



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**  
**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2024-08

**APPLICANT:** REZA JABBARI SABEGH

**PROPERTY:** 135 Bonny Meadows Dr, Aurora, ON L4G6N1  
PLAN 65M2792 LOT 89

**RELATED APPLICATIONS:** n/a

**ZONING:** R4(99) Detached Fourth Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate an enclosed basement walk-up inside the garage.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

- 1) Section 7.2 of the Zoning By-law requires minimum 6m for interior garage length
  - a) The applicant is proposing enclosed basement walk-up inside the garage, which reduces the length to 5m.

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.

<b>DATE:</b>	<b>May 9, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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](mailto:PFan@aurora.ca) **no later than 4:30pm on May 7, 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on May 9, 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](mailto:PFan@aurora.ca) **no later than 4:30pm on May 9, 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](mailto: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 25<sup>th</sup> DAY OF April 2024



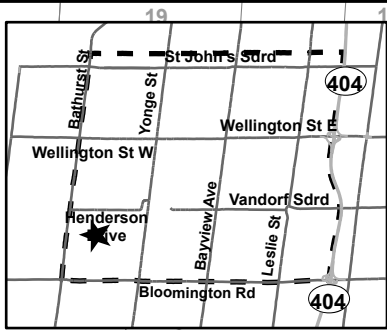
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

### **ATTACHMENTS**

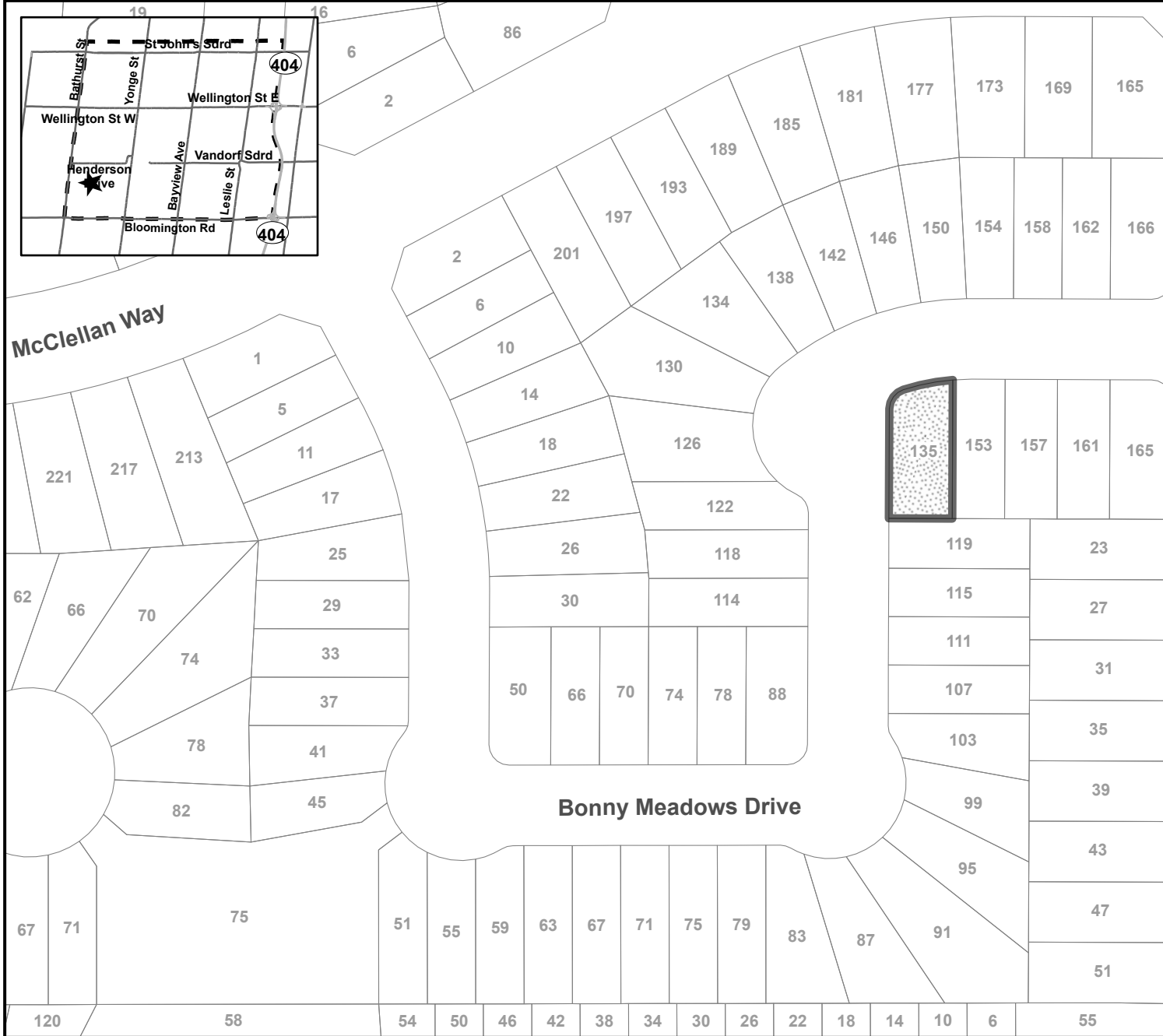
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

