



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-20

APPLICANT: LINDA IRVINE, TRUSTEE

PROPERTY: 313 Ridge Rd, Aurora, ON V0E5N0
PLAN 132 PT LOT 21 RS65R796 PARTS 1-3

**RELATED
APPLICATIONS:** n/a

ZONING: RU-ORM Rural (RU-ORM) Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a addition to an existing single-family dwelling to enhance wheelchair accessibility for the residents.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 14.1 of the Zoning By-law states no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, without amendment to, or relief from the Zoning By-law.
 - a. Section 14.1.b(i) of the Zoning By-law requires a minimum exterior side yard of 15.0 metres
2. Section 14.1.b(i) of the Zoning By-law requires a minimum front yard of 15.0 metres.
 - a. The applicant is proposing to construct a one-storey addition, covered porch and deck.

3. The applicant is proposing a one-storey addition and deck, which is 12.6 metres to the exterior side property line.
 - a. The applicant is proposing a one-storey garage addition, which is 13.8 metres to the front 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:	September 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 September 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 September 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 September 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 29th DAY OF August 2024



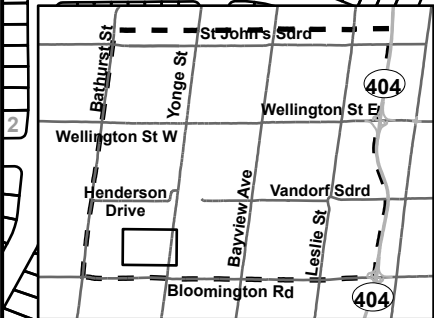
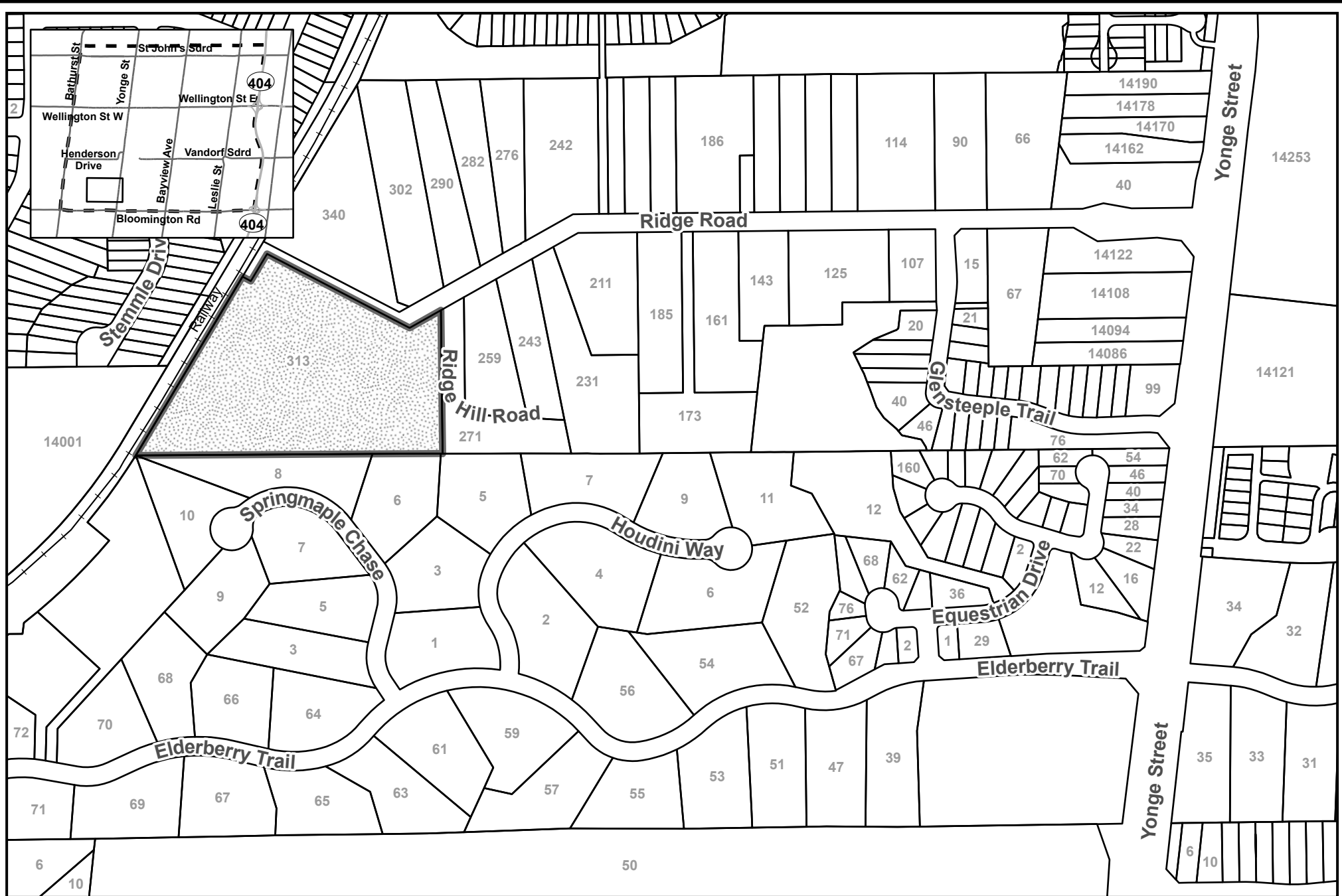
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

