



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2021-23
- APPLICANT:** Shouyu
- PROPERTY:** 99 Glensteeple Trail  
PLAN 65M4614 LOT 13
- RELATED APPLICATIONS:** n/a
- ZONING:** R3(435) (Detached Third Density Residential Exception Zone) & O1 (Public Open Space)
- PURPOSE:** A Minor Variance Application has been submitted to facilitate a driveway widening.
- BY-LAW REQUIREMENT:**
- 1) Section 5.6.1a(iii) of the Zoning By-law allows a maximum driveway width of 10.0 metres if the lot frontage is 18.0 metres or greater, with the exception that the maximum driveway width at the street line shall not exceed 6.0 metres.
- PROPOSAL:**
- a) The applicant is proposing a driveway width of 10.10 metres.

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>August 12, 2021</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:** As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, 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, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on August 10, 2021**. 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on August 12, 2021**. 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on August 13, 2021**.

**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 Brashanthe Manoharan at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) or at **905-727-3123 Ext. 4223**.

#### **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 29<sup>th</sup> DAY OF July 2021



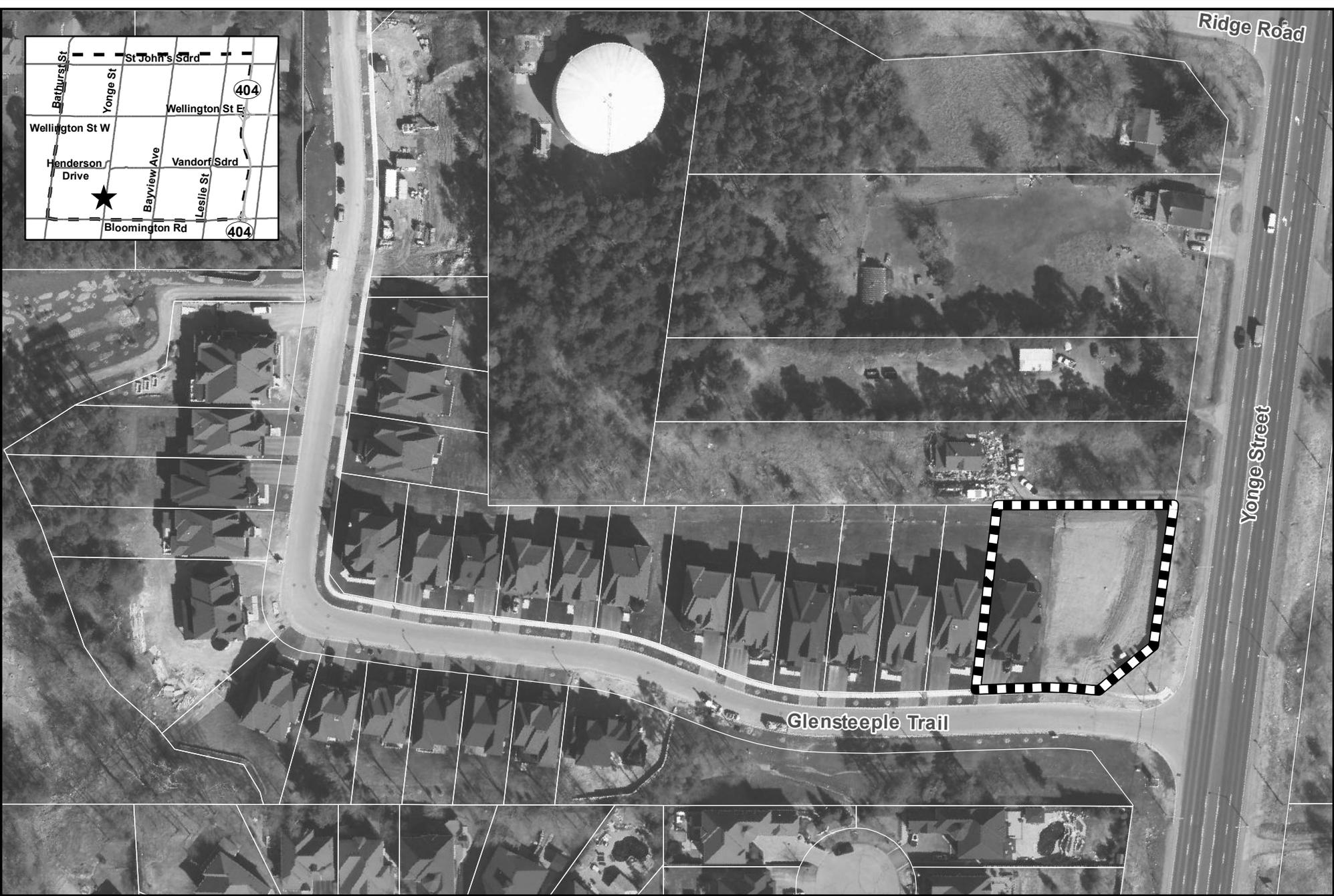
Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

