



Thursday, December 6, 2018

**RE: Minor Variance Application 15/18**

IN THE MATTER OF Sections 44 and 45 of the *Planning Act* (R.S.O.) 1990, c.P.13, as amended; and,

IN THE MATTER OF an application for minor variance submitted by **Samar Aljawhiri for the property municipally known as 519 Poplar Avenue (Part of Lot 28, Plan 372, Part 2, 40R-18402).**

TAKE NOTICE THAT the Committee of Adjustment for the Town of Ajax will meet in the Council Chambers, Town of Ajax Municipal Offices, 65 Harwood Avenue South, Ajax, on **Wednesday, December 19, 2018 at 7:00 p.m.**, to hear this application for relief from **Zoning By-law 95-2003**, as amended, in the following respects:

BY-LAW REQUIREMENT	RELIEF REQUESTED
<b>Section 6.2.2 – Zone Standards (R1-B)</b>	
Maximum garage width – 6.1 metres	To permit a maximum garage width of 6.6 metres.
<b>Section 7.1.1 – Exception 18 (R1-B)</b>	
Minimum setback from front lot line – 7.62 metres	To permit a minimum setback from the front lot line of 6.0 metres.
Maximum lot coverage of 33% or 150.96 m <sup>2</sup> , whichever is less, for lots less than 603.85 m <sup>2</sup> .	To permit a maximum lot coverage of 41%.

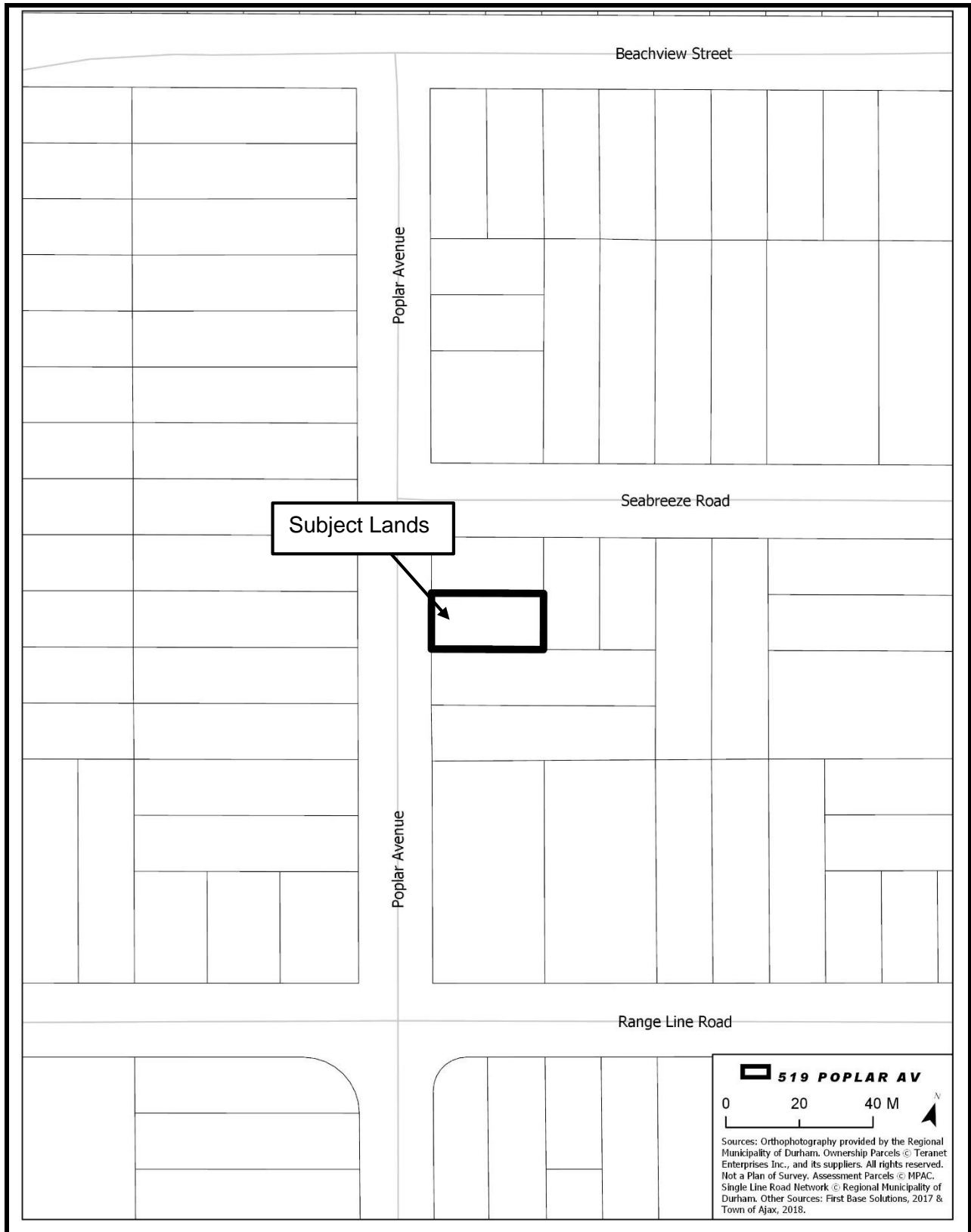
AND FURTHER TAKE NOTICE THAT you are entitled to attend this public hearing to express your views about this application or you may be represented by Counsel for this purpose. If you are unable to attend, you may submit your comments in writing before **4:30 p.m. on Wednesday, December 19, 2018** and they will be considered by the Committee.