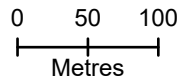
Agenda packages will be available prior to the Hearing at:

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



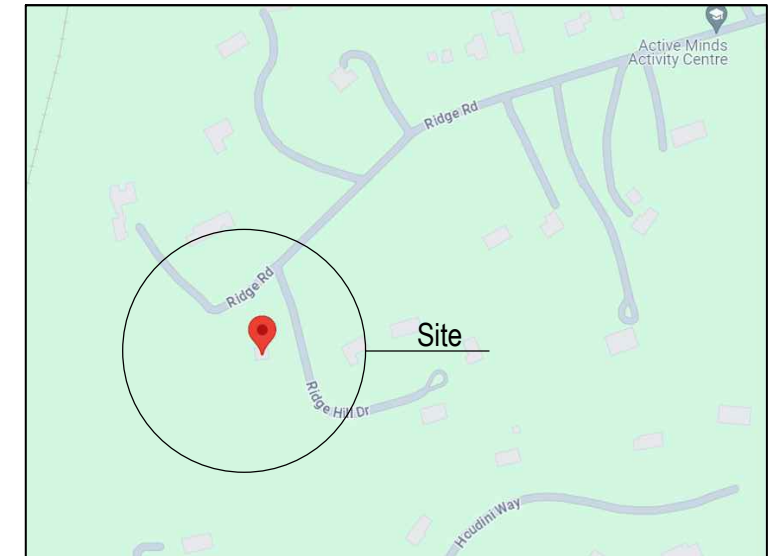
Location Map
313 Ridge Road
FILE: MV-2024-20
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**



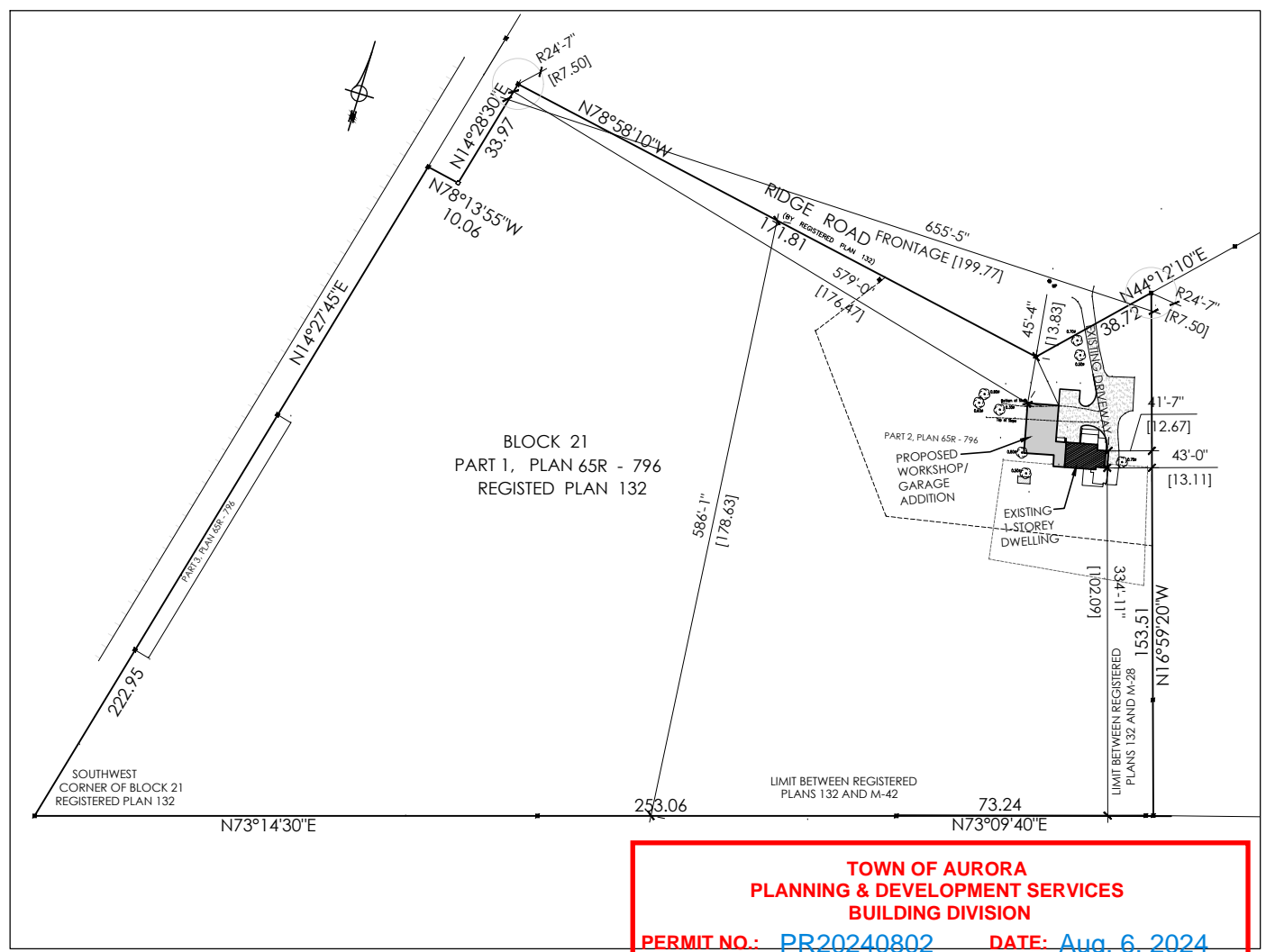
PART OF LOT 73, CONCESSION 1
AND PART OF BLOCKS A,B, AND C PART OF BLOCK 21
REGISTERED PLAN 132
TOWN OF AURORA, REGIONAL MUNICIPALITY FOR YORK
ZONING TABLE: 12.2
ZONE: RU ORM