**Agenda packages will be available prior to the Hearing at:**

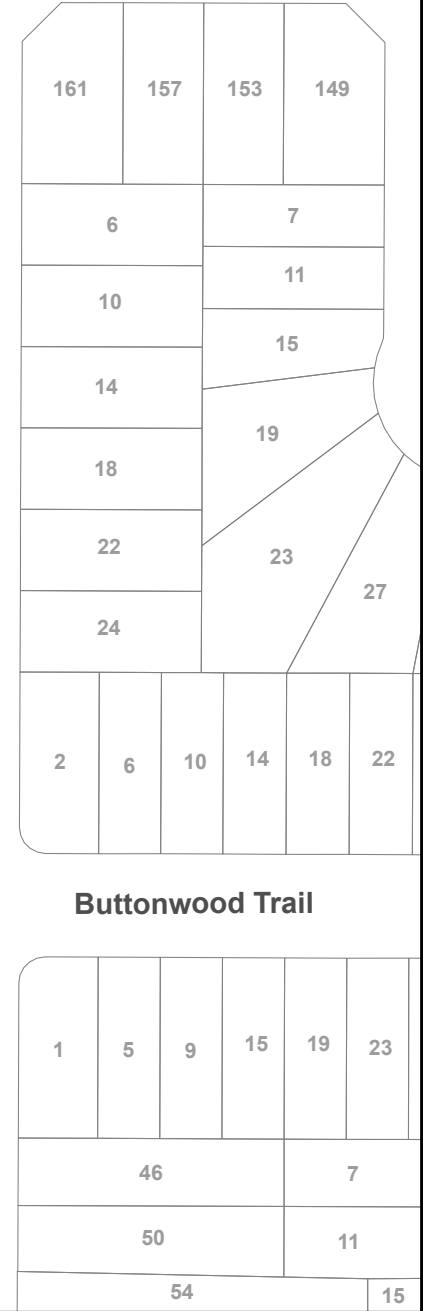
<https://www.aurora.ca/agendas>



McClellan Way



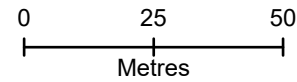
Brookview Drive



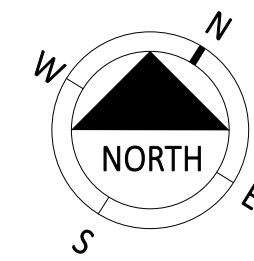
Buttonwood Trail

**LOCATION MAP**  
**135 BONNY MEADOWS DRIVE**  
**FILE: MV-2024-08**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