## **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>



**LOCATION MAP**  
99 GLENSTEEPLE TRAIL  
FILE: MV-2021-23

 **SUBJECT LANDS**

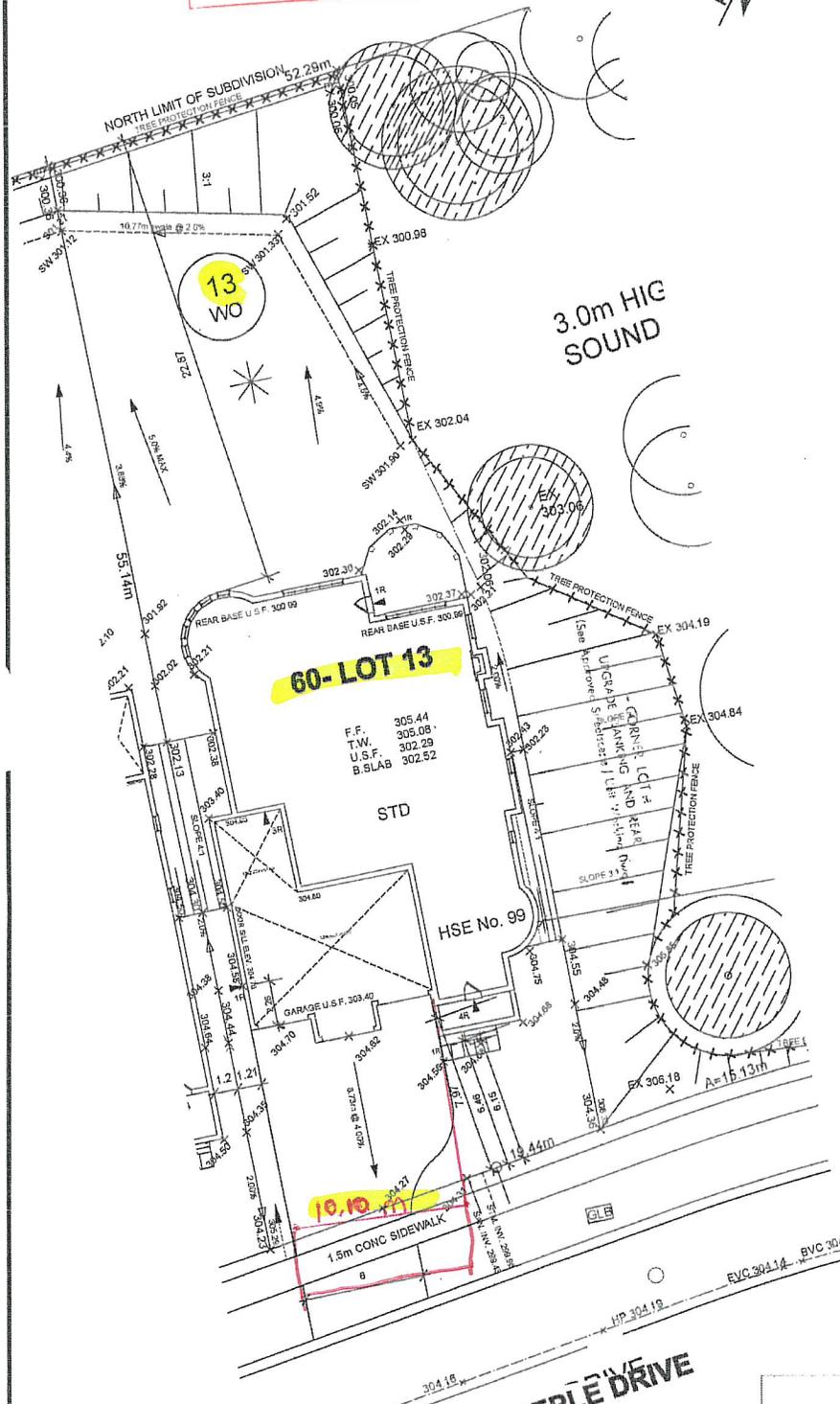
0 25 50  
Metres



PR20200160  
 Preliminary Grading Review  
 M. Boy  
 MAR 13 2020  
 PLANNING AND DEVELOPMENT SERVICES  
 Building Division

LOT GRADING NOTES  
 (AS PER TOWN STANDARDS)

- LOTS WHICH ABUT THE SUBDIVISION LIMIT SHALL BE GRADED TO PROVIDE A 0.6 METER STRIP OF UNDISTURBED LAND ADJACENT TO THE SUBDIVISION LIMIT. ALL EMBANKMENTS REQUIRED FOR THE GRADING OF THE LOTS SHALL COMMENCE AT THE INSIDE EDGE OF THE STRIP OF LAND. EVEN LOT CORNER ELEVATIONS SHALL BE CONSIDERED TO BE ALONG THE INSIDE EDGE OF THIS UNDISTURBED STRIP OF LAND.
- DRAINAGE SWALES SHALL BE CONSTRUCTED BY THE BUILDER ON THE PROPERTY LINE AND TO THE GRADES, DEPTHS AND SECTIONS SPECIFIED HEREIN:  
 MIN. DEPTH = 0.15m MAX. DEPTH = 0.45m  
 MIN. GRADE = 2.00% MAX. GRADE = 5.00 %  
 3 : 1 MAXIMUM SIDE SLOPES.
