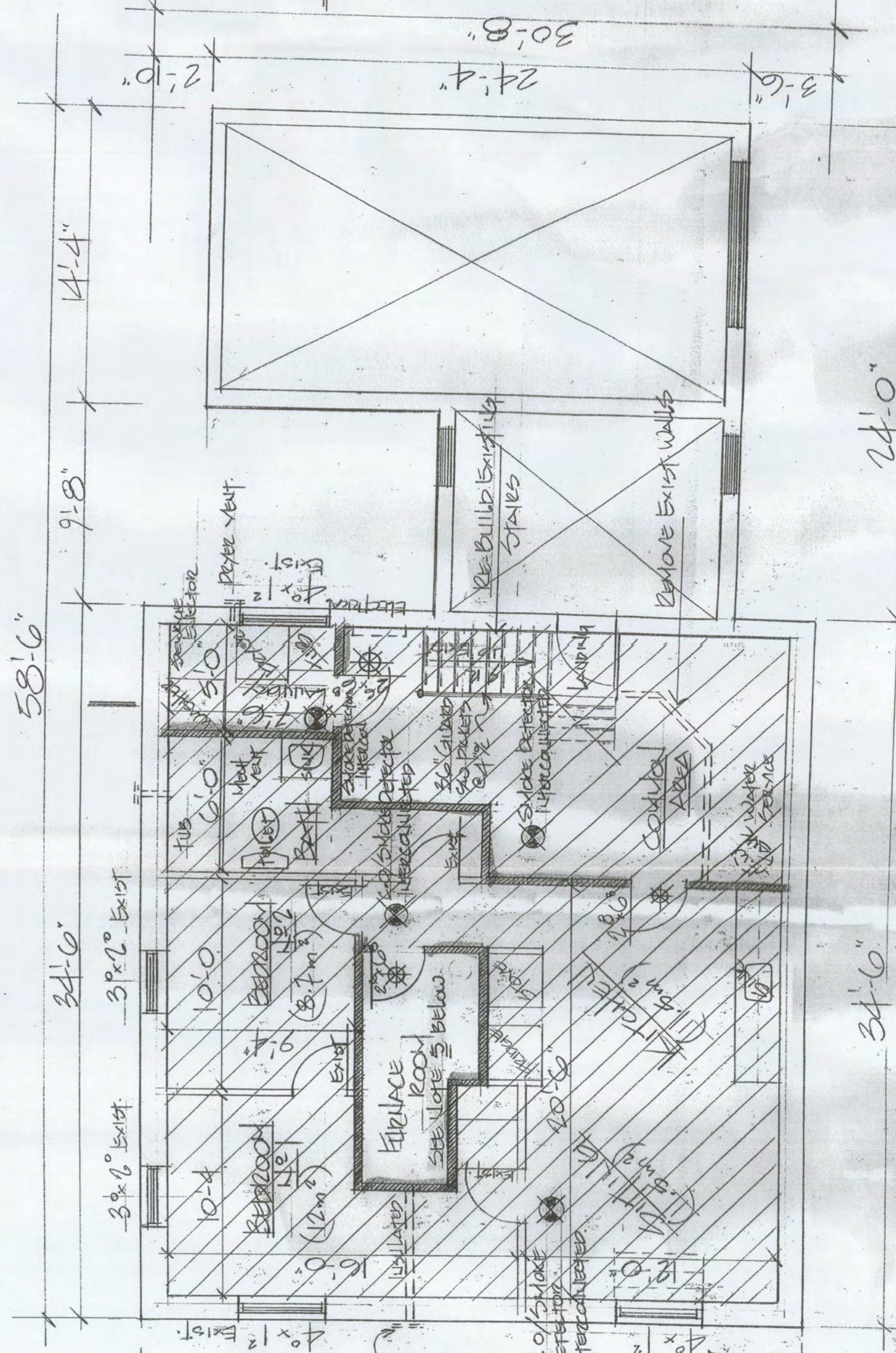
ATTACHMENTS

Attachment 1- Site Plan

