



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-31

APPLICANT: WILSON DUFF, LISA ANN

PROPERTY: 47 Cousins Dr, Aurora, ON L4G 1B5
PLAN 340 PT LOT 35 & 36

RELATED APPLICATIONS: n/a

ZONING: R2 Detached Second Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a Sunroom and Secondary suite addition

THE FOLLOWING VARIANCES ARE REQUIRED:

- a. Section 24.497.3.2 of the Zoning By-law requires a minimum rear yard of 25.0% of the lot depth, which is 11.43 metres.
 - a. The applicant is proposing a one-storey addition, covered porch and deck, which is 9.8 metres to the rear property line.
- b. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling.
 - a. The applicant is proposing a one-storey addition, covered porch and deck which is 1.4 metres to the interior side property line.

- c. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.
 - a. The applicant is proposing a one-storey addition, covered porch and deck which is 1.4 metres to the interior side property line.

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:	December 12, 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 December 10, 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 December 12, 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 December 12, 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 26th DAY OF November 2024



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

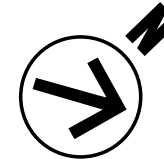
ATTACHMENTS

- 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>

LOT (11250sq/ft) 1045.15m²
 DECK - 0.9%
 ADDITION - 8.3%
 COVERED PORCH BACK - 1.0%
 COVERED WRAP AROUND - 4.9%
 EXISTING RESIDENCE - 11.6%
 TOTAL COVERAGE = 26.7%



**TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION**

PERMIT NO.: PR20241187 **DATE:** Oct. 31, 2024

APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

COUSINS DRIVE

Number	Description	Date
0	Preliminary Review	Sept 25 2024
1	Minor Variance Application	Oct 30 2024

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.5.1 OF THE BUILDING CODE

DANA EVANS _____ 100332
 NAME _____ BCIN

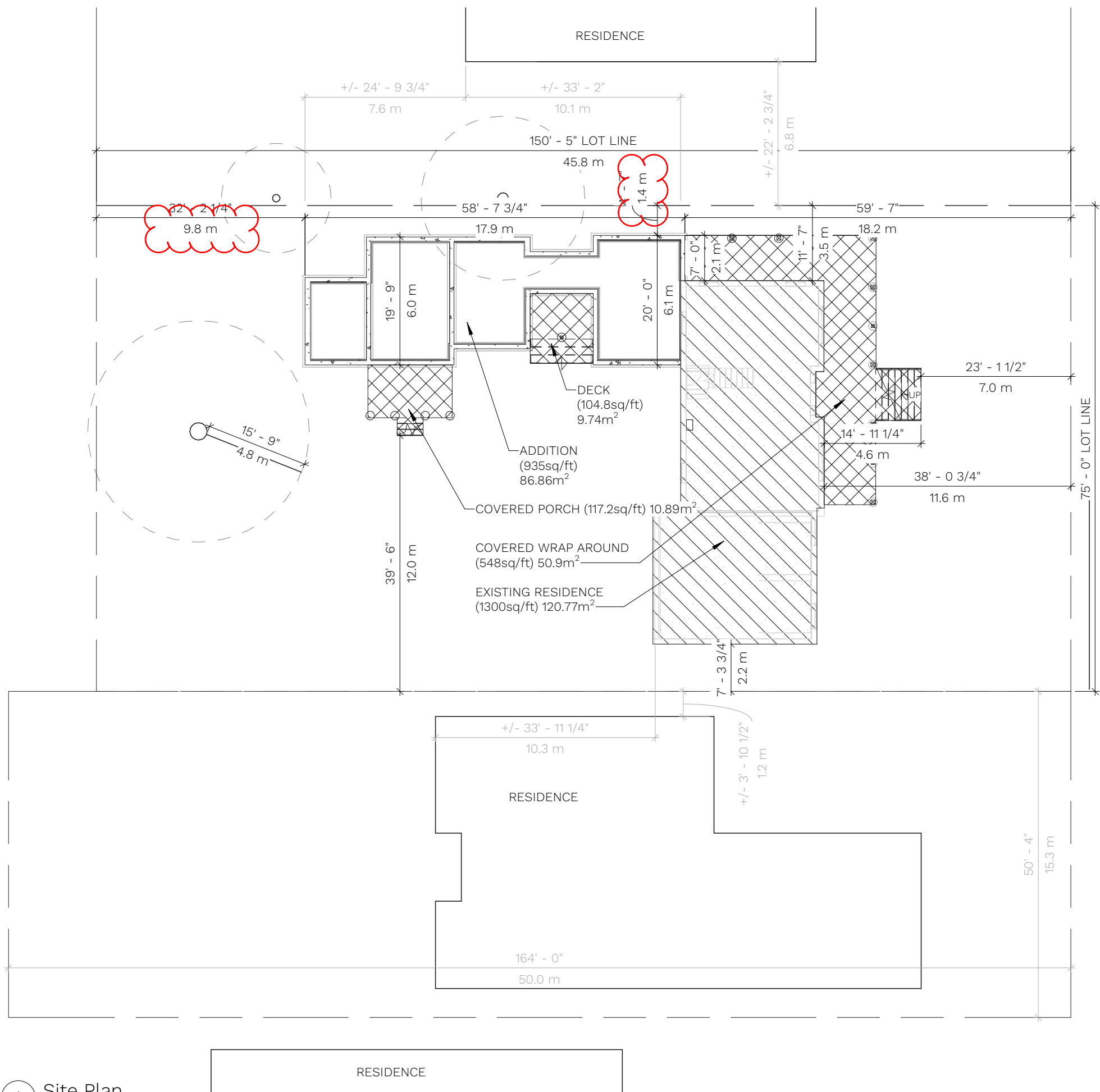
REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE

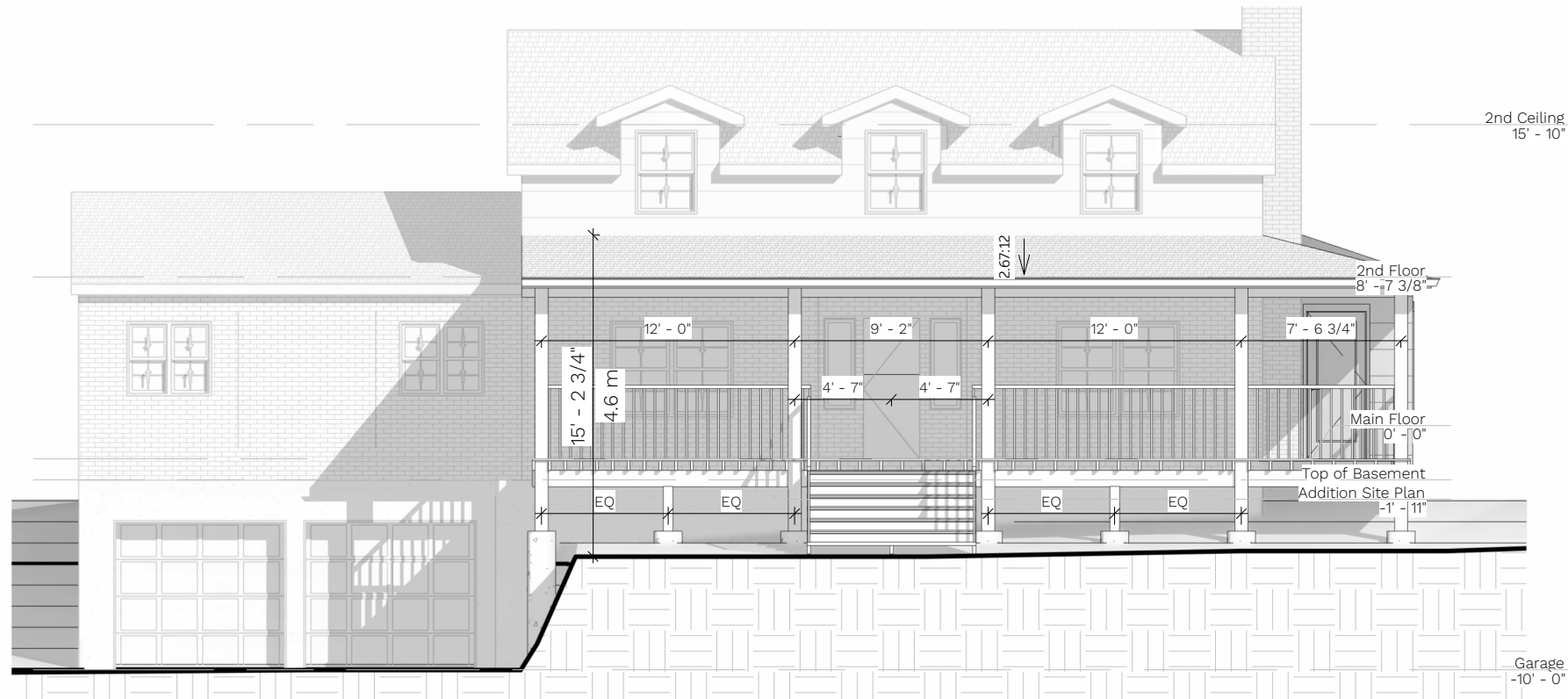
209 DESIGN _____ 101521
 FIRM NAME _____ BCIN