- ALL EMBANKMENTS FORMED DURING LOT GRADING SHALL HAVE A THREE (3) HORIZONTAL TO ONE (1) VERTICAL SLOPE. EMBANKMENTS EXCEEDING 1.0m IN HEIGHT REQUIRE A RETAINING WALL TO MAKE UP THE HEIGHT DIFFERENTIAL A MIN. OF 7 METERS OF REAR YARD SHALL BE MAINTAINED WITH A MAXIMUM GRADE OF 5.00 %.
- DRIVEWAYS SHALL NOT BE USED AS AN OUTLET FOR SIDE YARD SWALES.
- DRIVEWAYS SHALL HAVE A GRADE TOLERANCE OF 2.00 % TO 8.00 % AS PER TOWN STANDARD.
- WHEN SEPARATION BETWEEN HOUSES IS LESS THAN 1.2 METERS, PLACE 19mm OF CLEAR STONE TO A DEPTH OF 100mm IN PLACE OF TOPSOIL AND SOD. A POSITIVE GRADE AWAY FROM THE HOUSE AT SUBGRADE LEVEL IS MANDATORY.
- STORM AND SANITARY SEWER AS BUILT INVERTS ARE NOT AVAILABLE AT TIME OF SITE PLAN REVIEW AND APPROVAL. BUILDER TO EXAVATE SERVICES AT STREET LINE PRIOR TO BUILDING CONSTRUCTION AND EXCAVATION.
- UTILITY LOCATIONS ARE NOT AVAILABLE AT TIME OF SITE PLAN REVIEW AND APPROVAL.
- BUILDER TO LOWER UNDER SIDE OF FOOTING ADJACENT TO REAR LOT CATCH BASIN EASEMENT, EXACT DEPTH TO BE DETERMIND ON SITE DURING FOOTING EXCAVATION.