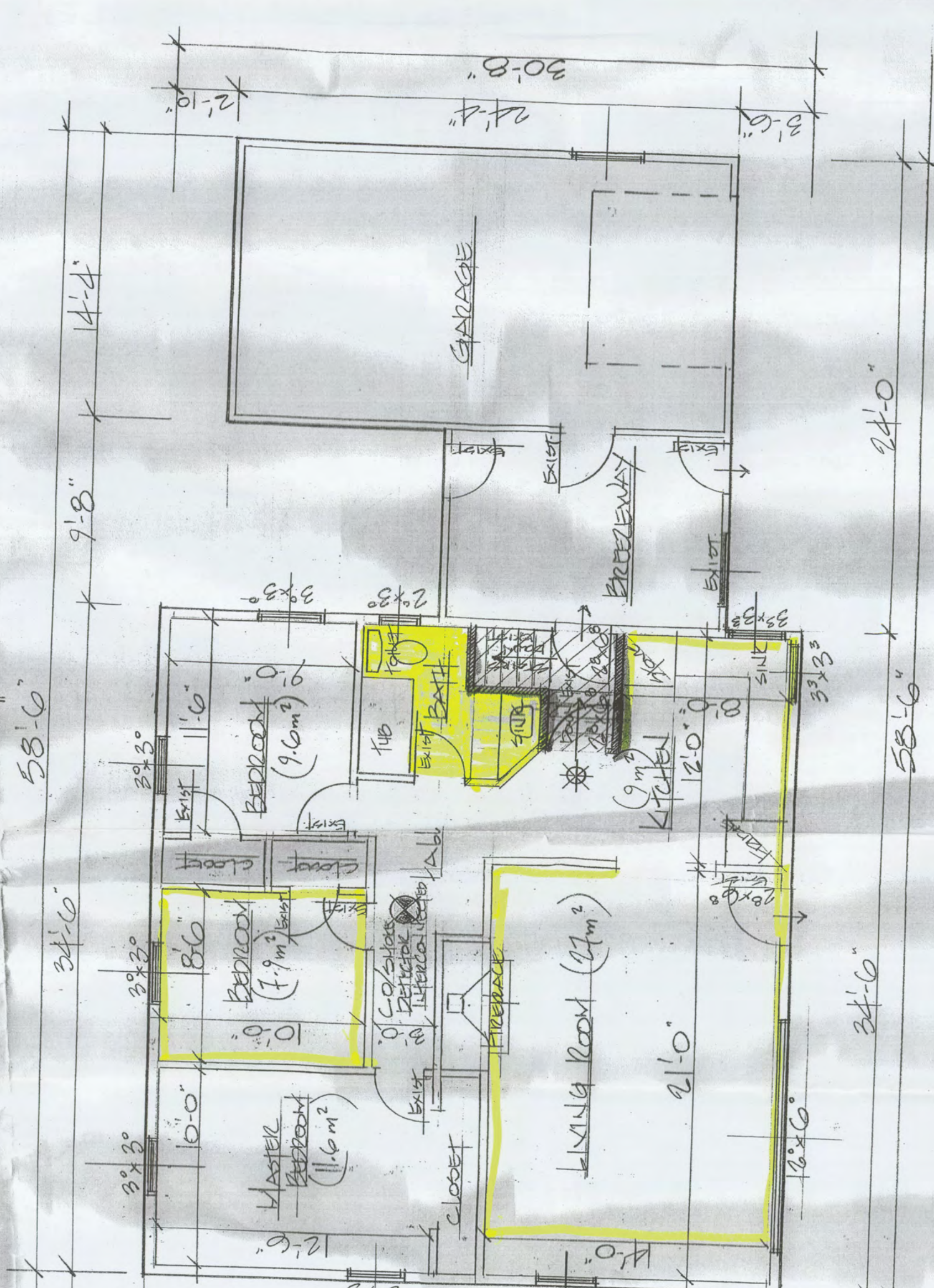
Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>