209 DESIGN
 www.209design.ca
 15905 SIDE RD. 17,
 SUNDERLAND ON L0C 1H0
 647-297-8300 DANA@209DESIGN.CA

PROJECT #: 24-010
PLOT DATE: Oct 30 2024
PROJECT ADDRESS:
 47 Cousins Drive
 Aurora, ON

A1.01
 SITE PLAN





1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20241187 **DATE:** Oct. 31, 2024
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

Number	Description	Date
0	Concepts	Aug 5 2024
1	Revision	Aug 28 2024
2	Quote pg	Sept 16 2024
3	Preliminary Review	Sept 25 2024

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 647-297-8300 - DANA@209DESIGN.CA

PROJECT #: 24-010
PLOT DATE: Sept 25 2024

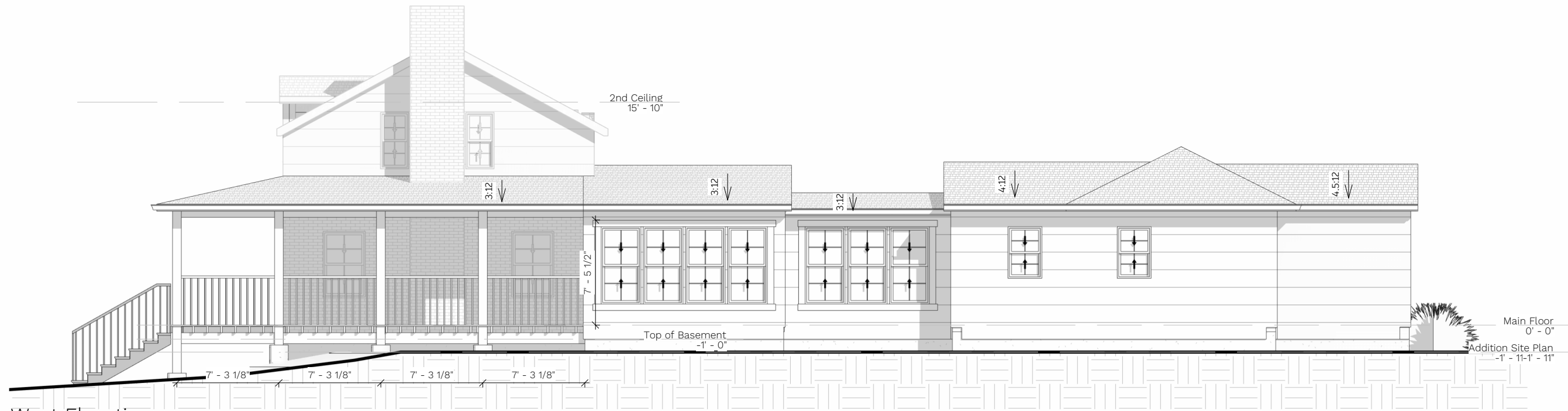
PROJECT ADDRESS:
 47 Cousins
 Aurora, ON

A201

ELEVATIONS



1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

Number	Description	Date
0	Concepts	Aug 5 2024
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209 DESIGN 101521
FIRM NAME BCIN

209 DESIGN www.209design.ca

15905 SIDE RD. 17, SUNDERLAND ON L0C 1H0
647-297-8300 - DANA@209DESIGN.CA

PROJECT #: 24-010

PLOT DATE: Sept 25 2024

PROJECT ADDRESS:

47 Cousins
Aurora, ON

A202

ELEVATIONS



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: 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