

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2019-12

**APPLICANT:** Stinson

**PROPERTY:** 29 Church Street  
Plan 68, Part Lot 3 & 4

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

**PURPOSE:** The Owner has submitted a Minor Variance Application in proposing to construct a two storey detached dwelling unit.

**BY-LAW  
REQUIREMENT:**

- 1) Section 7.2 requires a minimum front yard setback of 6.0 metres.
- 2) Section 4.20 states eaves may project 0.7 metres into any required yard.
- 3) Section 7.2 requires a minimum rear yard setback of 7.5 metres.
- 4) Section 4.20 states eaves may project 0.7 metres into any required yard.
- 5) Section 7.2 permits a maximum lot coverage of 35%.
- 6) Section 5.6.1a) ii) allows a maximum driveway width of 6.0 metres if the lot frontage is greater than or equal to 9.0 metres and less than 18.0 metres.

**PROPOSAL:**

- a) The applicant is proposing to construct a two storey detached dwelling unit which is 2.7 metres to the front property line; thereby, requiring a variance of 3.3 metres
- b) The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 3.8 metres into the required front yard; thereby, requiring a variance of 3.1 metres.
- c) The applicant is proposing to construct a two storey detached dwelling unit which is 3.0 metres to the rear property line; thereby, requiring a variance of 4.5 metres.
- d) The applicant is proposing to construct a two storey detached dwelling unit with eaves projecting 5.0 metres into the required rear yard; thereby, requiring a variance of 4.3 metres.
- e) The applicant is proposing to construct a two storey detached dwelling unit with a lot coverage of 45.5%; thereby, requiring a variance of 10.5%.

- f) The applicant is proposing a driveway width of 8.2 metres; thereby, requiring a variance of 2.2 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.

<b>DATE:</b>	<b>June 13, 2019</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY 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 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. 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 23<sup>RD</sup> DAY OF MAY, 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>

SURVEYOR'S REAL PROPERTY REPORT

**PART A) PLAN OF  
PART OF LOTS 3 AND 4  
SOUTH SIDE OF CHURCH STREET  
REGISTERED PLAN 68  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1 : 100



R.D. TOMLINSON LIMITED  
1992

**SURVEYOR'S REAL PROPERTY REPORT  
PART B) REPORT SUMMARY**

**DESCRIPTION OF LAND**

**PORTION 1 :**  
PART OF LOTS 3 AND 4, REGISTERED PLAN 68 IN THE TOWN OF AURORA IN THE REGIONAL MUNICIPALITY OF YORK AS DESCRIBED IN INST. N° 471299. N° 29 CHURCH STREET.  
**PORTION 2 :**  
PART OF LOT 3, REGISTERED PLAN 68 IN THE TOWN OF AURORA IN THE REGIONAL MUNICIPALITY OF YORK AS DESCRIBED IN INST. N° 654 (REMAINDER).

**REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**

PORTION 1 IS NOT SUBJECT TO ANY REGISTERED ENCUMBRANCES.  
PORTION 2 IS SUBJECT TO A RIGHT-OF-WAY AS SET OUT IN INST. N° 564905.

**ENCROACHMENTS**

THE BUILDING SITUATED ON PORTION 1 ENCROACHES 1.26m ONTO PORTION 2.  
THE CHAIN LINK FENCE NEAR THE SOUTHEAST LIMIT ENCROACHES ONTO THE EASTERLY PROPERTY 0.35m AT THE SOUTHEAST CORNER.  
THE CHAIN LINK FENCE NEAR THE SOUTH LIMIT ENCROACHES ONTO THE SOUTHERLY PROPERTY 0.36m AT THE SOUTHWEST CORNER OF THE BUILDING.