STANDARD	REQUIRED	EXISTING	PROPOSED	NOTES
LOT AREA (ha.)	10.0	4.7	4.7	EXISTING
BUILDING COVERAGE(MAX.)	20%	1.70%	5.05%	COMPLIES
LOT FRONTAGE (m)	180	199.77	199.77	EXISTING
FRONT YARD - NORTH (m)	15.0	26.61	13.82	NON-COMPLIANT
REAR YARD - SOUTH (m)	22.0	102.09	102.09	EXISTING
SIDE YARD - EAST (m)	15.0	13.53	12.60	NON-COMPLIANT
SIDE YARD - WEST (m)	15.0	192.33	176.47	COMPLIES
BUILDING HEIGHT (m) (MDPOINT)	10.0	4.70	5.00	COMPLIES
ADDITIONAL REGULATIONS				
Oak Ridges Moraine Regulations	A additions can be no more than 25% of existing floor area and cannot exceed 50 sq.m. in ground floor area			
AREA	ALLOWABLE	EXISTING	PROPOSED	
EXISTING 1-STOREY DWELLING(sq.m)	N/A	81.3	81.3	EXISTING
PROPOSED GARAGE & DWELLING ADDITION (sq.m.)	20.32	N/A	162.04	NON-COMPLIANT
TOTAL	101.62	81.30	243.34	NON-COMPLIANT



2 PROPOSED SITE STATISTICS
A101

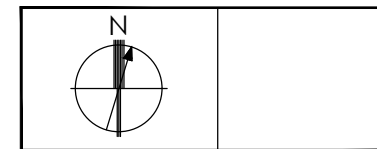
3 KEY PLAN
A101



NO.	DATE	REVISION
4	2024.07.31	RESUBMITTED FOR ZONING REVIEW
3	2024.07.18	ISSUED FOR MINOR VARIANCE
2	2024.04.27	RESUBMITTED FOR ZONING REVIEW
1	2024.04.30	FOR ZONING REVIEW

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
DO NOT SCALE DRAWINGS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.
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CSPACE ARCHITECTURE
58-8841 GEORGE BOLTON PKWY, BOLTON, ON L7E 2X8
T: 647.588.1784 E: info@cspace.ca



