



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2021-30
- APPLICANT:** Sewhdat
- PROPERTY:** 130 Edward Street  
Part 2 & 4 of Plan 65R-38880
- RELATED APPLICATIONS:** SPR-2021-07
- ZONING:** R3-SN(497) (Detached Third Density Residential Exception Zone)
- PURPOSE:** A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling.
- BY-LAW REQUIREMENT:**
- 1) Section 24.497.3.3 of the Zoning By-law permits a maximum lot coverage of 35.0%.
- PROPOSAL:**
- a) The applicant is proposing a two-storey detached dwelling with lot coverage of 42.5%.

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>November 11, 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 October November 9, 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 November 11, 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 November 12, 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 28<sup>th</sup> DAY OF OCTOBER 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>

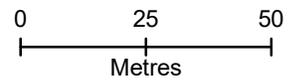


# LOCATION MAP

130 EDWARD STREET  
FILE: MV-2021-30



**SUBJECT LANDS**



**DRAWINGS LIST**

- A-1 SURVEY PLAN/  
SITE PLAN**
- A-2 BASEMENT PLAN**
- A-3 GROUND  
FLOOR PLAN**
- A-4 SECOND  
FLOOR PLAN**
- A-5 ROOF PLAN**
- A-6 ELEVATION**
- A-7 ELEVATION**
- A-8 ELEVATION**
- A-9 ELEVATION**
- A-10 SECTION**

SITE DATA	SQ.FT.	M2	
LOT AREA	5032.50	467.53	100%

SET BACKS	PROPOSED	
	M	FT.
FRONT BUILDING	6.00	19.68'
FRONT PORCH	4.50	14.76'
REAR	7.65	25.10'
SIDE	1.52	5.00'
SIDE	1.53	5.00'

HEIGHT TO PEAK	M	FT.
	9.90	32.48'

