



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2024-18

**APPLICANT:** CORNERSTONE GROWTH INVESTMENT CORP

**PROPERTY:** 31 Kennedy St W, Aurora, ON L4G1A3  
PLAN 246 PT LOT 43 PLAN RS65R12910 PART 1

**RELATED  
APPLICATIONS:** C-2024-02, MV-2024-17

**ZONING:** R7-SN (497) Detached Special Mixed Density Residential

**PURPOSE:** A Minor Variance Application has been submitted in seeking relief to the minimum lot area and minimum interior side yard provisions.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

**Part 2 is to be retained from the severed lot Part 1.**

Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:

1. Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 square metres.
  - a) The applicant is proposing a lot area of 446.7 square metres.
2. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres.
  - a) The existing one-storey detached dwelling is 1.2 metres to the proposed interior side property line.

**Part 1 is to be severed from the retained lot Part 2.**

Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:

1. Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 square metres.
  - a) The applicant is proposing a lot area of 432.7 square 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>July 11, 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:** 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, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on July 9, 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 July 11, 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 **no later than 4:30pm on July 11, 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 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 27<sup>th</sup> DAY OF June 2024



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

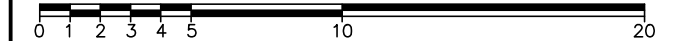
**Agenda packages will be available prior to the Hearing at:**