A copy of the staff report with recommendations to the Committee will be available after **8:30 a.m. on Wednesday, December 19, 2018 at 65 Harwood Avenue South.**

In the case of the Applicant, if you do not attend the hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

Those planning to attend the meeting who require accessibility accommodations are asked to contact Ms. Caitlin Graup, Secretary-Treasurer of the Committee of Adjustment at [caitlin.graup@ajax.ca](mailto:caitlin.graup@ajax.ca) or 905.619.2529 (3201) or at Ajax Town Hall, Planning and Development Services, 65 Harwood Avenue South, by **Friday, December 14, 2018**. Alternative formats of documents and materials can be made available upon request.

Eric Simpson, BURPI  
Planner  
Town of Ajax, Planning & Development Services  
T: 905.619.2529 (3247)  
E: [eric.simpson@ajax.ca](mailto:eric.simpson@ajax.ca)



Application File No. A15/18

Applicant: Samar Aljawhiri

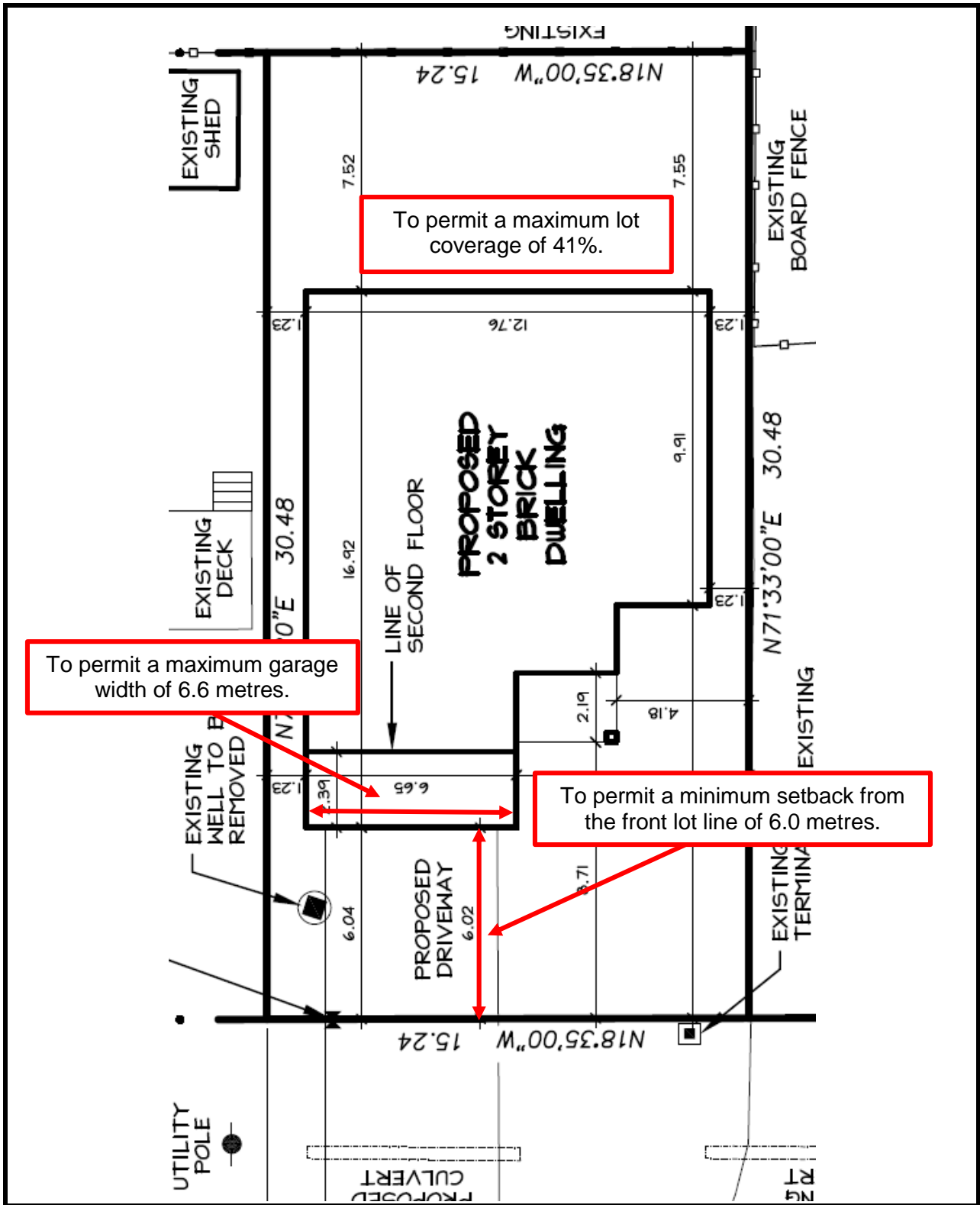
Date: December 6, 2018


Figure 1

Subject Lands  
519 Poplar Avenue



Town of Ajax  
Planning & Development Services



<p>Application File No. A15/18</p> <p>Applicant: Samar Aljawhiri</p> <p>Date: December 6, 2018</p>	<p>Figure 2</p> <p>Proposed Variances</p> <p>519 Poplar Avenue</p>	 <p>Town of Ajax</p> <p>Planning &amp; Development Services</p>
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B  
FRONT ELEVATION



RIGHT SIDE ELEVATION

AB  
REAR ELEVATION

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Figure 3

Proposed Elevations  
19 Poplar Avenue



Town of Ajax  
Planning & Development Services