PROJECT
RIDGE ROAD- ADDITION & INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
PROPOSED-SITE PLAN

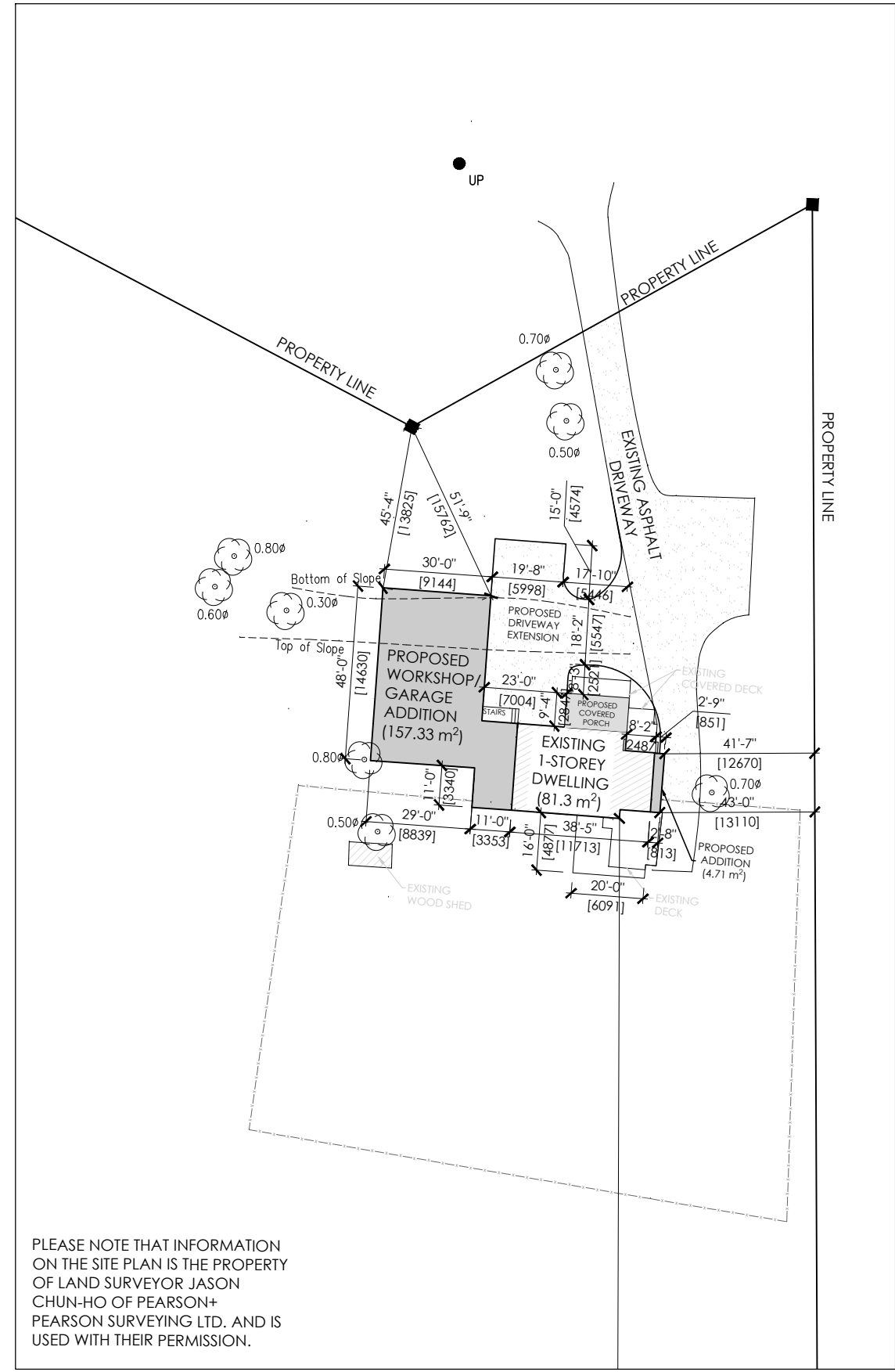
SCALE AS SHOWN PROJECT NO. 23.1838

DRAWN BY KA APPROVED CCP DATE 07.03.24

DRAWING NO. **A101**

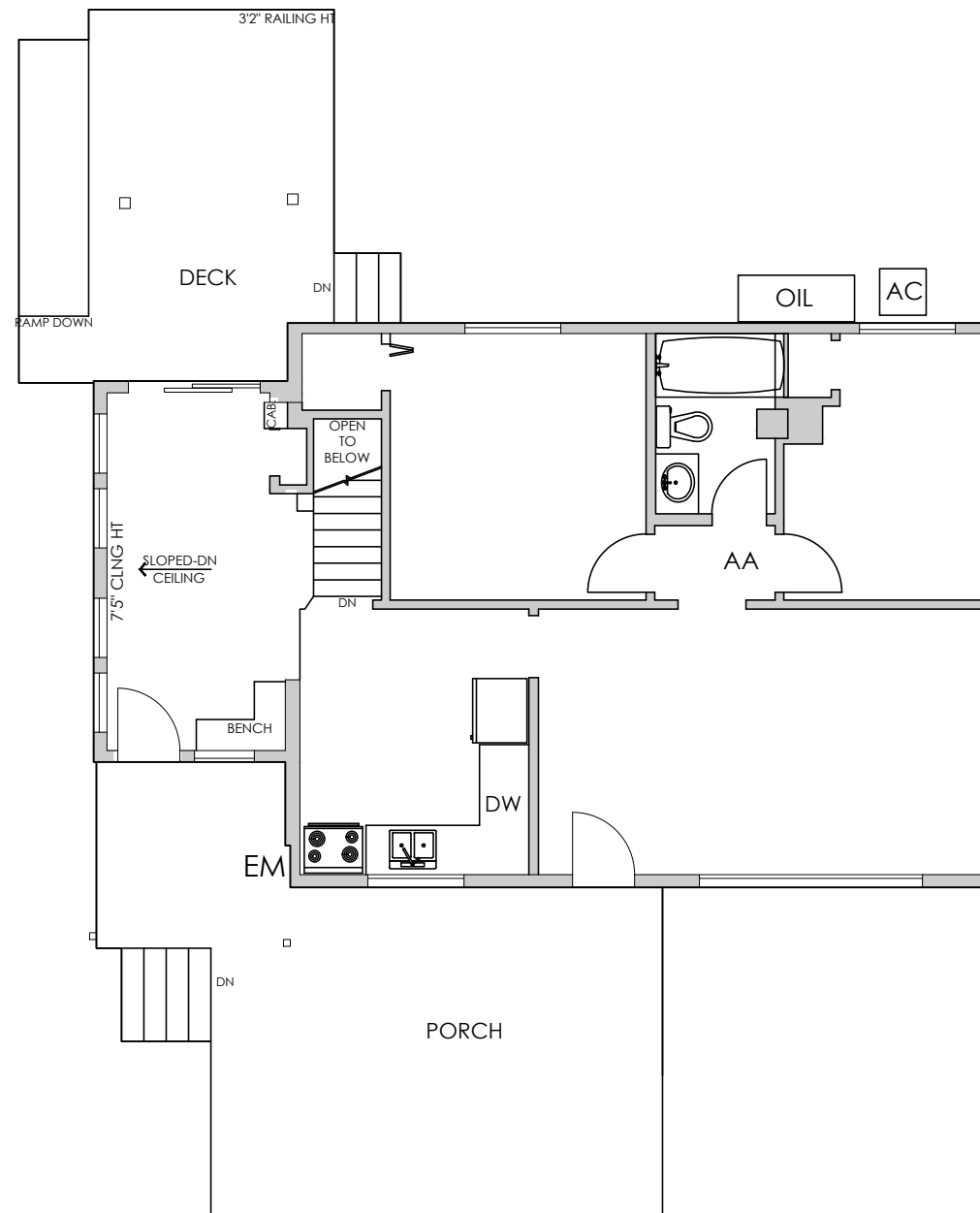
**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20240802 DATE: Aug. 6, 2024
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

4 PROPOSED SITE PLAN
A101 SCALE: 1:2000



1 PROPOSED ENLARGED SITE PLAN
A101 SCALE: 1:500

PLEASE NOTE THAT INFORMATION ON THE SITE PLAN IS THE PROPERTY OF LAND SURVEYOR JASON CHUN-HO OF PEARSON+ PEARSON SURVEYING LTD. AND IS USED WITH THEIR PERMISSION.



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2	2024.07.31	RESUBMITTED FOR ZONING REVIEW
1	2024.04.30	FOR ZONING REVIEW

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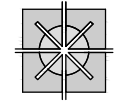
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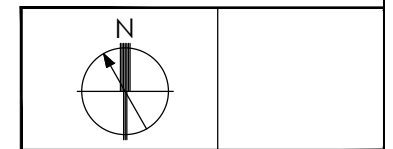
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
EXISTING -
FLOOR PLAN

