



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-27

APPLICANT: INAMDAR, ASHISH

PROPERTY: 69 Kennedy St E, Aurora, ON L4G 0T9
PLAN 332 LOT 15

**RELATED
APPLICATIONS:** n/a

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate the development of a two-storey detached dwelling.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 square metres.
 - a. The applicant is proposing a two-storey detached dwelling unit with a gross floor area of 452.5 square metres.
2. Section 24.497.3.3 of the Zoning By-law requires a maximum footprint of 235 square metres.
 - a. The applicant is proposing a two-storey detached dwelling unit with a footprint of 254 square metres.
3. Section 24.497.5 of the Zoning By-law requires and integral garage to be flush with, or set back from, the main front wall of the detached dwelling.
 - a. The applicant is proposing an integral garage projecting beyond the main front wall of the detached dwelling.

4. Section 24.497.8 of the Zoning By-law requires max gross floor area of an accessory detached structure to be 40 Sq. Metres.
 - a. The applicant is proposing an accessory structure with 46.1 square meters gross floor area

5. Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 metres from the waters edge of the pool to any buildings and structures.
 - a. The applicant is proposing an accessory structure with 0.0 distance separation.

6. Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 metres from the waters edge of the pool to any buildings and structures.
 - a. The applicant is proposing a rear covered deck with 0.5 distance separation.

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:	October 10, 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 October 8, 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 October 10, 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 October 10, 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 24th DAY OF September 2024



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

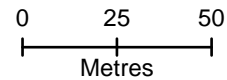
Agenda packages will be available prior to the Hearing at:

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



Location Map
69 Kennedy Street East
FILE: MV-2024-27
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**



[ZONING LEGEND]

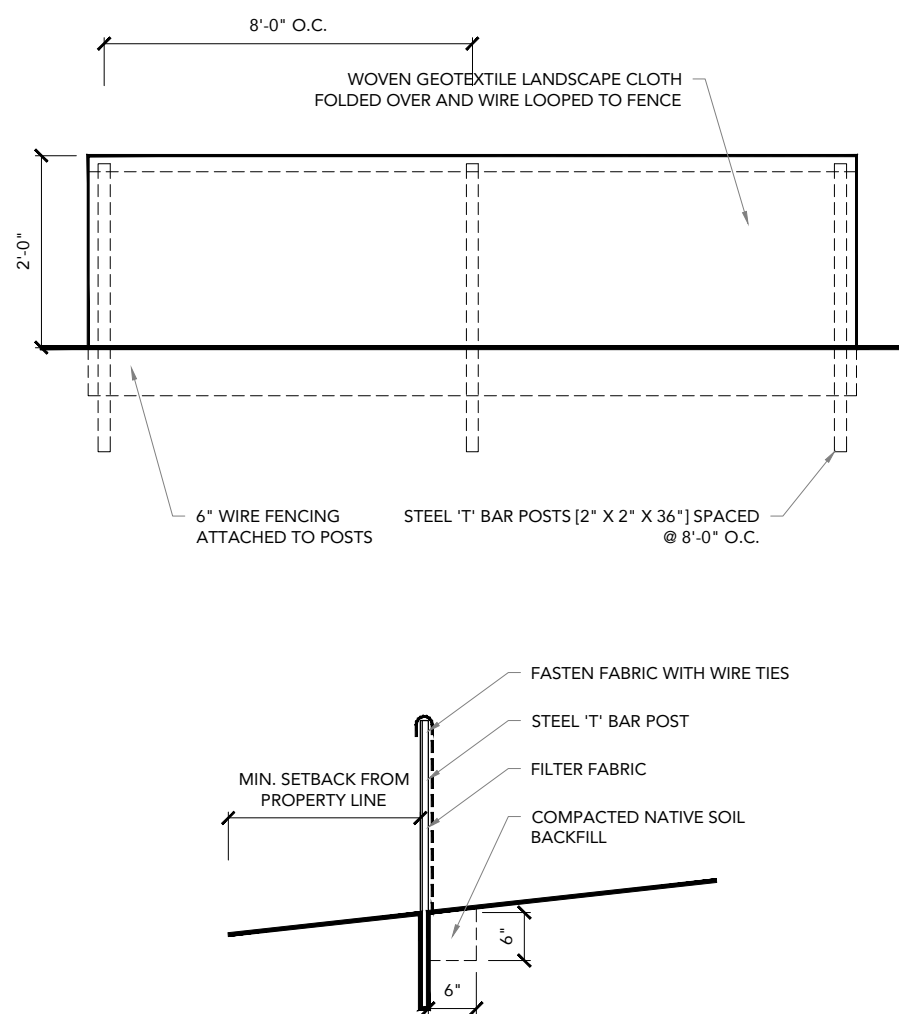
[DWELLING REQUIREMENTS]

ADDRESS: 69 KENNEDY ROAD	ZONING: R3-5N (497)	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [MIN.]	460.00 M2	1061.41 SQ. M.
LOT FRONTAGE [MIN.]	15.00 M	15.85 M.
FRONT YARD SETBACK [MIN.]	6.00 M	6.95 M.
SIDE YARD SETBACK [MIN.]	1.50 M/3.00 M	1.50 M. / 3.06 M.
SIDE YARD SETBACK ONE SIDE [MIN.]	1.50 M.	1.63 M.
EXTERIOR SIDE YARD SETBACK [MIN.]	6.00 M	N.A.
REAR YARD SETBACK [MIN.]	25.00%	36.49 M. (54.43%)
LOT COVERAGE [MAX.]	35.00% OR 235.00 SQ. M.	BUILDING: 254.31 M2 CABANA: 31.74 M2 286.05 M2 (26.95%)
BUILDING HEIGHT [MAX.]	9.00 M.	8.70 M.
GROSS FLOOR AREA MAX. INCL. OF GARAGE	370.00 SQ. M.	GROUND: 178.11 SQ. M. GARAGE: 67.39 SQ. M. SECOND: 200.75 SQ. M. TOTAL: 446.25 SQ. M.