LOT COVERAGE	%	SQ.FT.	M2
	42.43%	198.36	2135.09

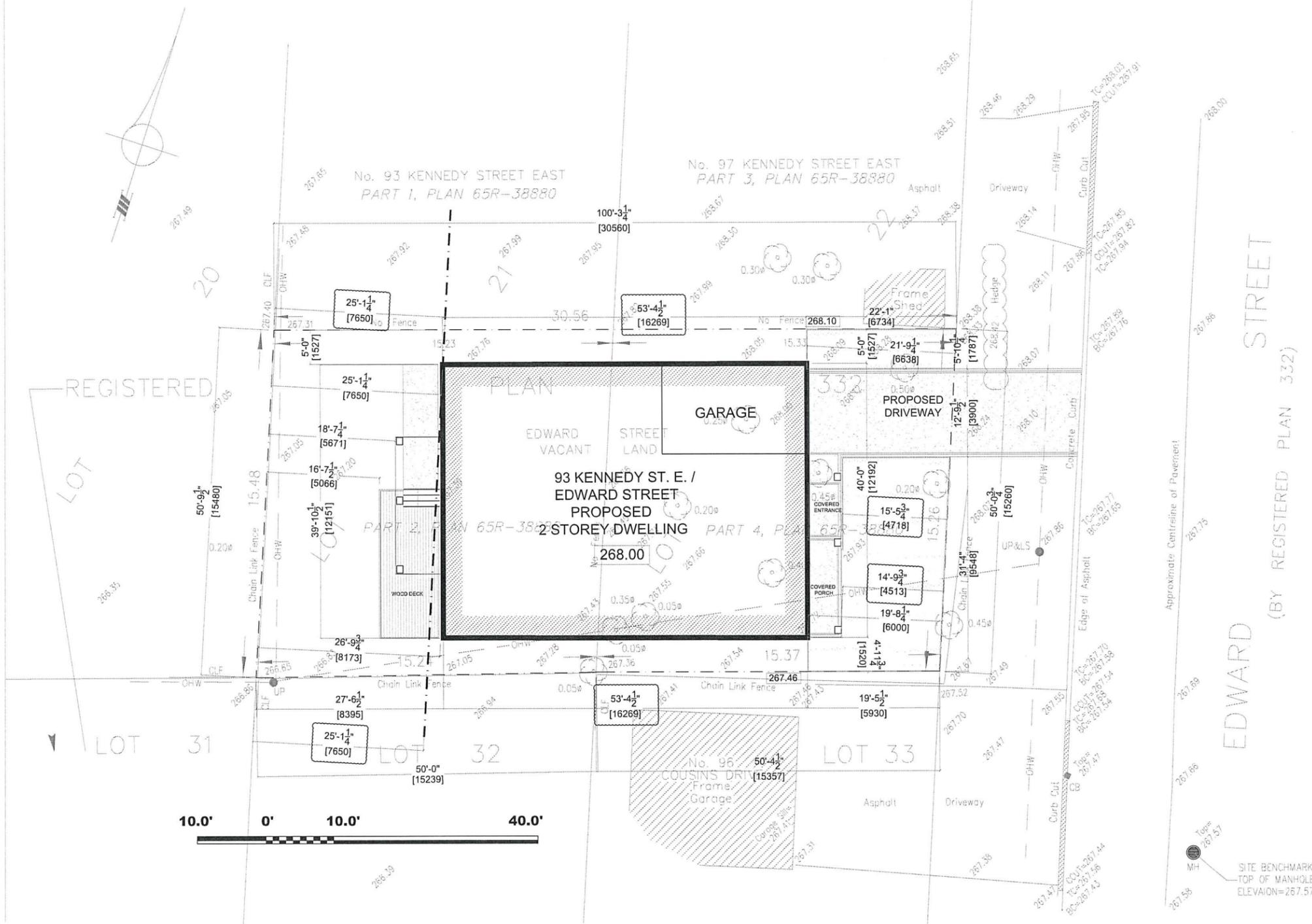
PROPOSED BUILDING INFORMATION			
BASEMENT	171.40	1844.93	
GROUND FLOOR WITH GARAGE	198.36	2135.09	
SECOND FLOOR AREA	136.98	1443.00	
TOTAL FLOOR AREA	332.44	3578.09	

DRIVEWAY / LANDSCAPE AREA			
FRONT YARD	96.46	1038.27	
DRIVEWAY	22.32	240.31	
LANDSCAPE AREA	74.13	797.96	
SOFT LANDSCAPE AREA	57.42%	55.39	596.20

CALCULATED AREA IS INSIDE PROPERTY LINE

**1 PROPOSED  
SITE PLAN**  
SCALE: 1'-0" = 1/8"  
SCALE: 1 : 100



THIS DRAWING MUST BE READ IN THE CONTEXT OF ALL OTHER DRAWINGS WHICH CONSTITUTE THE CONSTRUCTION DOCUMENT.  
THIS DRAWING WAS DEVELOPED FOR A SPECIFIC PURPOSE. USE FOR ANY OTHER PURPOSE IS NOT PERMITTED.  
THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER.  
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO FABRICATION, INSTALLATION OR COMMENCING WITH WORK.  
ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER FOR CLARIFICATION.  
DO NOT SCALE THE DRAWINGS.

Issued \_\_\_\_\_  
ISSUED FOR COMMITTEE OF ADJUSTMENT / SEVERANCE, CONSENT

The undersigned has reviewed & taken responsibility for this design and has the Qualifications and meets the Requirements set out in the Ontario Building Code to be a Designer.  
REGISTRATION INFORMATION  
Required unless a Design is exempt under 2.17.4.1. of the Ontario Building Code  
Name: LILIANA MARKOVIC 33107 BCDN#  
Signature: Aleksandar V. Markovic  
Practice Name: Markovic Design 34372 BCDN#

TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division  
DATE: Oct. 8, 2021  
**RECEIVED**

**SUBMISSION No. 1**

Preliminary Zoning Review  
SEP 21 2021  
PLANNING AND DEVELOPMENT SERVICES  
Building Division  
PR20210961- Revised

