

NOTICE OF PUBLIC HEARING MINOR VARIANCE

Pursuant to Section 45(5) of The Planning Act

FILE NUMBER: MV-2024-01

APPLICANT: WEIYI ZHANG AND YE LIU

PROPERTY: 2007 Vandorf Sdrd, Aurora, ON L4G0Z1

CON 3 PT LOT 15

RELATED

APPLICATIONS: n/a

ZONING: C-ORM Oak Ridges Moraine Countryside Area Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a new

2-storey single dwelling, indoor swimming pool, porches, decks and

patio.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 18.1.3 of the Zoning By-law states new single residential dwellings and related accessory uses on existing lots will only be permitted through a minor variance.
 - a) The applicant is proposing to construct a two-storey detached dwelling.
- 2) Section 14.1.3(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone.
 - a) The applicant is proposing to construct a two-storey detached dwelling.

- 3) Section 4.20 of the Zoning By-law states canopies may project 0.7 metre into any required yard.
 - a) The applicant is proposing to construct a two-storey detached dwelling, with canopies projecting 1.5 metres into the required front yard.

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.

DATE: November 14, 2024

TIME: 7:00 p.m.

LOCATION: Electronic Meeting

(Please visit

https://www.youtube.com/user/Townofaurora2012

for live stream of the meeting)

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 no later than 4:30pm on November 12, 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 no later than 12:00pm (noon) on November 14, 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 November 14, 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 30th DAY OF October 2024