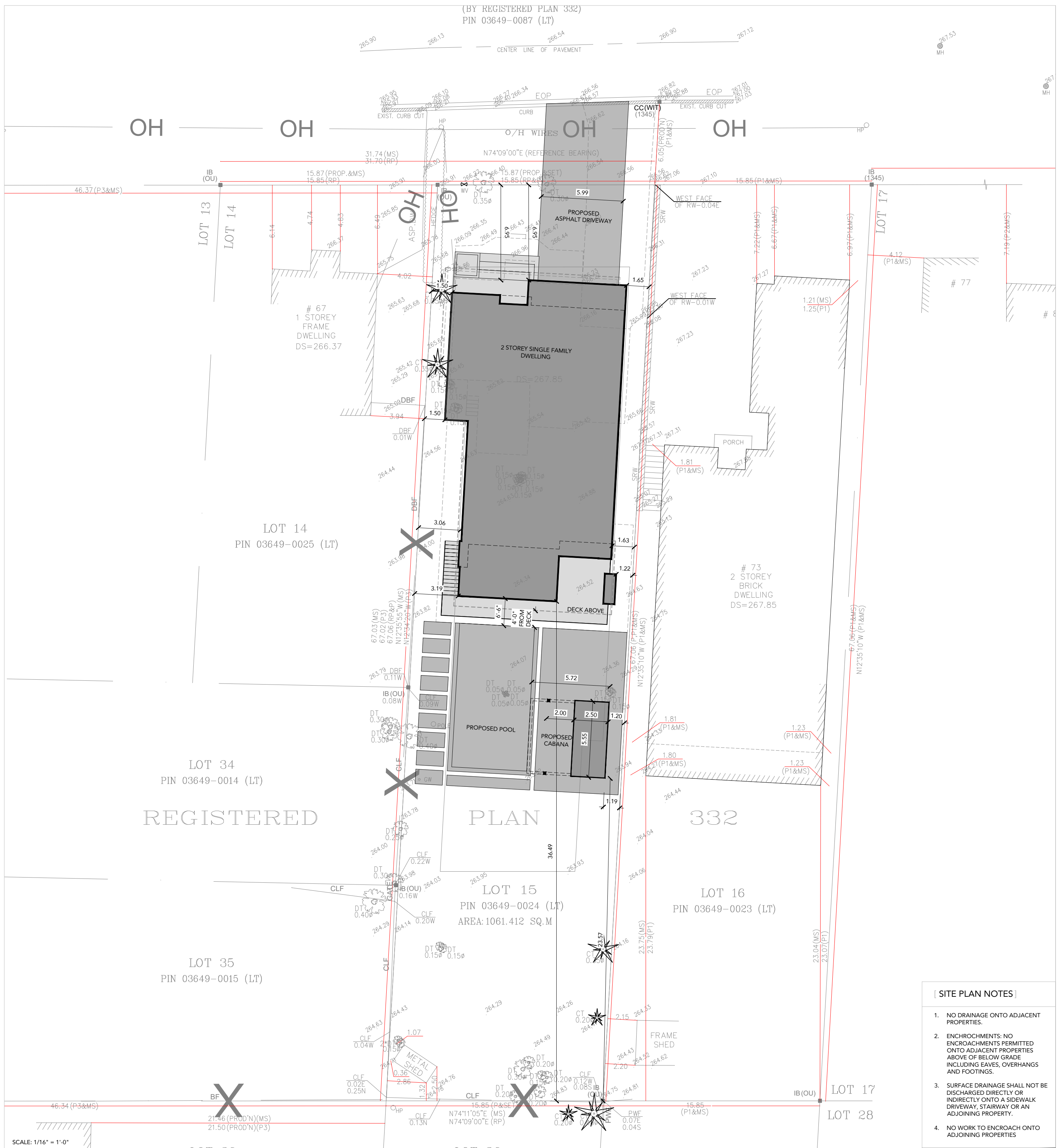
ADDITIONAL REQUIREMENTS [IF ANY]:

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
 PERMIT NO.: PR20241058 DATE: Sept. 17, 2024
 APPROVED BY: *Taylor Cole*
 PRELIMINARY ZONING REVIEW

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
- FILTER FABRIC IS TO BE VERIFIED BY THE MUNICIPALITY PRIOR TO INSTALL.
- CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
- ALL EROSION CONTROL DEVICES AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPALITY AND SHALL SUPERCEDE THE DETAILS HERE WITHIN IF THERE ARE ANY DISCREPANCIES.
- UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.

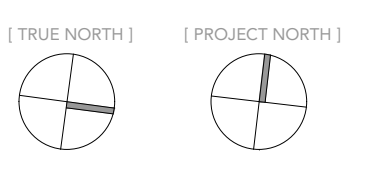


[SILT FENCING DETAIL]



[SITE PLAN]

- [SITE PLAN NOTES]
- NO DRAINAGE ONTO ADJACENT PROPERTIES.
 - ENCROACHMENTS: NO ENCROACHMENTS PERMITTED ONTO ADJACENT PROPERTIES ABOVE OF BELOW GRADE INCLUDING EAVES, OVERHANGS AND FOOTINGS.
 - SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.
 - NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES



- GENERAL NOTES
- DRAWINGS ARE TO BE READ NOT SCALED.
 - DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
 - UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
 - ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER.
 - IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.
 - THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529
 [SIGNATURE] [B.C.I.N.]

REGISTRATION INFORMATION
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION -3.2.4. OF THE ONTARIO BUILDING CODE
 JUSTIN SHERRY DESIGN STUDIO 124208
 [FIRM NAME] [B.C.I.N.]