SCALE
AS SHOWN

PROJECT NO.
23.1838



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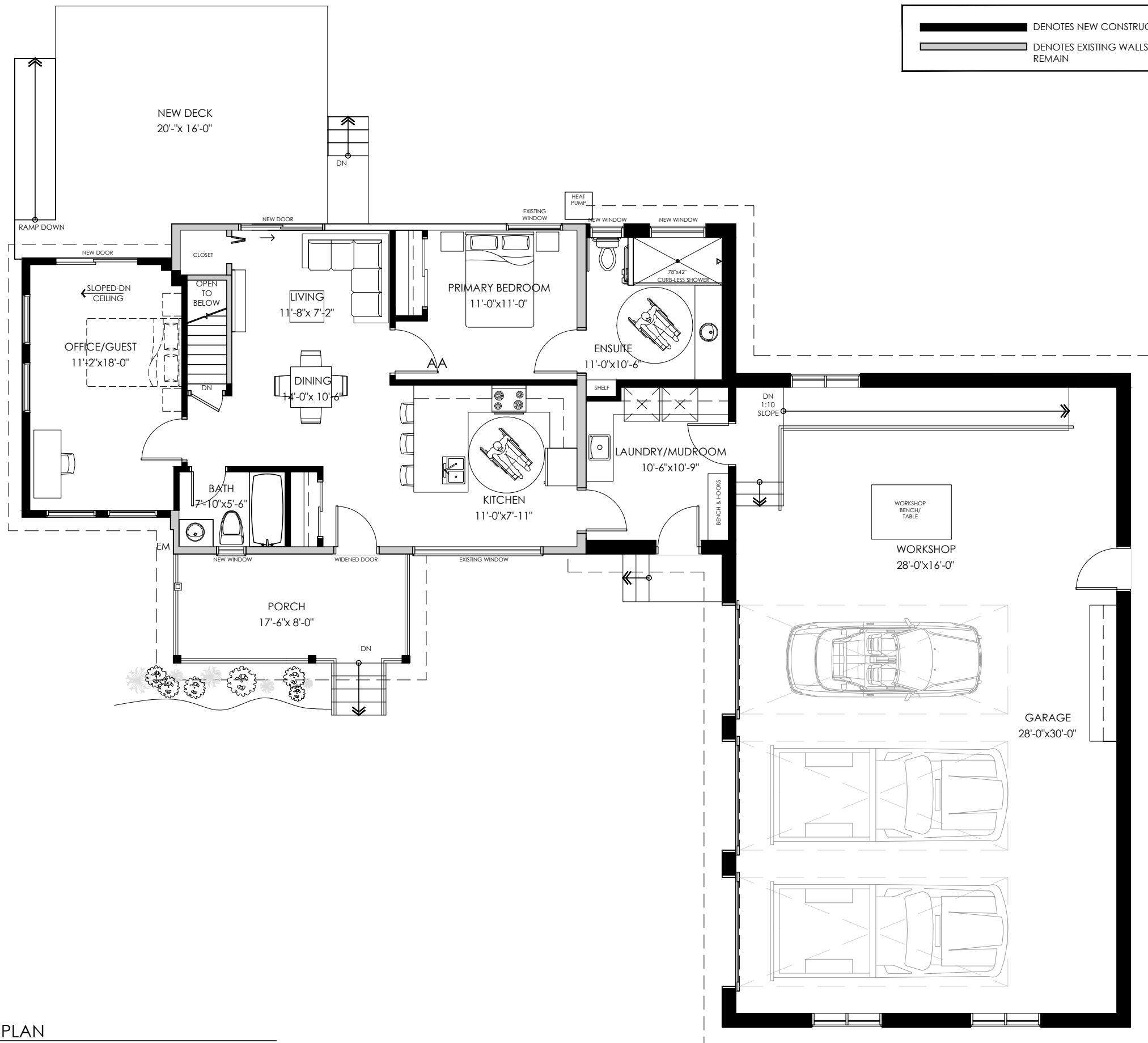
APPROVED
CCP

DATE
07.03.24

DRAWING NO.
A201

1
A201 EXISTING FLOOR PLANS
SCALE: 1/8" = 1'-0"

 DENOTES NEW CONSTRUCTION
 DENOTES EXISTING WALLS TO REMAIN



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2	2024.07.31	RESUBMITTED FOR ZONING REVIEW
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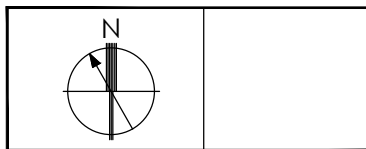
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PROJECT
 RIDGE ROAD- ADDITION &
 INTERIOR ALTERATIONS
 313 RIDGE ROAD
 AURORA, ONTARIO

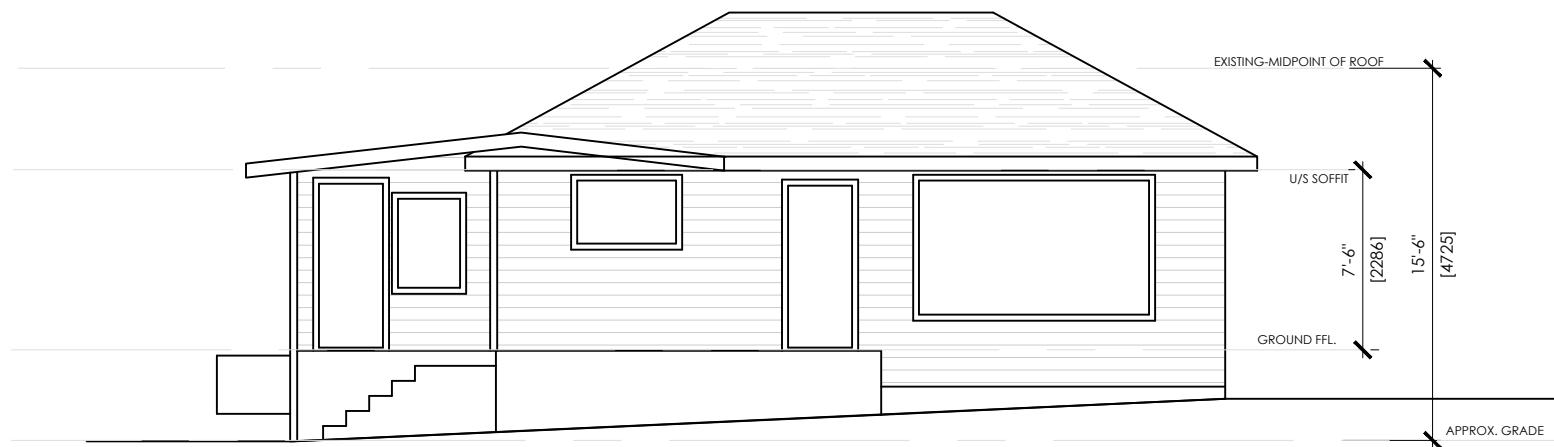
DRAWING TITLE
 PROPOSED-
 FLOOR PLAN

SCALE AS SHOWN PROJECT NO. 23.1838

DRAWN BY KA APPROVED CCP DATE 07.03.24

DRAWING NO.
A211

1
 A211 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
2	2024.07.31	REISSUED FOR ZONING REVIEW
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
EXISTING-
FRONT ELEVATION