Revised \_\_\_\_\_

NO.	REVISIONS	DATE
1	AS PER EXAMINER'S NOTES	JULY 2021
2	AS PER EXAMINER'S NOTES	SEP. 2021

Client \_\_\_\_\_

**Oma Sewhdat**  
Project Name and Address \_\_\_\_\_  
PROPOSED 2 STOREY DWELLING  
93 Kennedy St. E. / Edward St.  
Aurora, ON  
Drawing Title \_\_\_\_\_  
**SITE PLAN**  
Checked by \_\_\_\_\_  
A.M.  
Scale \_\_\_\_\_  
AS NOTED  
Drawing/Sheet No. \_\_\_\_\_  
A-1  
Project No. \_\_\_\_\_  
21-10

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**REGISTRATION INFORMATION**  
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Name: Aleksandar V. Markovic BCDN # 33107  
Signature: Aleksandar V. Markovic Practice Name: Markovic BCDN# 34372

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2		

Client \_\_\_\_\_

**Oma Sewhdat**

Project Name and Address \_\_\_\_\_  
PROPOSED 2 STOREY DWELLING

**93 Kennedy St. E. / Edward St.**

**Aurora, ON**

Drawing Title \_\_\_\_\_

**SOUTH ELEVATION**

Checked by \_\_\_\_\_  
A.M.

Scale \_\_\_\_\_  
AS NOTED

Drawing/Sheet No. \_\_\_\_\_  
**A-6**

Project No: \_\_\_\_\_  
**21-10**



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1'-0" = 1/4"  
SCALE: 1 : 50

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Name: ALEKSANDAR V. MARKOVIC 33107 BCDN #  
Signature: [Signature] 34372 BCDN #  
Practice Name: Aleksandar V. Markovic

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Client \_\_\_\_\_

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Project Name and Address \_\_\_\_\_  
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93 Kennedy St. E. / Edward St.

