



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

**FILE NUMBER:** MV-2024-06

**APPLICANT:** Ambria (Bloomington) Limited - c/o Paula Agostino

**PROPERTY:** 95 Calla Trail

**RELATED APPLICATIONS:** n/a

**ZONING:** R3(523) (*Detached Third Density Residential Exception Zone*)

**PURPOSE:** A Minor Variance Application has been submitted to permit an increase in lot coverage

**THE FOLLOWING VARIANCES ARE REQUIRED:**

1. Section 24.523.2.2 of the Zoning By-law permits a maximum lot coverage of 35.0%.
  - a. The applicant is proposing a two-storey detached dwelling with a lot coverage of 35.4%.

A Location Map and Site Plan 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 7, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**NOTE:** Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on March 5, 2024** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on March 7, 2024** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

*Town of Aurora*  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed “Request for Decision” form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on March 7, 2024**.

**If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.**

Should you have any questions regarding this application, please contact Peter Fan at [PFan@aurora.ca](mailto:PFan@aurora.ca) or at **(905) 726-4711**

### **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 21<sup>st</sup> DAY OF February 2024



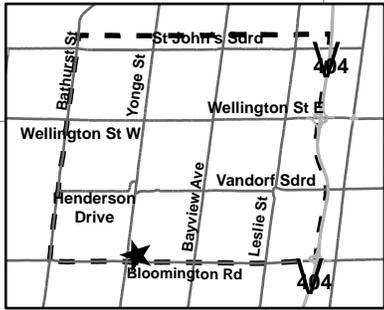
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/agendas>



Yonge Street

50

Calla Trail

Davina Circle

Old Bloomington Road

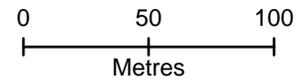
Bloomington Road

Bloomington Road

City of Richmond Hill

**LOCATION MAP**  
**AMBRIA (BLOOMINGTON) LIMITED - LOT 26**  
**FILE: MV-2024-06**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**