ISSUE DATE
 [1] ISSUED FOR REVIEW 08.06.2024

REVISIONS
 [1] - MM.DD.YYYY

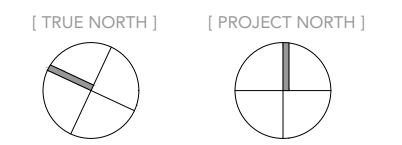
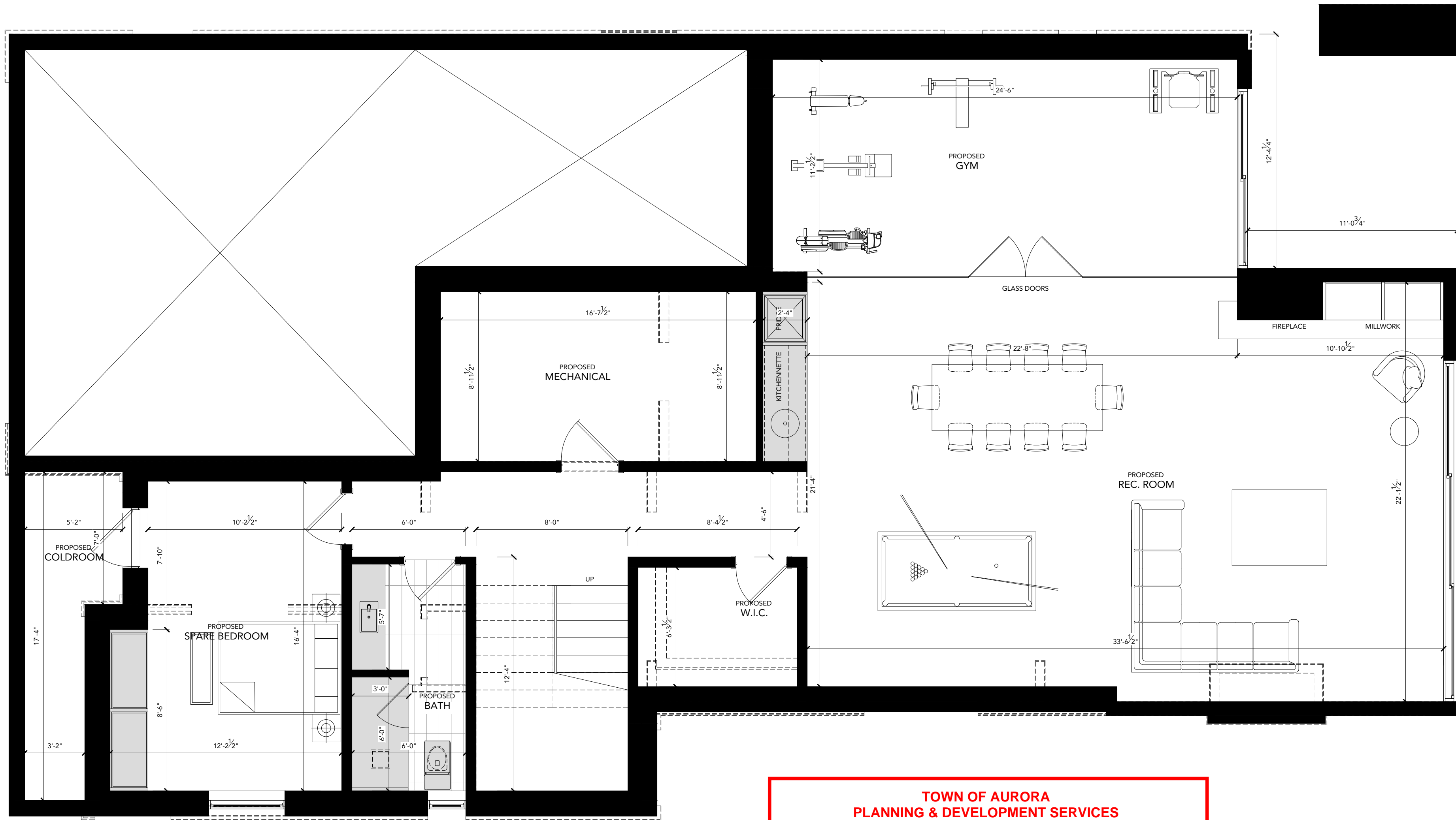
SITE PLAN
 [DRAWN BY] JUSTIN SHERRY
 [CHECKED BY] JUSTIN SHERRY
 [SCALE] N.T.S.
 [PROJECT NO.] 2024-035

69 KENNEDY STREET EAST
 AURORA, ONTARIO

[PAGE NO.]

[SP]

1869.57 SQ. FT.



GENERAL NOTES

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JUSTIN SHERRY [SIGNATURE] 43529 [B.C.I.N.]