GRADING REVIEW  
 NOV 2 8 2017  
 INFRASTRUCTURE AND ENVIRONMENTAL SERVICES

RECEIVED  
 NOV 2 2 2017  
 INFRASTRUCTURE AND ENVIRONMENTAL SERVICES

I as 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 Council Architect is not responsible in any way for examining or approving site (lot) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or installed on this lot

ARCHITECTURAL REVIEW AND APPROVAL  
 TOWN OF AURORA

Signed: \_\_\_\_\_  
 Dated: JUL 13 2017  
 JOHN G. WILLIAMS LIMITED, ARCHITECT

Custom-13 Elev. B		HEIGHT
Lot #13		Allowable: 11.3m
Lot Area :	2,746.96 m <sup>2</sup>	F.F.F. 305.44
35% Permitted Coverage :	961.44 m <sup>2</sup>	Ave. Grade 303.44
Coverage :	11.02 %	Delta 2.0m
Building Coverage :	302.60 m <sup>2</sup>	M.P.R. 9.22m
Hard Surface Coverage :	114.79m <sup>2</sup>	Actual: 11.22m
BC + HSC =	417.39 m <sup>2</sup> / 15.20%	
Landscape Open Space :	84.80 %	

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 13 Plan 65M TBD complies with sound engineering design and that the proposed grading is in conformity with the overall grading plans reviewed as schedules to the subdivision agreement and with adjacent lands for both drainage and relative elevations.

Date: \_\_\_\_\_ Reviewed: \_\_\_\_\_

**GLENSTEPPLE DRIVE**

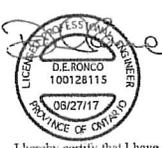
LOT(S) 13

**LOT GRADING REVIEW**

REVIEWED  
 REVIEWED AND MODIFIED AS NOTED  
 REVISE AND RE-SUBMIT FOR REVIEW

I review the lot grading design of the above noted lot(s) by the Consulting Engineer for the sole purpose of ascertaining general conformance of the design with that of the overall lot grading design as prepared by the Consulting Engineer and that proper drainage principles have been observed. The undersigned assumes no responsibility for the correctness of building dimensions or conformity to any applicable zoning by-laws. The builder shall utilize the same vertical control datum as noted on the engineering drawings to construct the building units and lot grading.

DATE: JUL 12 2017 BY: \_\_\_\_\_



I hereby certify that I have reviewed and take responsibility for the design of the sitting for Lot 13 Plan 65M TBD  
 Date: \_\_\_\_\_

Legend			<b>FairGate Homes</b> 2165 STOUFFVILLE RD. P.O. BOX 70 STOUFFVILLE, ONT. L0H 1G0 P. 905.642.1600 F. 905.642.1602
WATER SERVICE	LIGHT STANDARD	POST MAILBOX	
STORM SEWER	FIRE HYDRANT	PRIVACY FENCE	
SANITARY SEWER	PROPOSED ACOUSTIC FENCE	CABLE VALT	
PROPOSED ELEVATION x 100.00	PROPOSED CHAIN LINK FENCE	CABLE PEDESTAL VALT BOX	
EXISTING ELEVATION x 100.00	VALVE AND BOX	CABLE FTG	
BUILDING ENTRANCE	PROPOSED RETAINING WALL	HYDRO SWITCHING VALT	
STORM MANHOLE	BELL PEDESTAL	STOP SIGN MARKER	
SANITARY MANHOLE	BELL LEVEL GRADE BOX	NO PARKING SIGN	
TRANSFORMER	CABLE PEDESTAL	STOP SIGN MARKER	
HYDRO TAIL		STOP BAR MARKER	

Site Plan for Lot 13 Plan 65M TBD  
 99 GLENSTEPPLE DR.  
 Town of Aurora  
 Municipal Region of York

Scale: 1:200  
 Date: June 23, 2017  
 Rev. Date: \_\_\_\_\_

Drawn By: E.A.R. emilio@fairgatehomes.com  
 Checked By: D.E.R. P.ENG daniel@fairgatehomes.com



# 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 Brashanthe Manoharan, Secretary-Treasurer, at [bmanoharan@aurora.ca](mailto:bmanoharan@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: 905-727-3123 ext. 4771