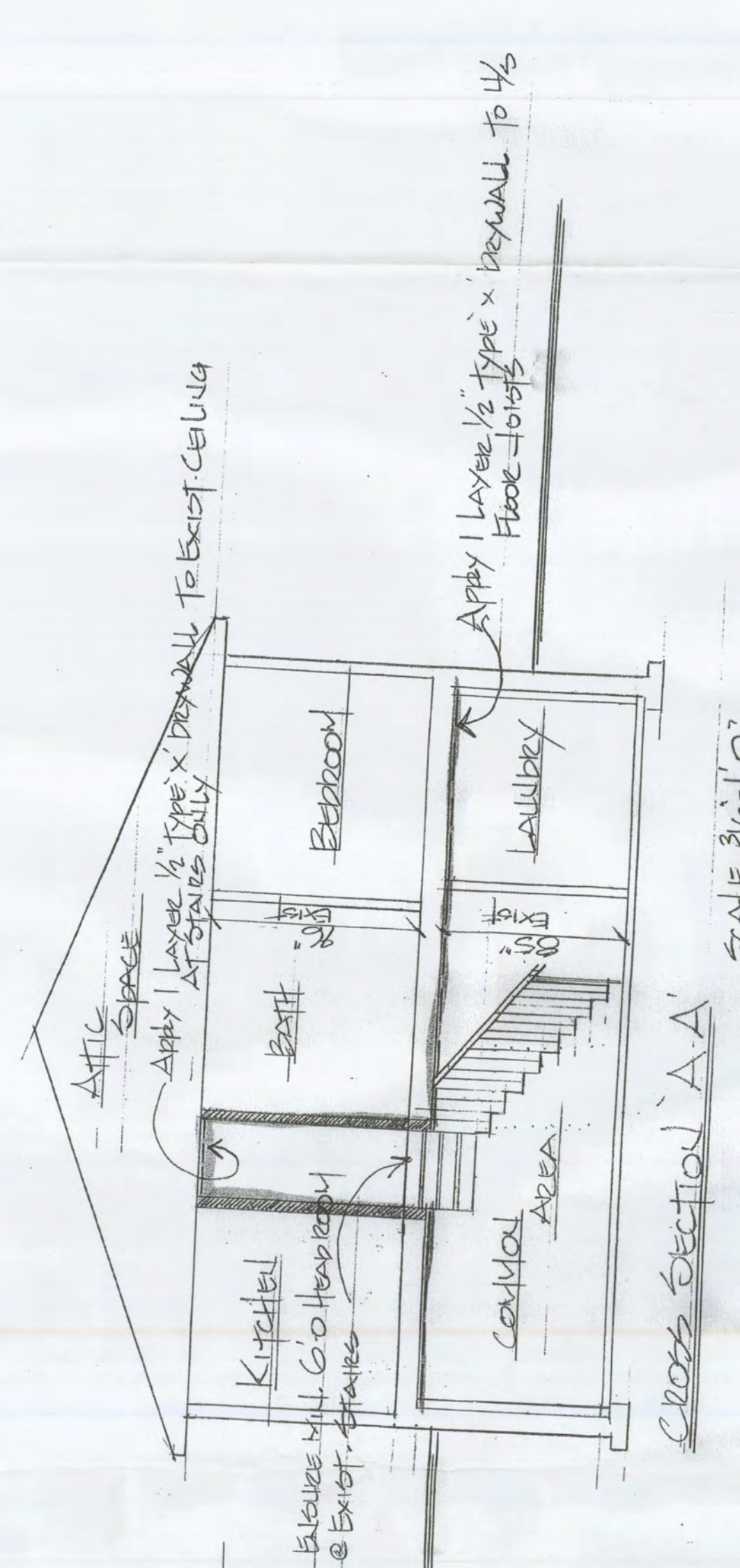
BRICKSIDE MINIMUM 30 MINUTE FIRE. FOR CEILING AREA UPGRADED.
 PER TABLE 2.3.4.4.5 SE-2. FLOOR JOISTS @ 16" O.C. MAX = 10 MINUTE FIRE.
 PER TABLE 2.3.4.4.5 SE-2. 1/2" TYPE X 1/2" THICK = 25 MINUTE FIRE.
 TOTAL = 30 MINUTE FIRE.
 NOTE: ALL EXISTING COMBUSTIBLE CEILING FINISHES TO BE REMOVED.