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ISSUE DATE

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FLOOR PLAN

[DRAWN BY] JUSTIN SHERRY
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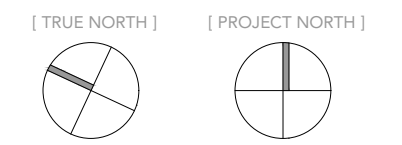
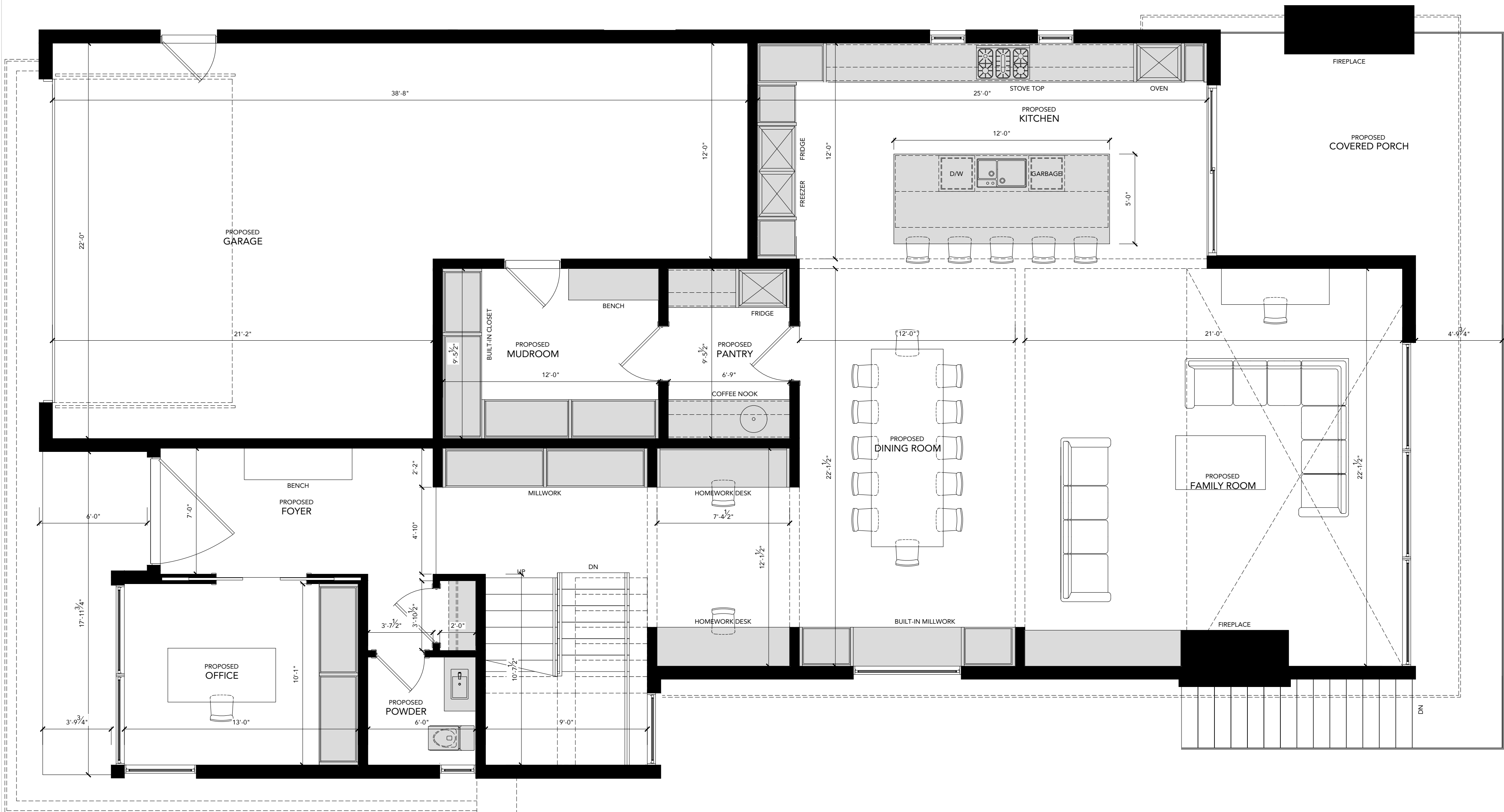
69 KENNEDY STREET EAST
AURORA, ONTARIO

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[A101]

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
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 PERMIT NO.: PR20241058 DATE: Sept. 17, 2024
 APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW

1917.26 SQ. FT.
GARAGE = 725.41 SQ. FT.



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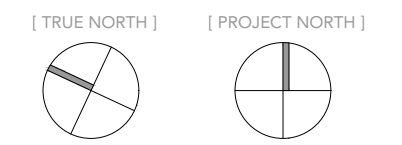
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[DRAWN BY] JUSTIN SHERRY
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69 KENNEDY STREET EAST
AURORA, ONTARIO

[PAGE NO.]

[A102]

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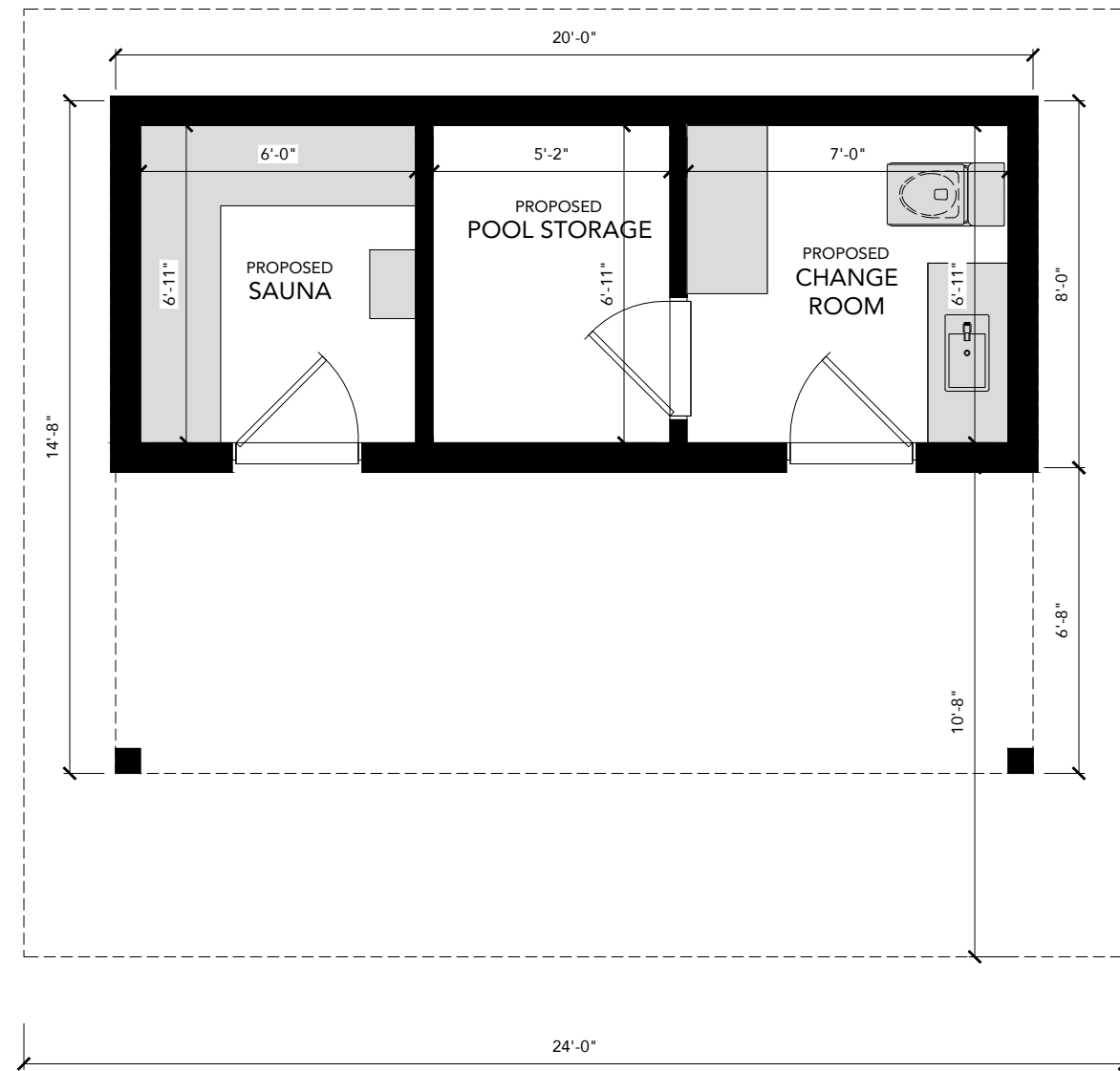
FLOOR PLAN