Peter Fan

Secretary-Treasurer/Assistant Planner

Committee of Adjustment

ATTACHMENTS

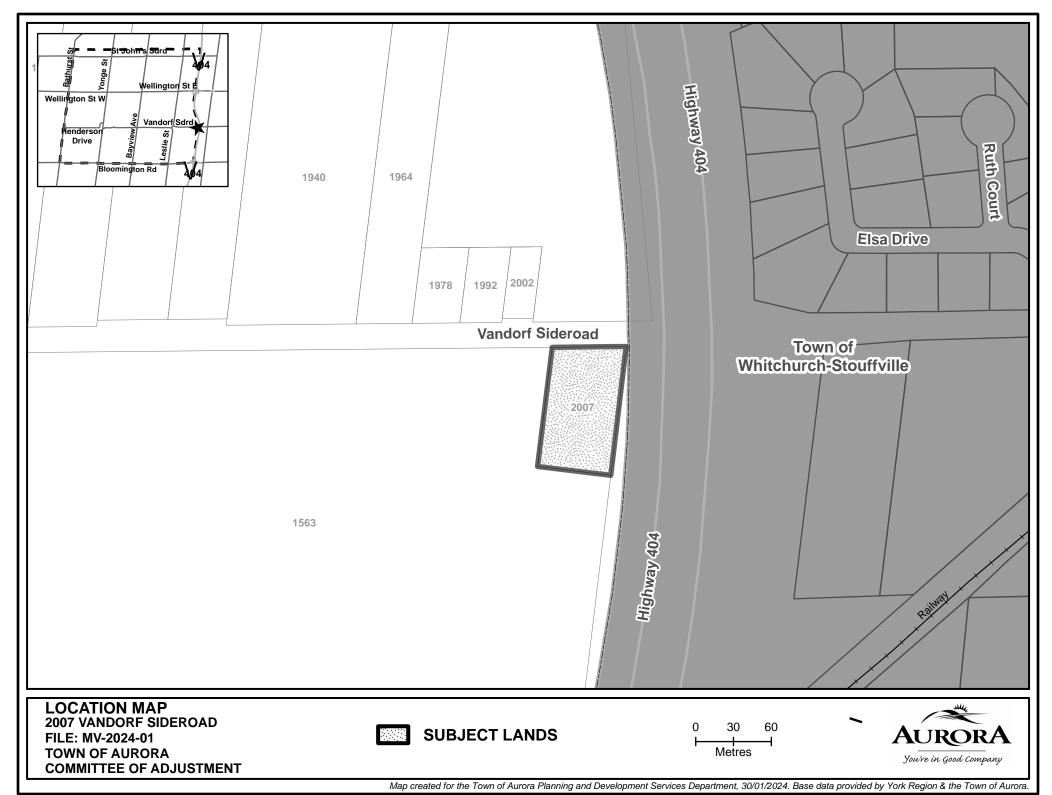
Attachment 1 – Location Map

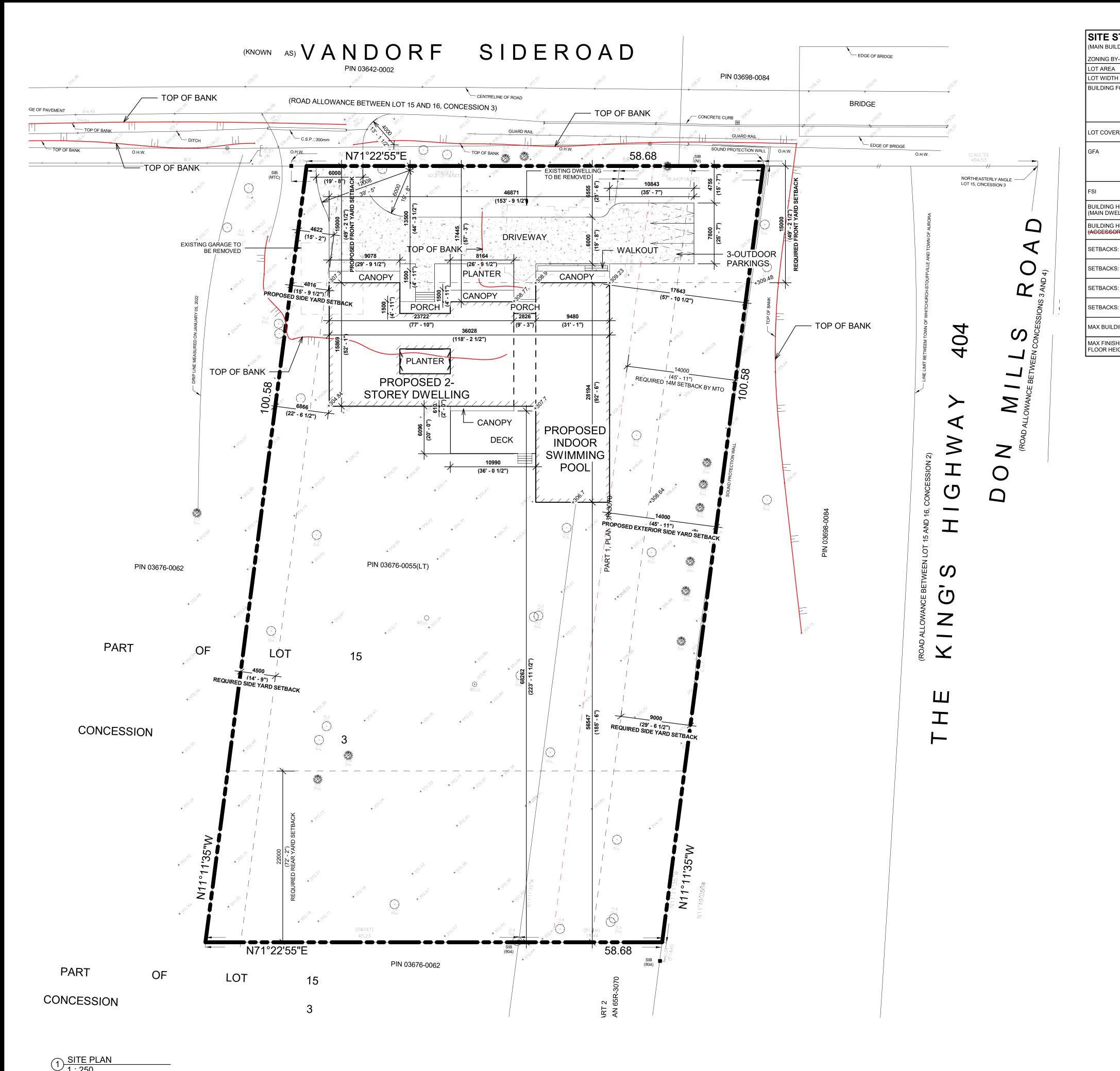
Attachment 2 - Site Plan

Attachment 3 - Request for Decision

Agenda packages will be available prior to the Hearing at:

https://www.aurora.ca/agendas





(MAIN BUILDING)					
ZONING BY-LAW # 6000-17		C-ORM			
LOT AREA		5852.484 SQM			
LOT WIDTH & FRONTAGE		58.68M			
BUILDING FOOTPRINT		TOTAL: 625.121 SQM MAIN BUILDING: 310.182 SQM COVERED PORCHES: 13.955 SQM ACCESSORY STRUCTURE (INDOOR SWIMMING & ENCLOSED BREEZEWAY): 300.872			
LOT COVERAGE	PERMITTED PROPOSED	NA 10.68%			
GFA	PERMITTED PROPOSED	NA 677.02 SQM	MAIN DWELLING BASEMENT: 258.473 SQM GARAGE: 54.602 SQM 1ST: 255.58 SQM 2ND: 120.568 SQM	ACCESSORY STRUCTURE ((INDOOR SWIMMING & ENCLOSED BREEZEWAY)) 1ST: 300.872 SQM	
FSI	PERMITTED PROPOSED	NA 0.12			
BUILDING HEIGHT (MAIN DWELLING)	PERMITTED PROPOSED	10M MAX 8.95M			
BUILDING HEIGHT (ACCESSORY STRUCTURE)	PERMITTED PROPOSED	4.5M MAX 6.2M	Attached to Main Building		
SETBACKS: FRONT	PERMITTED PROPOSED	15M MIN 15M			
SETBACKS: SIDE (WEST)	PERMITTED PROPOSED	4.5M MIN 4.5M			
SETBACKS: SIDE (EAST)	PERMITTED PROPOSED	9M MIN 9M			
SETBACKS: REAR YARD	PERMITTED PROPOSED	22M MIN 56.547M			
MAX BUILDING LENGTH	PERMITTED PROPOSED	NA 30.639M			
MAX FINISHED FIRST FLOOR HEIGHT	PERMITTED PROPOSED	NA 0.8M			

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20240187 DATE: Oct. 29, 2024

APPROVED BY: Melissa Bozanin
PRELIMINARY ZONING REVIEW

NOTES:

1. ALL DIMENSIONS AND QUANTITIES OF MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. AN ACCEPTABLE LEVEL OF FINISH MUST BE ACHIEVED AND APPROVED BY OWNER.

2. ALL TRADES TO VERIFY DIMENSIONS AND DATA HEREIN WITH EXISTING ON SITE.

3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGNER OR DESIGN ENGINEER AS APPLICABLE.

4. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING REQUIRED IN WALLS TO ACCOMODATE INSTALLATION OF MILLWORK, ARTWORK, FURNITURE,

WASHROOM ACCESSORIES, AND EQUIPMENT.

5. MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL SURFACES WITHIN WASHROOMS & MUDROOMS.

6. TILE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES TO EXTENT OF WALLS WHERE CERAMIC WALL TILES ARE

INDICATED TO BE INSTALLED.

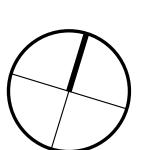
7. DO NOT SCALE DRAWINGS.

REVISION RECORD

No.	Description	Date			
1	ISSUED FOR ZPR	02/25/2022			
2	ISSUED FOR COfA	07/10/2024			
ISSUE RECORD					

Z Square Consulting Inc. 1100 Gordon Baker Road, Toronto, Ontario, M2H 3B3

T 647 291 0088
E info@zsquareconsulting.com
W www.zsquareconsulting.com



PROPOSED 2-STOREY SINGLE DWELLING WITH INDOOR SWIMMING POOL 2007 Vandorf Sideroad, Aurora,