EXISTING FIRST FLOOR PLAN
 SCALE 3/16"=1'-0"

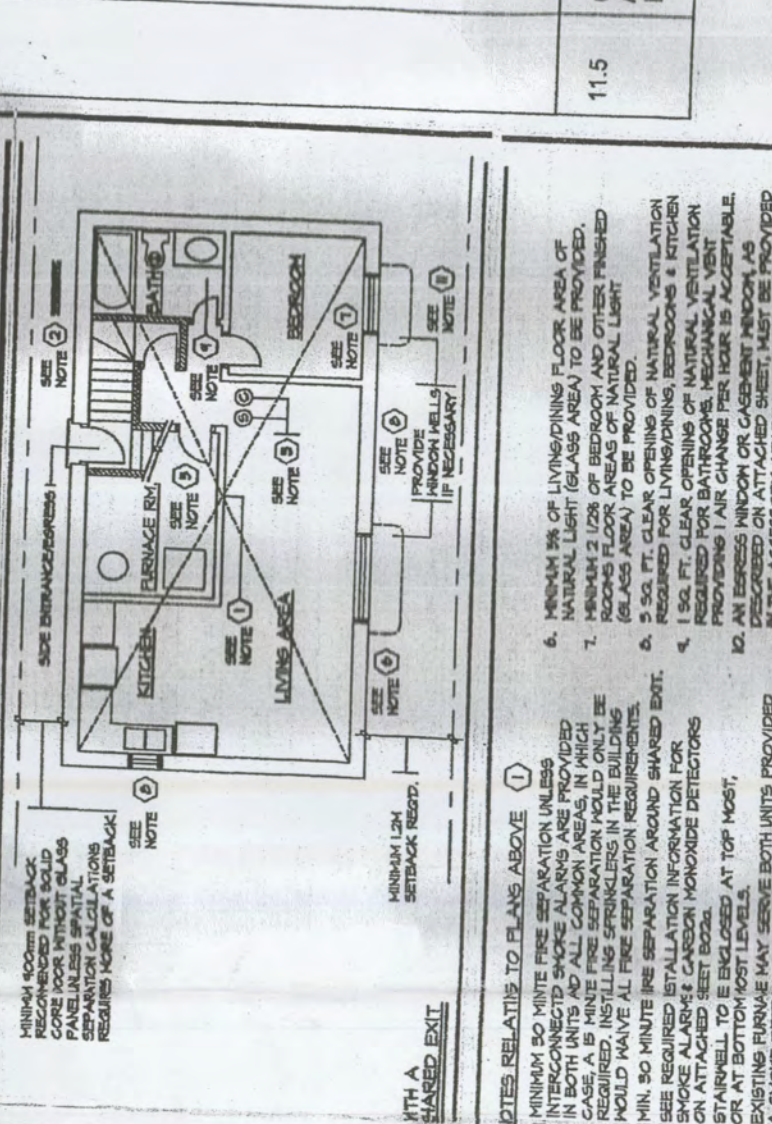
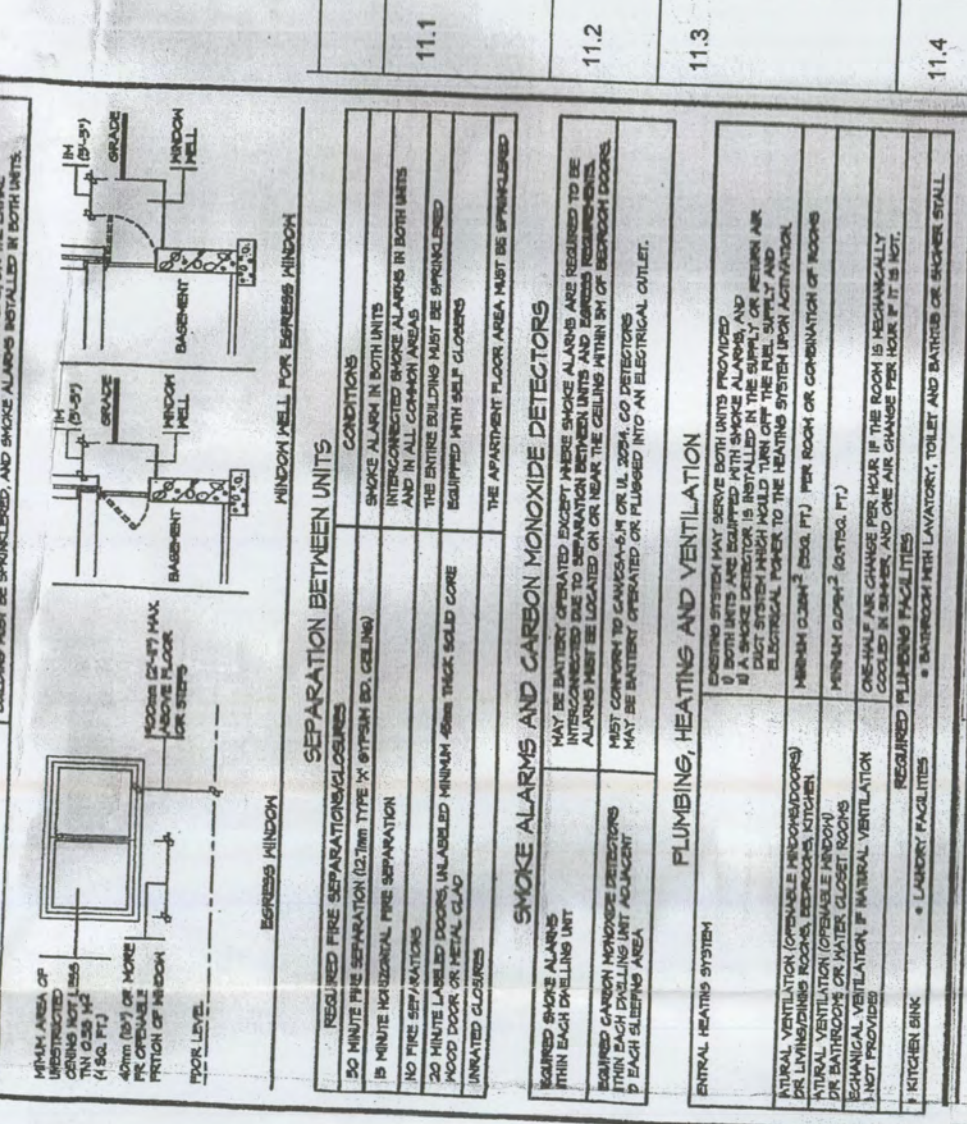