[DRAWN BY] JUSTIN SHERRY
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[PROJECT NO.] 2024-035

69 KENNEDY STREET EAST
AURORA, ONTARIO

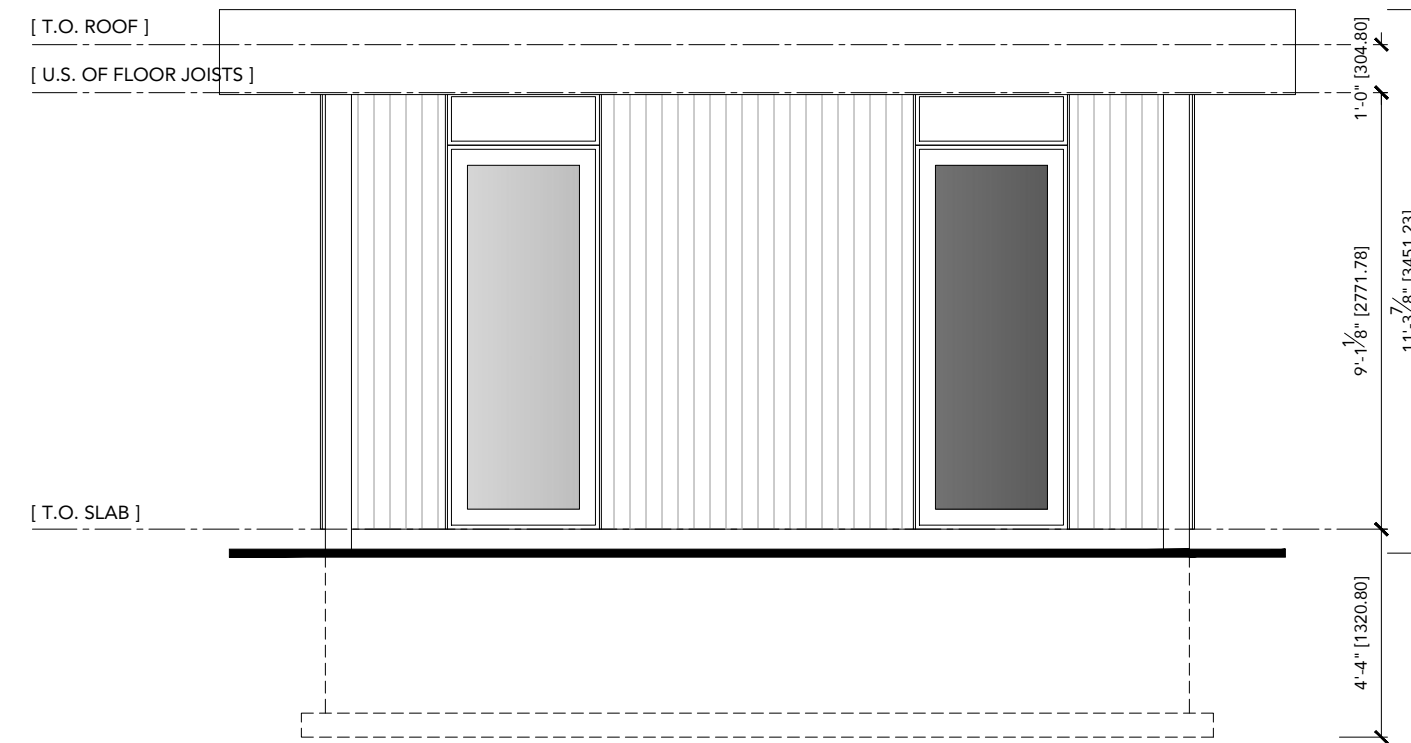
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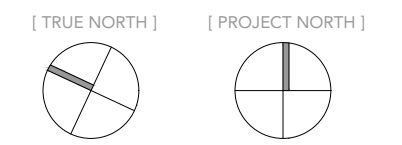
SCALE: 1/4" = 1'-0"

[CABANA FLOOR PLAN]



SCALE: 1/4" = 1'-0"

[CABANA FRONT ELEVATION]



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JUSTIN SHERRY [SIGNATURE] 43529 [P.C.I.N.]