for

21052 As indicated MDZ
PROJECT SCALE DRAWN REVIEWED

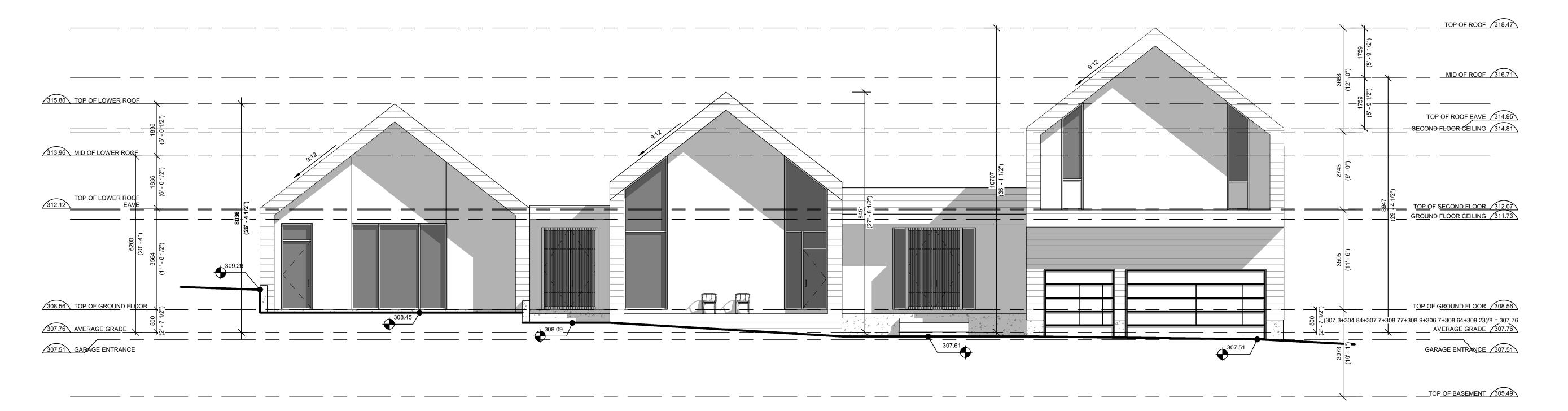
SITE PLAN

ON L4G 7C1

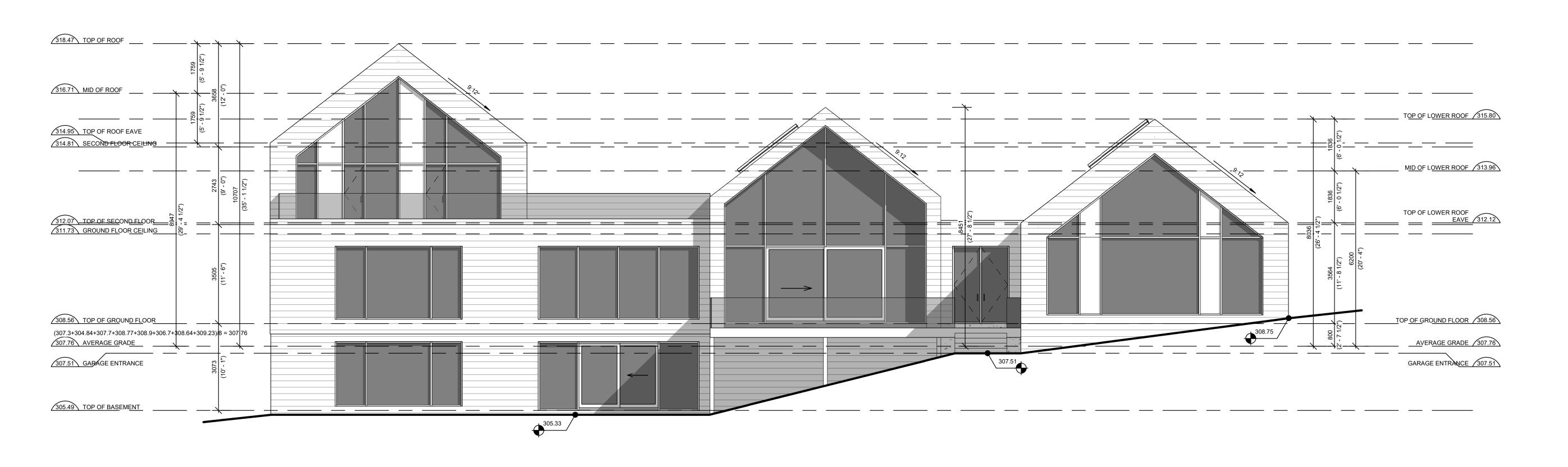
A1.1

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible

esponsible or checking and verifying all levels and dimensions and shall report all liscrepancies to the Architect and obtain clarification prior to commencing work.