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



PLAN OF SURVEY OF  
**PART OF LOT 43,**  
**REGISTERED PLAN 246**  
**TOWN OF AURORA**  
 REGIONAL MUNICIPALITY OF YORK

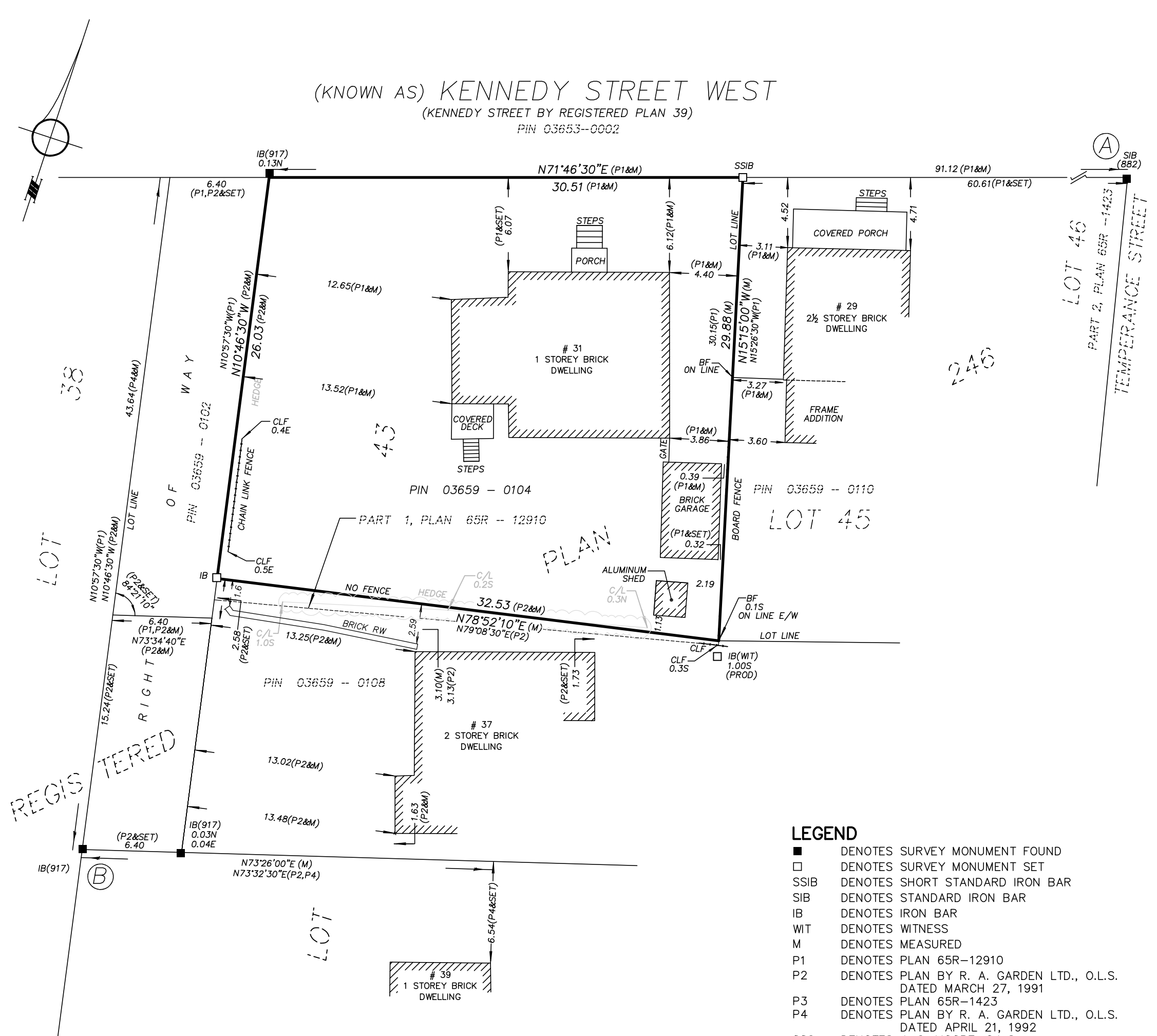
SCALE 1 : 250 METRES



(KNOWN AS) **KENNEDY STREET WEST**

(KENNEDY STREET BY REGISTERED PLAN 39)

PIN 03653--0002



**BEARING NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1,P2,P3,P4 - 2'13'30" COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999750.

**CAUTION**

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON FEBRUARY 20, 2024

MARCH 26, 2024

DATE

E.R. GARDEN, O.L.S.

1727

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-75208

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4872316.98	622863.29
B	4872243.63	622778.87

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF: KR | DRAWN: DV | CHECKED: TG | PLOT DATE: MARCH 26, 2024 | FILE: A-046164-POS-V | A-046164

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
**BUILDING DIVISION**  
 PERMIT NO.: PR20240405    DATE: May 14, 2024  
 APPROVED BY: *Ashley Vanderwal*  
**PRELIMINARY ZONING REVIEW**