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FLOOR PLAN AND RENDERINGS

[DRAWN BY] JUSTIN SHERRY
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69 KENNEDY STREET EAST
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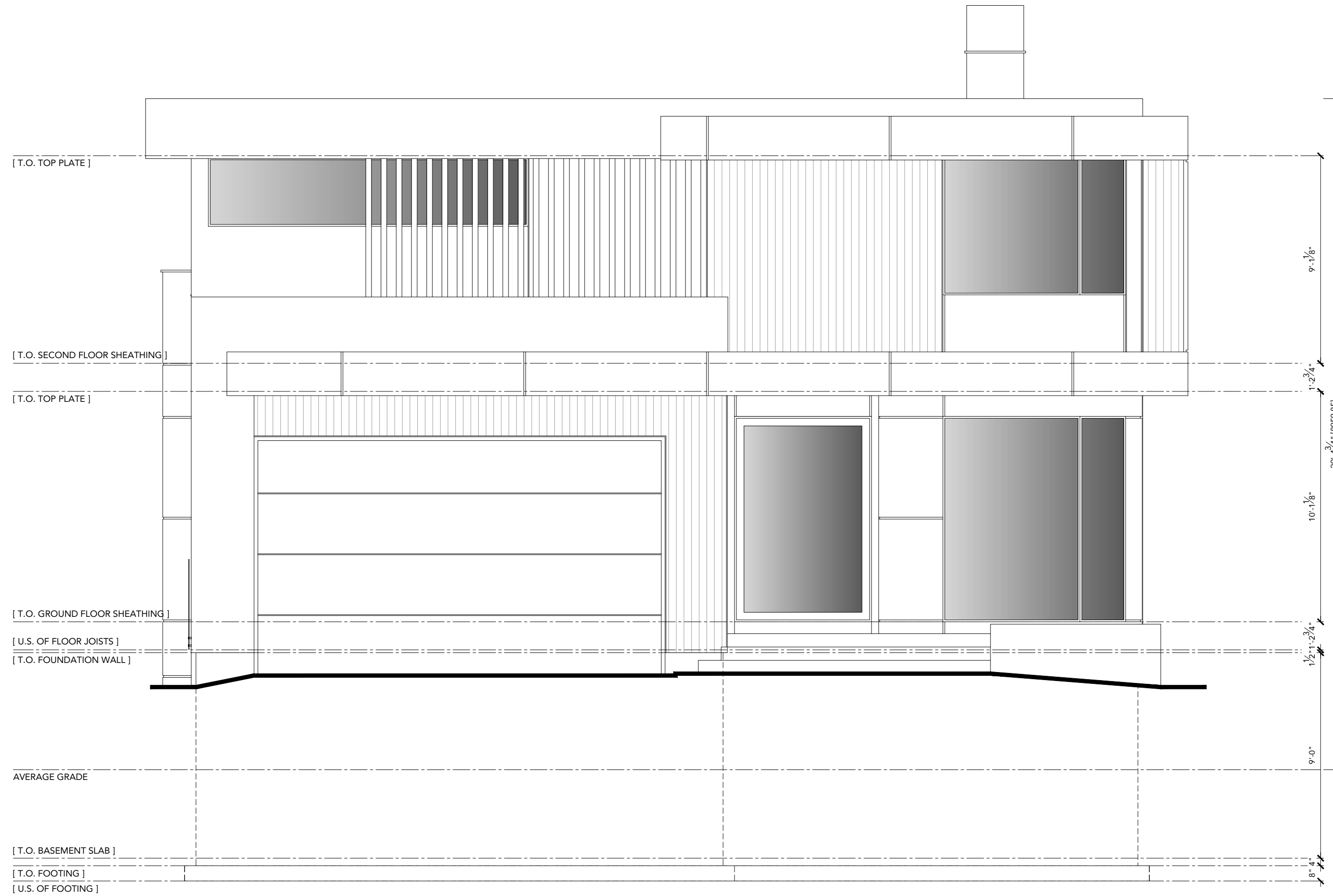
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[A104]



[RENDERINGS]