1) NORTH ELEVATION



2 SOUTH ELEVATION 1:75 TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20240187 DATE: Oct. 29, 2024

APPROVED BY: Melissa Bozanin
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ISSU	JE RECORD	•		

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W www.zsquareconsulting.com

PROPOSED 2-STOREY SINGLE DWELLING WITH INDOOR SWIMMING POOL 2007 Vandorf Sideroad, Aurora, ON L4G 7C1

for

21052 1:75 PROJECT SCALE

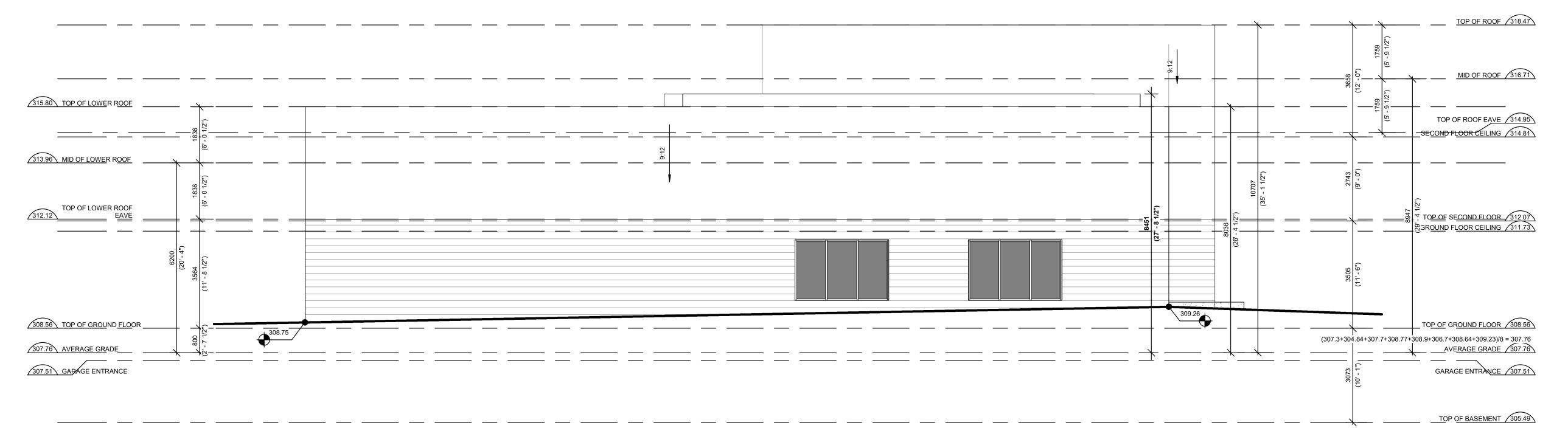
CD MDZ drawn reviewed

ELEVATIONS

A3.

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2 EAST ELEVATION 1:75

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REVISION RECORD

No.	Description	
1	ISSUED FOR ZPR	02/2
2	ISSUED FOR COfA	07/1

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PROPOSED 2-STOREY SINGLE DWELLING WITH INDOOR SWIMMING POOL 2007 Vandorf Sideroad, Aurora, ON L4G 7C1

for

21052 1:75 PROJECT SCALE CD MDZ drawn reviewed

ELEVATIONS

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TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date	:		Agenda I	tem Number:
Application N	ame:			
File Number(s	s):			
		IMPORTA	ANT NOTICE	
	nplete this formed for future noti		Secretary-Treasurer to	ensure your name and address are
for approval of and Permission person or publ Treasurer a v Committee giv	of a Minor Va n, Section 45(10 lic body who ap written request yes or refuses	riance/Permission or (0) states that the Secreta peared in person or by for Notice of the De to give provisional Co	Consent. Under the Interpretate and Index the Interpretate Interpretat	may have regarding an Application Planning Act, for a Minor Variance of one copy of the decision, to each g AND who filed with the Secretary-Section 53(17) states that if the shall ensure written Notice of the be notified of decision or conditions.
NOTE: All Re	quest for Decis	ions shall be emailed	to Peter Fan, Secreta	ry-Treasurer, at pfan@aurora.ca.
Please print of	clearly and pro	vide information reque	ested below.	
Name: (MR Address:	./MRS./MS)	(First)		(Last)
Municipality:			Postal Code:	(Must Be Provided)
Telephone:			·	,

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