Aurora, ON

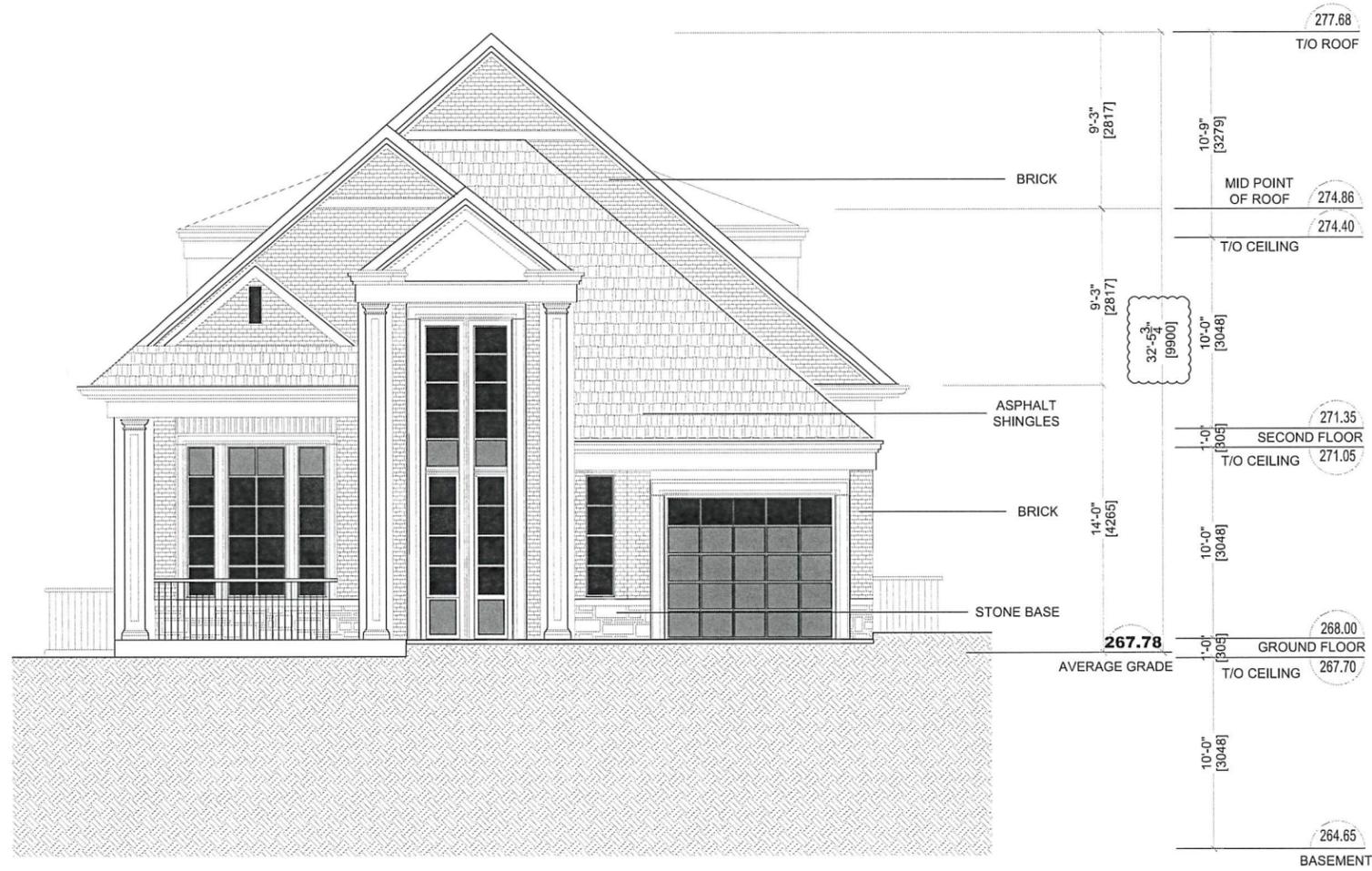
Drawing Title: \_\_\_\_\_  
**WEST ELEVATION**

Checked by \_\_\_\_\_  
A.M.

Scale: \_\_\_\_\_  
AS NOTED

Drawing/Sheet No: \_\_\_\_\_  
**A-7**

Project No: \_\_\_\_\_  
**21-10**



**1 PROPOSED WEST ELEVATION**  
SCALE: 1'-0" = 1/4"  
SCALE: 1 : 50



ALEKSANDAR V. MARKOVIC  
Architecture . Interior

1 Valley Woods Rd., North York, Ontario M3A 1R9  
Telephone (416) 461.5694 Fax (416) 467.6312

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Practice Name: 34372 BCDN #

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Project Name and Address \_\_\_\_\_  
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93 Kennedy St. E. /  
Edward St.  
Aurora, ON