EXISTING BASEMENT PLAN
 SCALE 3/16"=1'-0"



CROSS SECTION AA
 SCALE 3/16"=1'-0"

MINIMUM ROOM AREAS	MINIMUM ROOM AREAS FOR LIGHT
APARTMENT FOR ONE OR TWO OCCUPANTS: MINIMUM AREA IN TOTAL	MINIMUM AREA FOR EACH ROOM
APARTMENT FOR THREE OR MORE OCCUPANTS: MINIMUM AREA IN TOTAL	MINIMUM AREA FOR EACH ROOM
COMMON AREAS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
STAIRWAYS: MINIMUM AREA FOR EACH STAIRWAY	MINIMUM AREA FOR EACH STAIRWAY
ELEVATOR SHAFTS: MINIMUM AREA FOR EACH SHAFT	MINIMUM AREA FOR EACH SHAFT
MECHANICAL ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
WATER TREATMENT ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
GENERATOR ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
BOILER ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
CONDENSATE COLLECTION TANKS: MINIMUM AREA FOR EACH TANK	MINIMUM AREA FOR EACH TANK
MECHANICAL ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
WATER TREATMENT ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
GENERATOR ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
BOILER ROOMS: MINIMUM AREA FOR EACH ROOM	MINIMUM AREA FOR EACH ROOM
CONDENSATE COLLECTION TANKS: MINIMUM AREA FOR EACH TANK	MINIMUM AREA FOR EACH TANK