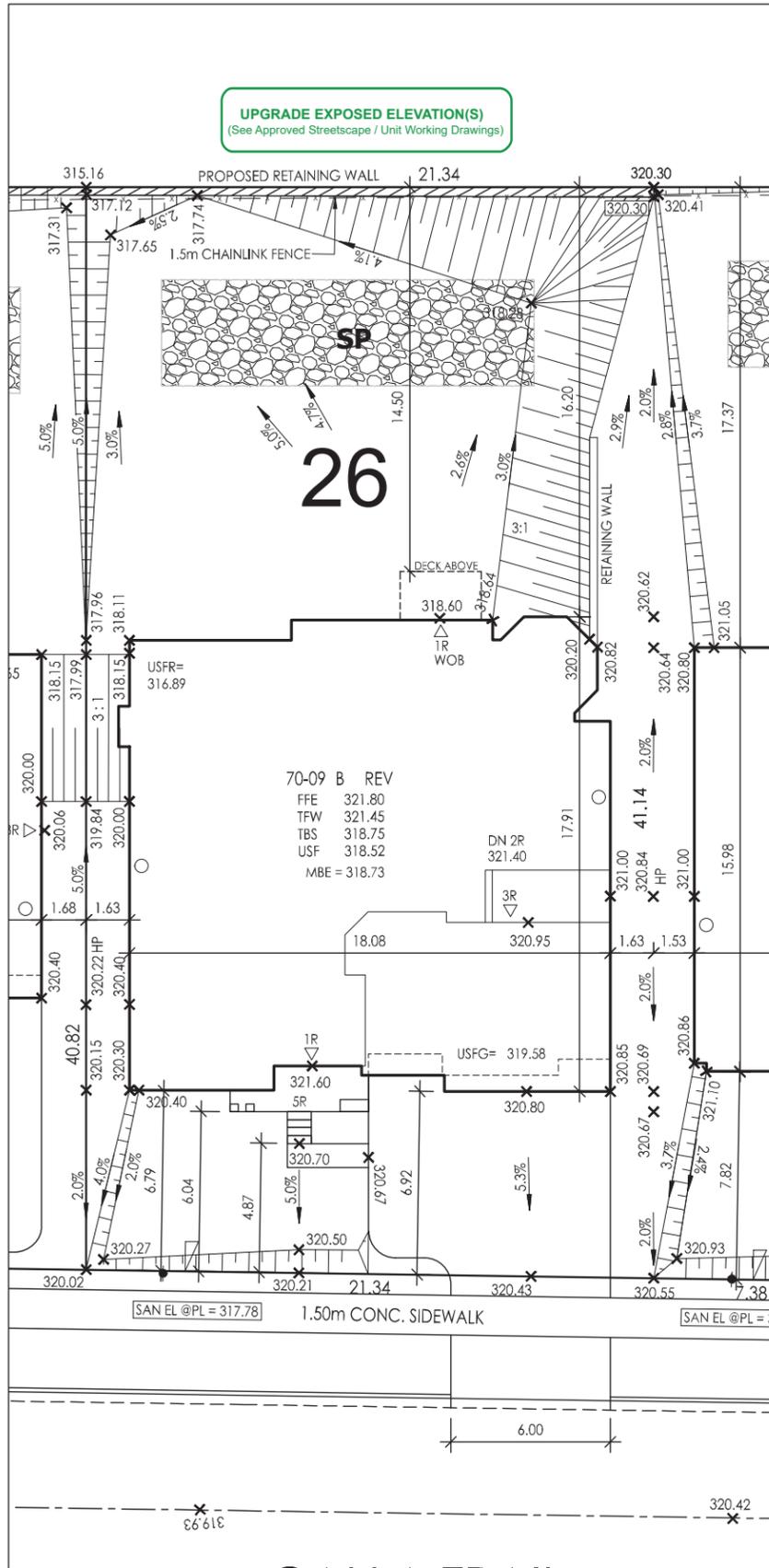
**PERMIT NO.:** PR20240037      **DATE:** Jan. 12, 2024

**APPROVED BY:** *Melissa Bozanin*  
**PRELIMINARY ZONING REVIEW**



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS	
REG. PLAN No.	-
ZONE	R3(523)
LOT NUMBER	LOT 26
BLDG AREA(m) <sup>2</sup>	874.60
BLDG AREA(m) <sup>2</sup>	308.89
LOT COVERAGE(%)	35.31%
No. OF STOREYS	2
MEAN HEIGHT(m)	9.63
PEAK HEIGHT(m)	NA
LANDSCAPE AREA(%)	56.63%



**UPGRADE EXPOSED ELEVATION(S)**  
(See Approved Streetscape / Unit Working Drawings)

LEGEND			
FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFS	TOP OF FOUNDATION WALL	□	BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB	■	CABLE PEDESTAL
USF	UNDER SIDE FOOTING	□	CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR	□	DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE	*	ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL	+	HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE	○	FIRE HYDRANT
WOD	WALKOUT DECK	SL	STREET LIGHT
LOB	LOOKOUT BASEMENT	MB	MAIL BOX
WOB	WALK OUT BASEMENT	TR	TRANSFORMER
WUB	WALK UP BASEMENT	▽	SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN	▽	SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN	+	WATER CONNECTION
○	DOOR	+	WATER VALVE CHAMBER
○	WINDOW	+	HYDRANT AND VALVE
AC	AIR CONDITIONING	+	HYDRO METER
DS	DOWN SPOUT TO SPLASH PAD	+	GAS METER
DS	DOWN SPOUT CONNECTED TO STM SWALE DIRECTION	+	MANHOLE - STORM
→	CHAINLINK FENCE	+	MANHOLE - SANITARY
-XX-	PRIVACY FENCE		
-XXX-	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE		