Drawing Title \_\_\_\_\_

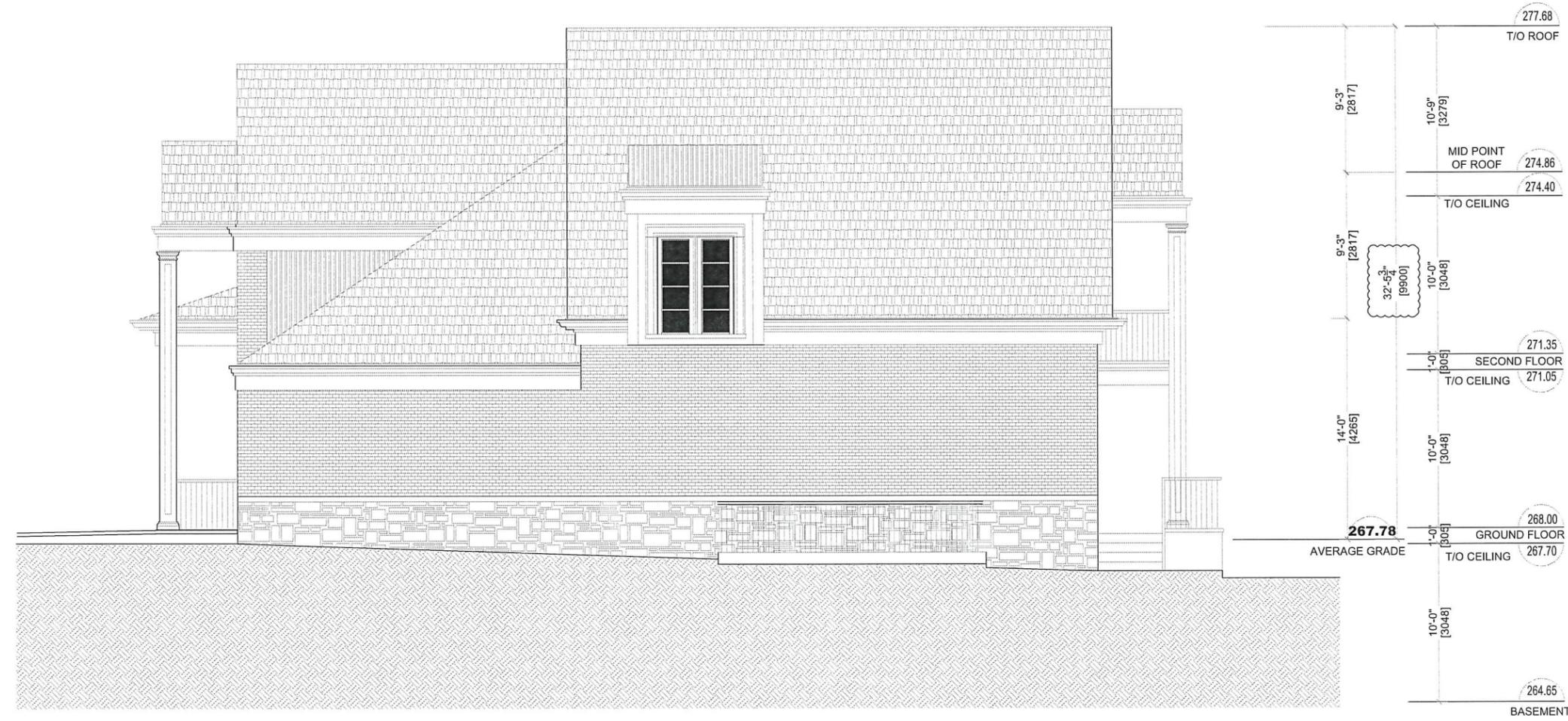
**NORTH  
ELEVATION**

Checked by \_\_\_\_\_  
A.M.

Scale \_\_\_\_\_  
AS NOTED

Drawing/Sheet No. \_\_\_\_\_  
**A-8**

Project No. \_\_\_\_\_  
**21-10**



**1 PROPOSED  
NORTH ELEVATION**  
SCALE: 1'-0" = 1/4"  
SCALE: 1 : 50



ALEKSANDAR V. MARKOVIC  
Architecture - Interior

1 Valley Woods Rd., North York, Ontario M3A 1R9  
Telephone (416) 481.5094 Fax (416) 487.6312

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Name: LILIANA MARKOVIC 33107 BCDN #  
Signature: Aleksandar V. Markovic 34372 BCDN #  
Practice Name: \_\_\_\_\_