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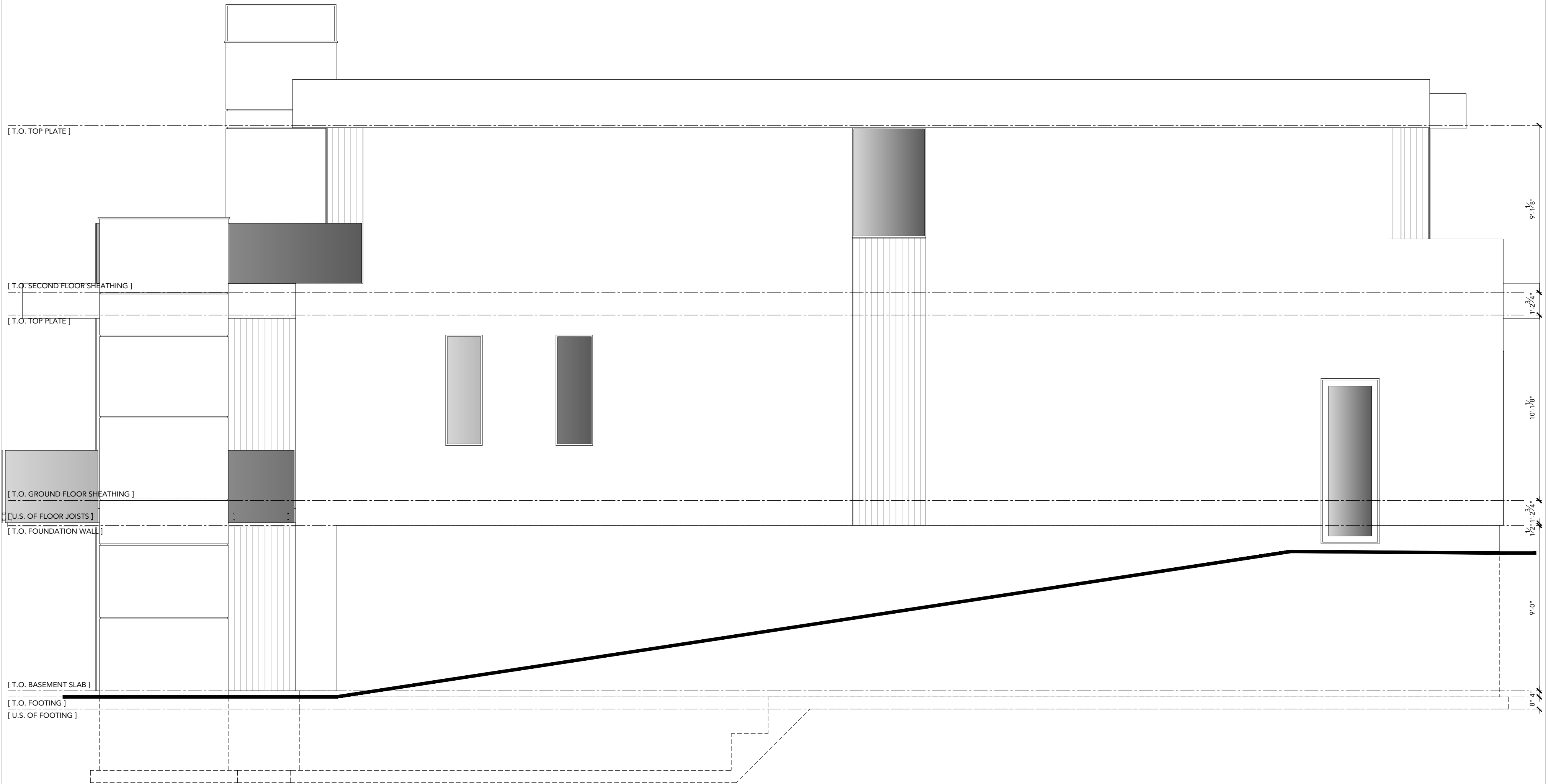
ELEVATIONS

[DRAWN BY] JUSTIN SHERRY
[CHECKED BY] JUSTIN SHERRY
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69 KENNEDY STREET EAST
AURORA, ONTARIO

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[SIGNATURE] [P.C.I.N.]

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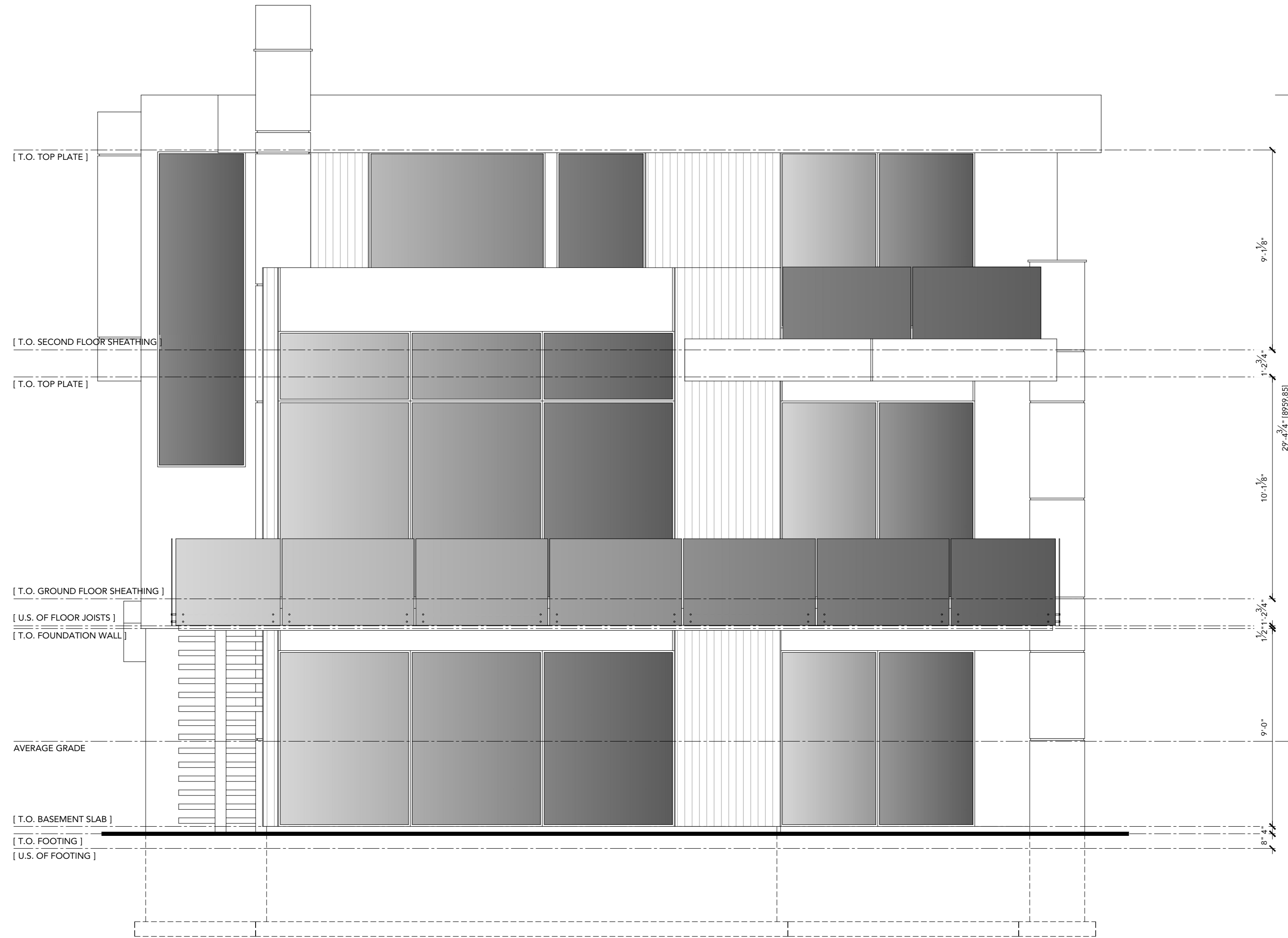
ELEVATIONS