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	17-JULY-23	PP	RP
2	ISSUED FINAL	01-AUG-23	PP	-
3	REVISED PER ENG COMM	17-NOV-23	PP	ES
4	ISSUED FINAL	28-NOV-23	PP	ES

**IMPORTANT FOOTING NOTE:**  
-IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.  
-LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".  
-IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:  
- UP TO 9" FOOTING, LOWER USF BY 0.07  
- 10" FOOTING, LOWER USF BY 0.10  
- 11" FOOTING, LOWER USF BY 0.13  
- 12" FOOTING, LOWER USF BY 0.15  
- 13" FOOTING, LOWER USF BY 0.18  
- 14" FOOTING, LOWER USF BY 0.20

**RN DESIGN**  
WWW.RNDESIGN.COM  
T:905-738-3177  
WWW.THEPLUSGROUP.CA

I, ERIC SCHEIDNER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 30840  
FIRM BCIN: 26995  
DATE: DEC-11-2023  
SIGNATURE: *Eric Scheidner*

CLIENT: **AMBRIA HOMES**  
PROJECT/LOCATION: **MONTEVERDI AURORA**  
DRAWING: **SITE PLAN**

DRAWN BY: PP      SCALE: 1:250  
PROJECT No.: 21027      LOT NUMBER: LOT 26



**CALLA TRAIL**

- Notes:-
- Soak-away pit locations are to be determined by the Builder and must be a minimum of 2 meters inside property lines and a minimum of 5 meters away from building foundations. Dimensions of pits are as indicated on this plan and must capture 50% of roof area drainage.
  - Builder to field verify as-constructed storm and sanitary connection inverts prior to any foundation excavation.

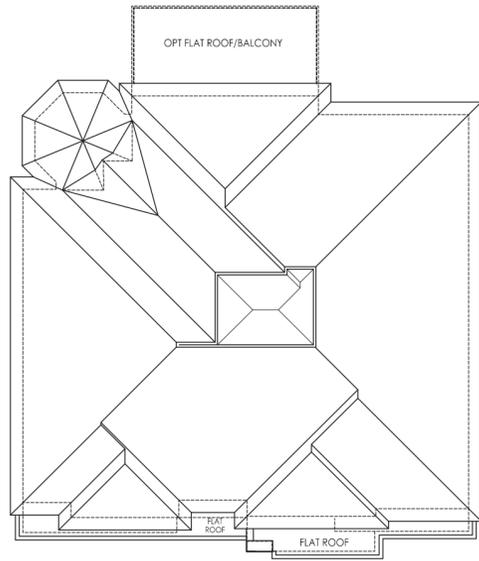
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AURORA.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: DEC 11, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 30840  
FIRM BCIN: 26995  
DATE: 22. SEPT. 2023

SIGNATURE:



NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

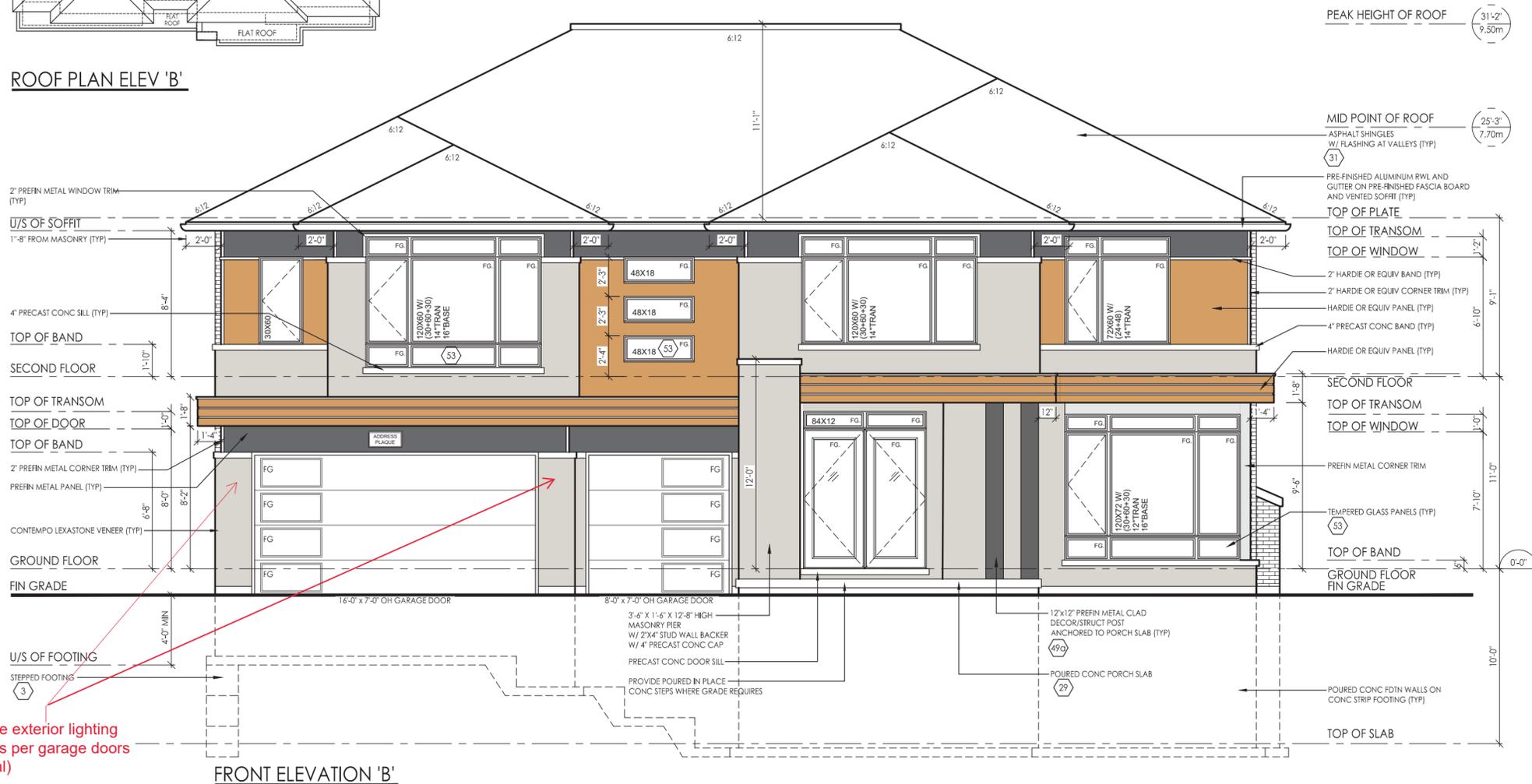
**GROSS GLAZING AREA-ELEV B**

TOTAL PERIPHERAL WALL AREA	5315.32 SF	493.81 m <sup>2</sup>
FRONT GLAZING AREA	350.50 SF	32.56 m <sup>2</sup>
LEFT SIDE GLAZING AREA	96.00 SF	8.92 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	120.50 SF	11.19 m <sup>2</sup>
REAR GLAZING AREA	385.33 SF	35.80 m <sup>2</sup>
TOTAL GLAZING AREA	952.33 SF	88.47 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	17.92 %	

**GROSS GLAZING AREA-ELEV B-OPT 2ND FLR**

TOTAL PERIPHERAL WALL AREA	5315.32 SF	493.81 m <sup>2</sup>
FRONT GLAZING AREA	350.50 SF	32.56 m <sup>2</sup>
LEFT SIDE GLAZING AREA	96.00 SF	8.92 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	105.00 SF	9.75 m <sup>2</sup>
REAR GLAZING AREA	385.33 SF	35.80 m <sup>2</sup>
TOTAL GLAZING AREA	936.83 SF	87.03 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	17.63 %	

**ROOF PLAN ELEV 'B'**



provide exterior lighting fixtures per garage doors (typical)