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2		

Client \_\_\_\_\_

Oma Sewhdat

Project Name and Address \_\_\_\_\_  
PROPOSED 2 STOREY DWELLING

93 Kennedy St. E. / Edward St.

Aurora, ON

Drawing Title \_\_\_\_\_

**EAST ELEVATION**

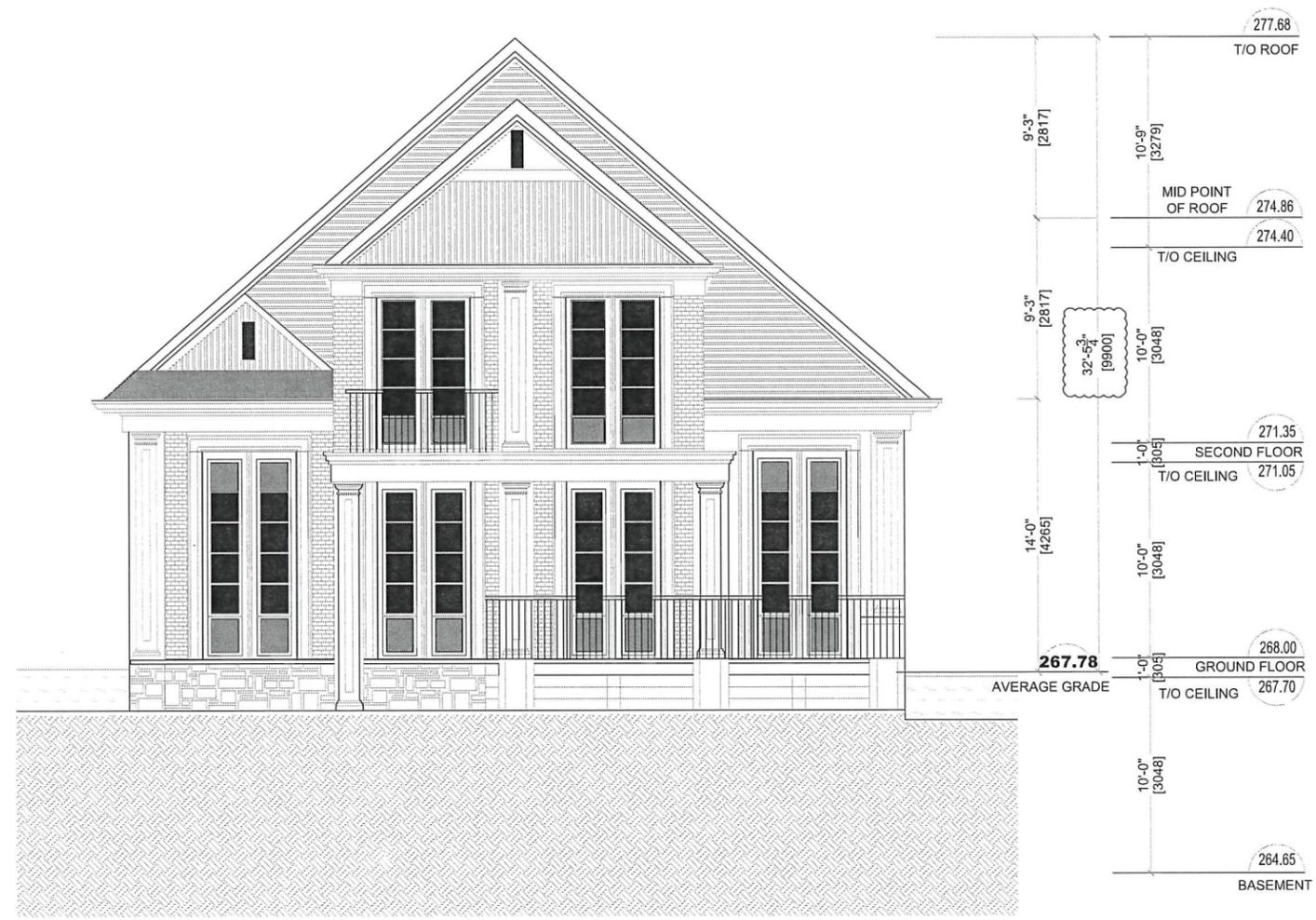
Checked by \_\_\_\_\_  
A.M.

Scale \_\_\_\_\_  
AS NOTED

Drawing/Sheet No. \_\_\_\_\_

**A-9**  
Project No. \_\_\_\_\_

**21-10**



**1 PROPOSED EAST ELEVATION**  
SCALE: 1'-0" = 1/4"  
SCALE: 1 : 50



# 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