ACCENTURY APARTMENT SPEC
 SCALE 3/16"=1'-0"

REPRODUCTION OF FINISHES AND RELATED DOCUMENTS IN FULL SCALE DRAWINGS WITHOUT DESIGNER'S WRITING.
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE WORK BEFORE COMMENCING ANY PART OF THE WORK.
 THE DESIGNER HAS NOT BEEN RESPONSIBLE TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 ALL REVIEWS ARE BASED ON THE CONTRACT DOCUMENTS AND THE CONTRACTOR'S UNDERSTANDING THAT NO CHANGES ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
 SOIL BEARING CAPACITY IS BASED ON A MINIMUM OF 1500 PSF. ALL SOILS TO BE EXPOSED SHALL BE TESTED BY A REGISTERED GEOTECHNICAL ENGINEER OR THE REGULATORY AUTHORITY.

WALL COUPLER DETAIL
 MINIMUM 30 MINUTE FIRE
 2.3.4.4.5 SE-2
 2.3.4.4.5 SE-2 = 20 MIN FIRE
 EXISTING 1/2" GYPSUM BOARD TO EXIST CEILING
 PER TABLE 2.3.4.4.5 SE-2
 2.3.4.4.5 SE-2 = 25 MINUTE FIRE
 MATERIALS TABLE A.1
 TOTAL = 35 MIN FIRE
 NOTE: IN AREAS WHERE COMPLIANT WITH TABLE A.1 IS NOT POSSIBLE, THE CONTRACTOR SHALL SUBMIT A DESIGN FOR AN ALTERNATE SOLUTION TO THE DESIGNER.
 NEW TOTAL = 35 MIN FIRE
 DOORS
 BRICKSIDE MINIMUM 30 MIN FIRE
 DOOR FRAME, HARDWARE & GLASS