**FRONT ELEVATION 'B'**

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JOHN G. WILLIAMS LTD., ARCHITECT AND APPROVAL

APPROVED BY: [Signature]

DATE: OCT 04, 2023

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	08-Apr-22	SL	ES
9	ISSUED FOR PERMIT	22-Sep-23	ES	ES

PICCO ENGINEERING  
14-10007-760-6688 - 6880-177-0773

2023-09-25

PROFESSIONAL ENGINEER  
A.R. Khan  
100231755  
PROVINCE OF ONTARIO  
STRUCTURAL ONLY

client	Ambría Homes
project	Monteverdi Estates
model	Aurora
model	70-09
model	MARCHE
project #	21027
scale	3/16" = 1'-0"
page	

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 30840  
FIRM BCIN: 26995  
DATE: 22 SEPT 2023

*E. Schneider*

SIGNATURE:



**RIGHT SIDE ELEVATION 'B'**

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD  
NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AURORA

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: OCT 23 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	08-Apr-22	SL	ES
2	REVISED REAR DOOR AS PER CLIENT REQUEST	14-Sep-23	DR	ES
3	ISSUED FOR PERMIT	22-Sep-23	ES	ES

**A.R. Khan**  
100231755  
PROVINCE OF ONTARIO  
STRUCTURAL ONLY

2023-09-25

client	Ambría Homes
project	Monteverdi Estates
	Aurora
model	70-09
	MARCHE
project #	21027
scale	3/16" = 1'-0"
page	

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 30840  
FIRM BCIN: 24995  
DATE: 22 SEPT 2023

*E. Schneider*  
SIGNATURE:



**REAR ELEVATION 'B'**  
NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD  
NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

**PARTIAL REAR ELEVATION 'B'**  
@ENSUITE/DINING

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AURORA

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: OCT 03, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	08-Apr-22	SL	ES
2	INCREASED WINDOW SIZES PER CLIENT REQUEST	24-Oct-22	ES	ES
	REVISED REAR DOOR AS PER CLIENT REQUEST	14-Sep-23	DR	ES
	ISSUED FOR PERMIT	23-Sep-23	ES	ES

**PICCO ENGINEERING**  
14-19007-760-688 • 6880-777-077

2023-09-25

**PROFESSIONAL ENGINEER**  
A.R. Khan  
100231755  
PROVINCE OF ONTARIO  
STRUCTURAL ONLY

client	Ambria Homes
project	Monteverdi Estates Aurora
model	70-09 MARCHÉ
project #	21027
scale	3/16" = 1'-0"
page	A16

I, ERIC SCHNEIDER DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 30840  
FRM BCIN: 26995  
DATE: 22 SEPT 2023

*E. Schneider*  
SIGNATURE:



LEFT SIDE ELEVATION 'B'

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD  
NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: OCT 05, 2023  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	08-Apr-22	SL	ES
9	ISSUED FOR PERMIT	22-Sep-23	ES	ES

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14-10007-760-6688 - (888) 777-0773

2023-09-25

PROFESSIONAL ENGINEER  
A.R. Khan  
100231755  
PROVINCE OF ONTARIO  
STRUCTURAL ONLY

client	Ambría Homes
project	Monteverdi Estates Aurora
model	70-09 MARCHÉ
project #	21027
scale	3/16" = 1'-0"
page	



# TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: \_\_\_\_\_ Agenda Item Number: \_\_\_\_\_

Application Name: \_\_\_\_\_

File Number(s): \_\_\_\_\_

## IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

**NOTE:** Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at [pfan@aurora.ca](mailto:pfan@aurora.ca).

**Please print clearly and provide information requested below.**

Name: \_\_\_\_\_  
(MR./MRS./MS) (First) (Last)

Address: \_\_\_\_\_  
\_\_\_\_\_

Municipality: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
(Must Be Provided)

Telephone: Residence \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Business \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.**

**NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands**

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771