[DRAWN BY] JUSTIN SHERRY
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69 KENNEDY STREET EAST
AURORA, ONTARIO

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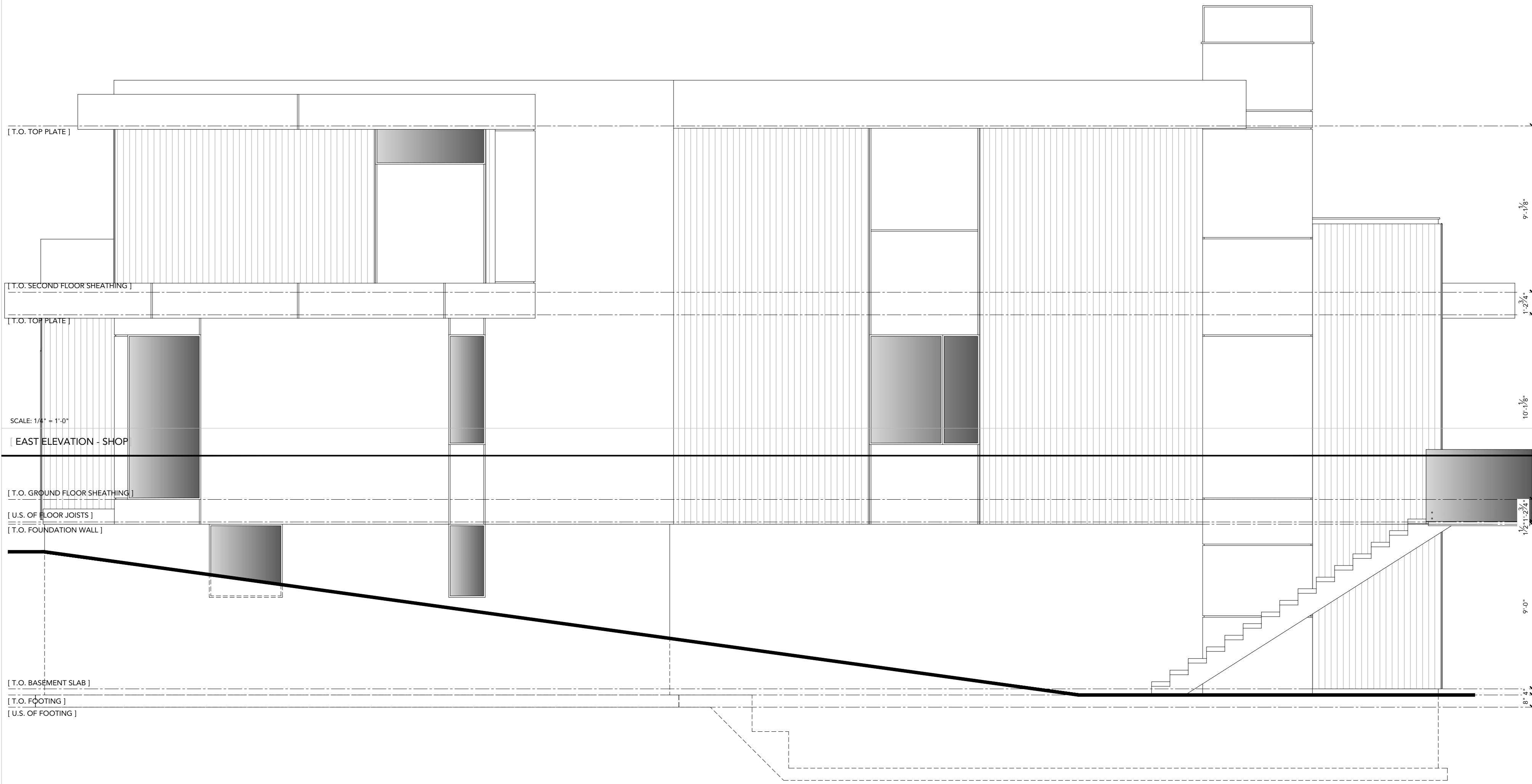
ELEVATIONS

[DRAWN BY] JUSTIN SHERRY
[CHECKED BY] JUSTIN SHERRY
[SCALE] N.T.S.
[PROJECT NO.] 2024-035

69 KENNEDY STREET EAST
AURORA, ONTARIO

[PAGE NO.]

[A203]



SCALE: 1/4" = 1'-0"

[EAST ELEVATION - SHOP]

[T.O. BASEMENT SLAB]

[T.O. FOOTING]

[U.S. OF FOOTING]

SCALE: 1/4" = 1'-0"

[LEFT ELEVATION]

GENERAL NOTES

- [1] DRAWINGS ARE TO BE READ NOT SCALED.
- [2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
- [3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- [4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER.
- [5] IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.
- [6] THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY [SIGNATURE] 43529 [B.C.I.N.]

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION -3.2.4. OF THE ONTARIO BUILDING CODE

JUSTIN SHERRY DESIGN STUDIO 124208 [FIRM NAME] [B.C.I.N.]

ISSUE DATE

[1] ISSUED FOR REVIEW 08.06.2024

REVISIONS

[1] MM.DD.YYYY

ELEVATIONS

[DRAWN BY] JUSTIN SHERRY
[CHECKED BY] JUSTIN SHERRY
[SCALE] N.T.S.
[PROJECT NO.] 2024-035

69 KENNEDY STREET EAST
AURORA, ONTARIO

[PAGE NO.]

[A204]



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.

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