**ADDITIONAL REMARKS**

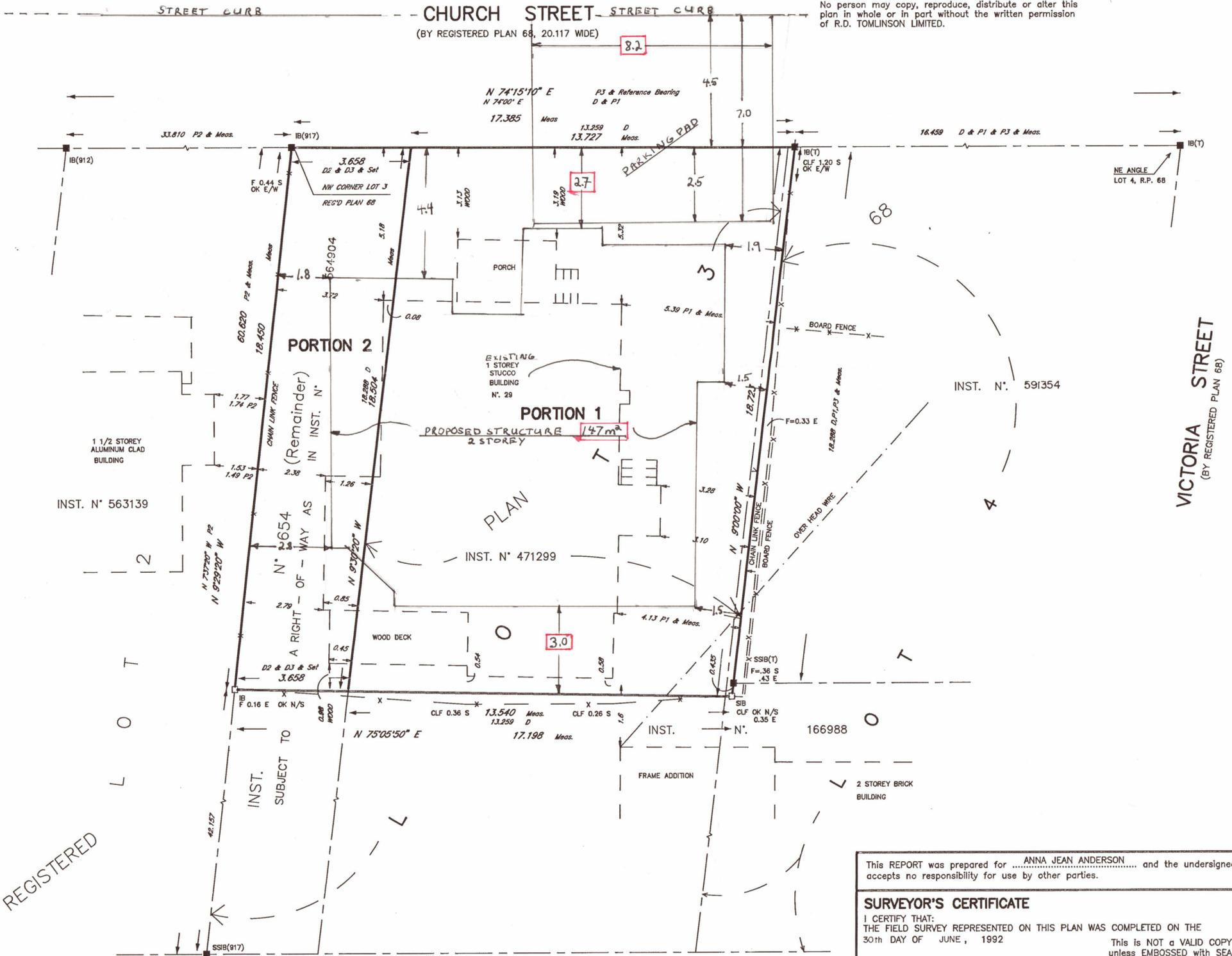
THE PRESENT OWNERS OF PORTION 1 BY INST. N° 4741299 HAVE LONG STANDING OCCUPATION OVER PORTION 2 AND ARE CURRENTLY (AT THE TIME OF THIS SURVEY) OCCUPYING PORTION 2.

**NOTE:**

INST. N° 654 (REMAINDER) FOR PORTION 2 DATES BACK TO ONE OF THE ORIGINAL OWNERS OF THE WHOLE OF LOT 3, CIRCA 1875.

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REGISTERED

**NOTE**  
ALL BUILDING TIES ARE TAKEN TO STUCCO UNLESS OTHERWISE NOTED.

**BEARING REFERENCE**  
Bearings are astronomic and are referred to the SOUTHERLY LIMIT of CHURCH STREET as shown on a Plan of Survey by R.D. Tomlinson Limited dated February 19, 1992 as having a bearing of N 74°15'10" E.

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

□	DENOTES	PLANTED
■	DENOTES	FOUND
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
F	DENOTES	FENCE
CLF	DENOTES	CHAIN LINK FENCE
MEAS.	DENOTES	MEASURED
O	DENOTES	ORIGINAL
O/U	DENOTES	ORIGIN UNKNOWN
WIT	DENOTES	WITNESS
D	DENOTES	INST. N° 471299
P	DENOTES	REGISTERED PLAN 68
P1	DENOTES	PLAN BY R.D. TOMLINSON O.L.S. DATED JUNE 24, 1972.
P3	DENOTES	PLAN BY R.D. TOMLINSON O.L.S. DATED FEB. 19, 1992.
T	DENOTES	R.D. TOMLINSON LIMITED O.L.S.
912	DENOTES	A.J. CLARKE O.L.S.
917	DENOTES	R.A. GARDEN O.L.S.
P2	DENOTES	PLAN OF SURVEY BY R.A. GARDEN DATED MAY, 1990
D2	DENOTES	INST. N° 5837
D3	DENOTES	INST. N° 564904

This REPORT was prepared for ANNA JEAN ANDERSON and the undersigned accepts no responsibility for use by other parties.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 30th DAY OF JUNE, 1992  
This is NOT a VALID COPY unless EMBOSSED with SEAL

July 3, 1992  
DATE

R.D. Tomlinson  
R.D. TOMLINSON ONTARIO LAND SURVEYOR

**NOTE:**  
This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.

<b>R.D. TOMLINSON LIMITED</b>		
SURVEY PARTY CHIEF: S. TONGE	ONTARIO LAND SURVEYOR BOX 635 KING CITY, ONTARIO LOG 1K0 416-773-5202 JOB N° 92.31	SCALE 1 : 100  FILE N°. 68(65)3
DRAWN BY: W. WARNER		
EXAMINED BY: R.D. TOMLINSON O.L.S.		