SCALE AS SHOWN	PROJECT NO. 23.1838
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DRAWN BY KA	APPROVED CCP	DATE 07.03.24
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DRAWING NO.
A301

1
A301

EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

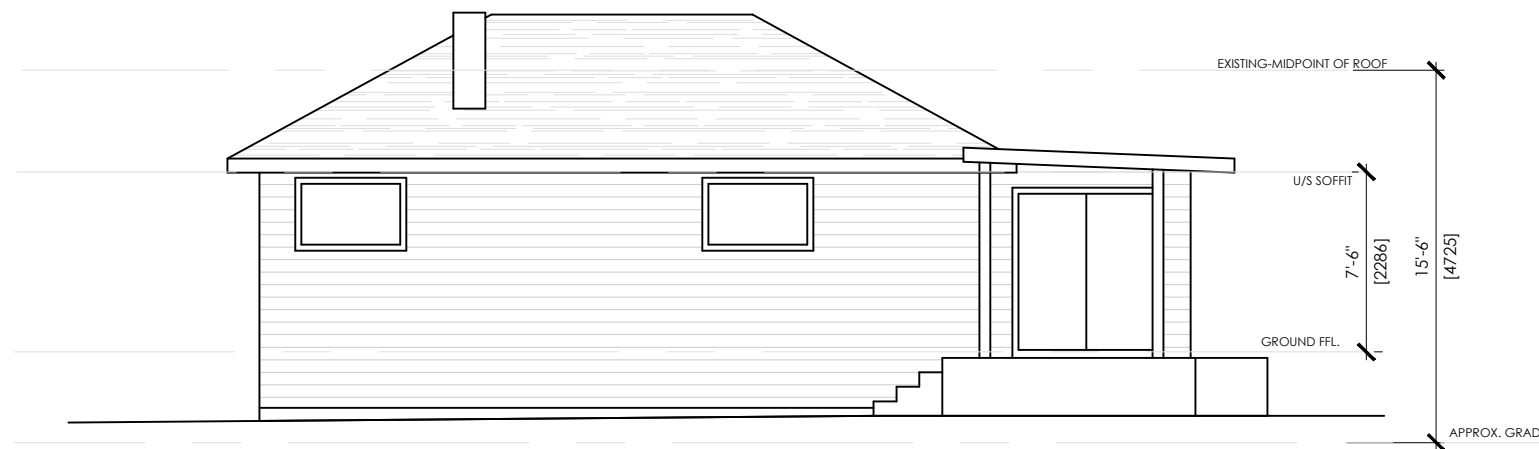
DRAWING TITLE
EXISTING-
RIGHT ELEVATION

SCALE AS SHOWN PROJECT NO. 23.1838

DRAWN BY KA APPROVED CCP DATE 07.03.24

DRAWING NO.
A302

1
A302 EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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2	2024.07.31	RESUBMITTED FOR ZONING REVIEW
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