No.	Revision/Issue	Date
0	ISSUED FOR BUILDING PERMIT	2011

EXISTING BASEMENT PLAN
 EXISTING 1ST FLOOR PLAN
 CROSS SECTION A-A
 SPECIFICATIONS

PROJECT NAME AND ADDRESS
 ACCENTURY APARTMENT FOR
 154 TRINITE ROAD W
 AURORA, ONTARIO

Sheet
 Project: TRINITE ROAD
 Date: May 26/11
 Scale: AS NOTED
 A-1

PRELIMINARY ZONING REVIEW
 APR 23 2010
 MUNICIPAL ENGINEER
 PRAXIS-10-02

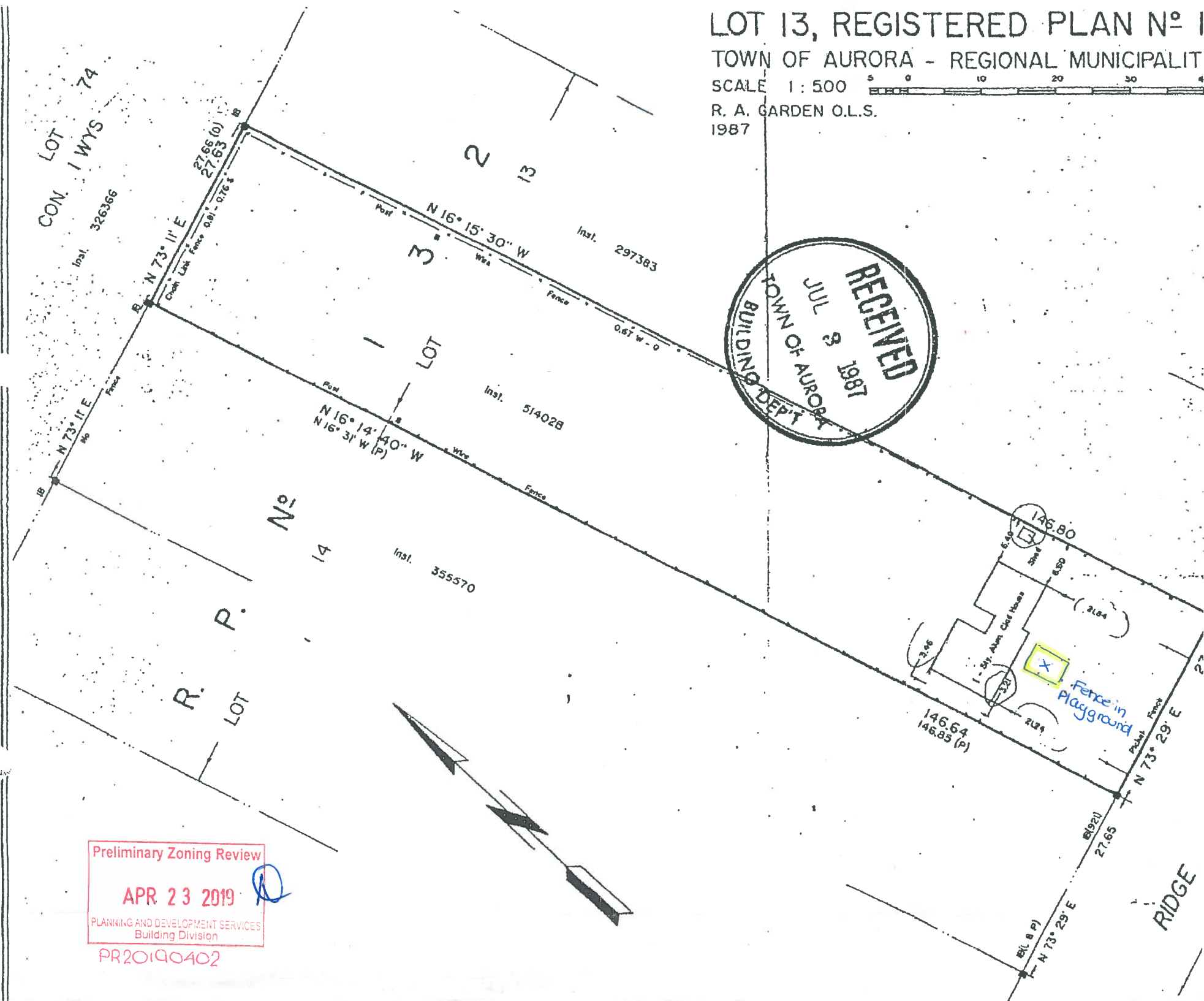
The undersigned hereby certifies that the design and the construction of the work shown on this drawing are in accordance with the Ontario Building Code and the applicable provisions of the Building Code Act, R.S.O. 1990, c. 1, s. 11.1.1, of the building code.
 I, the undersigned, am a duly registered professional engineer in the Province of Ontario.
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NUMBER: 13780
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NUMBER: 31274

LOT 13, REGISTERED PLAN N° 1

TOWN OF AURORA - REGIONAL MUNICIPALITY

SCALE 1:500

R. A. GARDEN O.L.S.
1987



Preliminary Zoning Review
APR 23 2019
PLANNING AND DEVELOPMENT SERVICES
Building Division
PR20190402

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEYS ACT
AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER

A CERTIFIED
UNLESS

LEGEND

- --- FOUND
- --- PLANTED
- IB --- IRON BAR
- SIB --- STANDARD IRON BAR
- SSB --- SHORT STANDARD IRON BAR

METRIC - DISTANCES SHOWN
IN METRES AND CAN BE
BY DIVIDING BY 0.3048