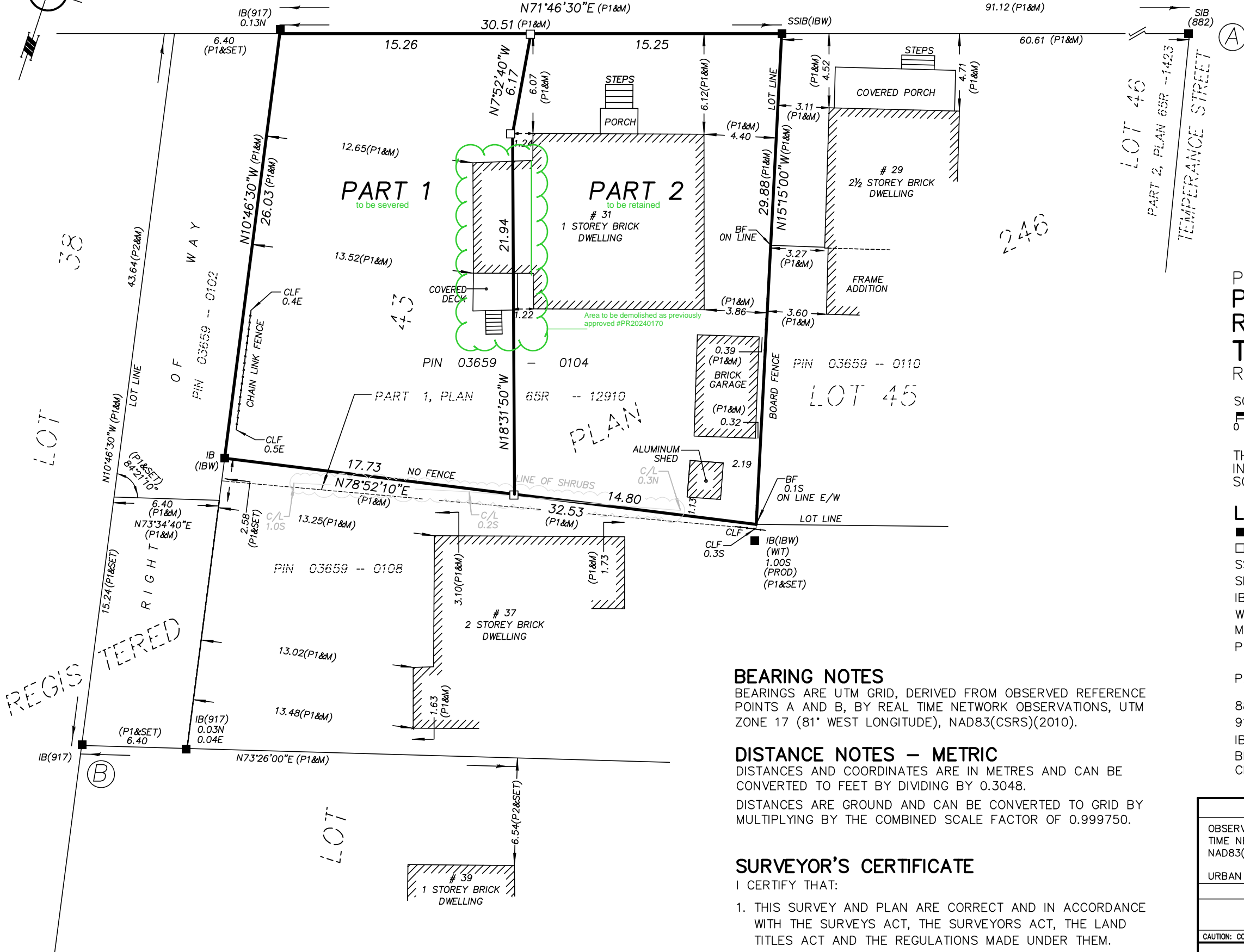
**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN 65R-12910
- P2 DENOTES PLAN BY R. A. GARDEN LTD., O.L.S. DATED MARCH 27, 1991
- P3 DENOTES PLAN 65R-1423
- P4 DENOTES PLAN BY R. A. GARDEN LTD., O.L.S. DATED APRIL 21, 1992
- 882 DENOTES J. C. MOORE, O.L.S.
- 917 DENOTES R. A. GARDEN, O.L.S.
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- C/L DENOTES CENTRE LINE
- RW DENOTES RETAINING WALL

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA sq.m.
1	PART OF 43	246	ALL OF 03659-0104	432.7
2				446.7

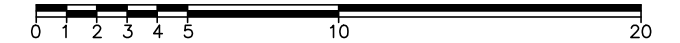
(KNOWN AS) KENNEDY STREET WEST  
(KENNEDY STREET BY REGISTERED PLAN 39)

PIN 03653-0002



PLAN OF SURVEY OF  
PART OF LOT 43,  
REGISTERED PLAN 246  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250 METRES



THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM IN WIDTH BY 355MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

LEGEND

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- DENOTES SURVEY MONUMENT SET
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- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN BY IBW SURVEYORS, O.L.S. DATED MARCH 26, 2024
- P2 DENOTES PLAN BY R. A. GARDEN LTD., O.L.S. DATED APRIL 21, 1992
- 882 DENOTES J. C. MOORE, O.L.S.
- 917 DENOTES R. A. GARDEN, O.L.S.
- IBW DENOTES IBW SURVEYORS, O.L.S.
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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 27, 2024

APRIL 2, 2024

DATE

E.R. GARDEN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-75219

INTEGRATION DATA

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copies available at ProtectYourBoundaries.ca

PARTY CHIEF: \* DRAWN: DV CHECKED: TG PLOT DATE: APRIL 2, 2024  
FILE: A-046164-RPLAN-V2

A-046164

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240405 DATE: May 14, 2024  
APPROVED BY: Ashley Vanderwal  
PRELIMINARY ZONING REVIEW



# 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