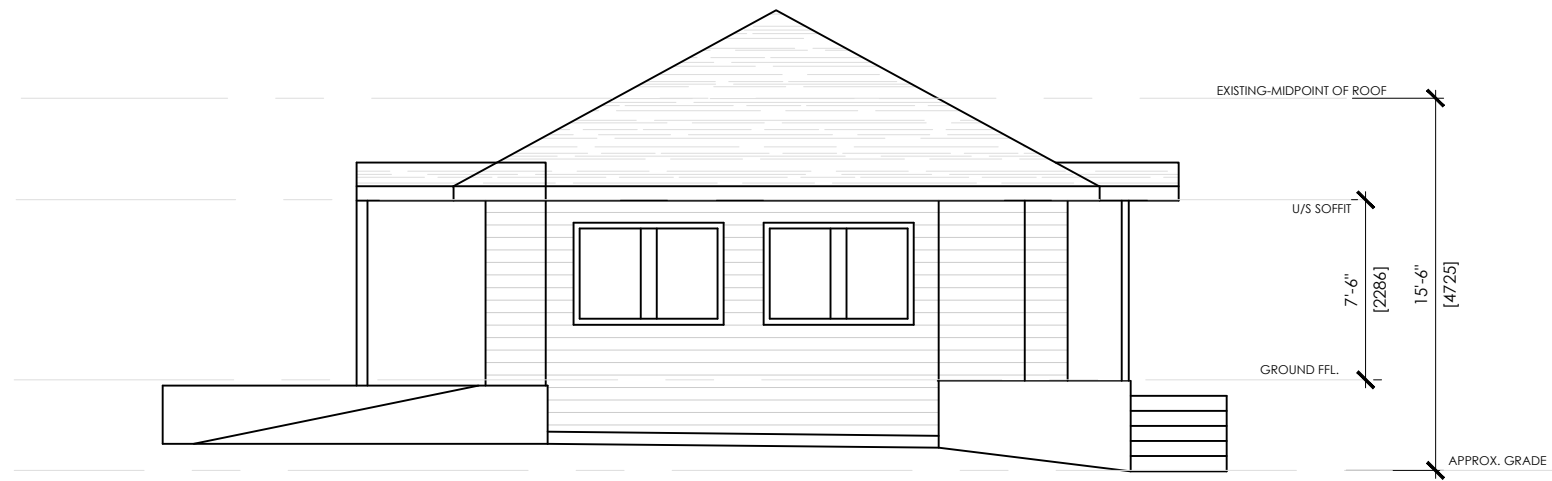
DRAWING TITLE
EXISTING -
REAR ELEVATION

SCALE AS SHOWN PROJECT NO. 23.1838

DRAWN BY KA APPROVED CCP DATE 07.03.24

DRAWING NO.
A303

1
A303 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
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
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
EXISTING-
LEFT ELEVATION

SCALE AS SHOWN	PROJECT NO. 23.1838
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DRAWN BY KA	APPROVED CCP	DATE 07.03.24
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DRAWING NO.
A304

1
A304 EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
2	2024.07.31	RESUBMITTED FOR ZONING REVIEW
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
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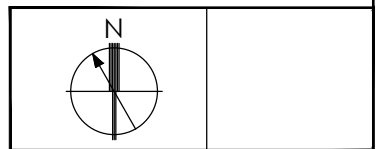
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
PROPOSED-
FRONT ELEVATION

SCALE
AS SHOWN

PROJECT NO.
23.1838

DRAWN BY
KA

APPROVED
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DATE
07.03.24

DRAWING NO.
A311

1 FRONT ELEVATION
A311 SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
2	2024.07.31	REISSUED FOR ZONING REVIEW
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
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
PROPOSED-
LEFT ELEVATION

SCALE AS SHOWN	PROJECT NO. 23.1838
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DRAWN BY KA	APPROVED CCP	DATE 07.03.24
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DRAWING NO.

A312

1
A312

PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION
2	2024.07.31	RESUBMITTED FOR ZONING REVIEW
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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
PROPOSED-
REAR ELEVATION

SCALE
AS SHOWN

PROJECT NO.
23.1838

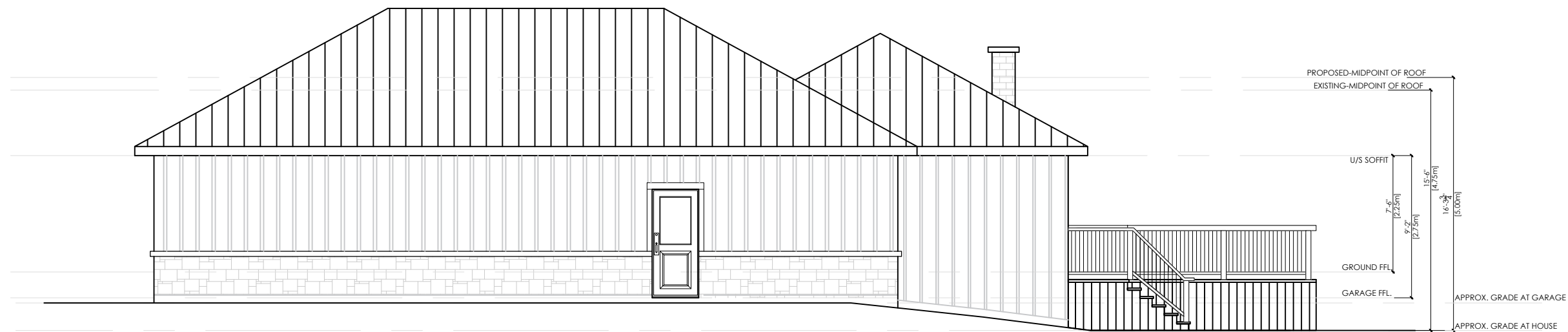
DRAWN BY KA	APPROVED CCP	DATE 07.03.24
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DRAWING NO.

A313

1
A313

PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT
RIDGE ROAD- ADDITION &
INTERIOR ALTERATIONS
313 RIDGE ROAD
AURORA, ONTARIO

DRAWING TITLE
PROPOSED-
RIGHT ELEVATION

SCALE AS SHOWN PROJECT NO. 23.1838

DRAWN BY KA APPROVED CCP DATE 07.03.24

DRAWING NO.
A314

1 PROPOSED RIGHT ELEVATION
A314 SCALE: 1/8" = 1'-0"



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