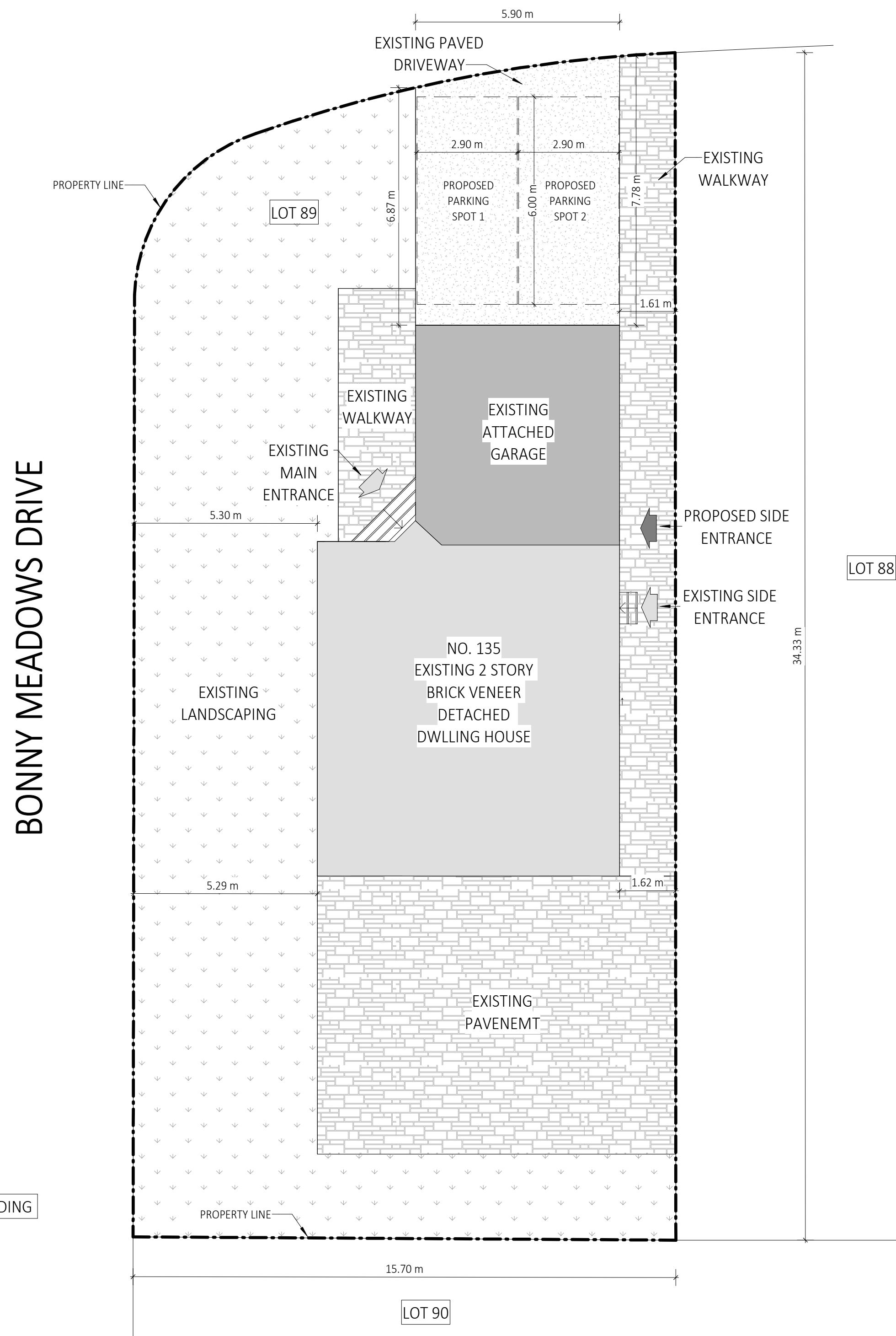
 **SUBJECT LANDS**



# BONNY MEADOWS DRIVE



**GENERAL NOTES:**  
 1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF SMART GROUP.  
 2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMIT BY THE AUTHORITIES.  
 3- DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.  
 4- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.  
 5- ALL DIMENSIONS ARE IN MILLIMETER UNIT (ALTERNATE DIMENSION IN IMPERIAL UNIT & ROUNDED TO NEAREST 1 INCH)



THERE IS NO ALTERATION IN LANDSCAPING OR GRADING

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
**BUILDING DIVISION**  
**PERMIT NO.: PR20240118    DATE: Mar. 11, 2024**  
**APPROVED BY: Hana Hossain**  
**PRELIMINARY ZONING REVIEW**



No.	DATE	ISSUED FOR	APVD
01	02-16-2024	BUILDING PERMIT	H.HEMATI

REVISIONS

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8  
 (289) 212-3388 , info@smartg.ca

CLIENT:

**REZA JABBARI SABEGH**

PROJECT NAME:

**INTERIOR ALTERATION & NEW SIDE DOOR**

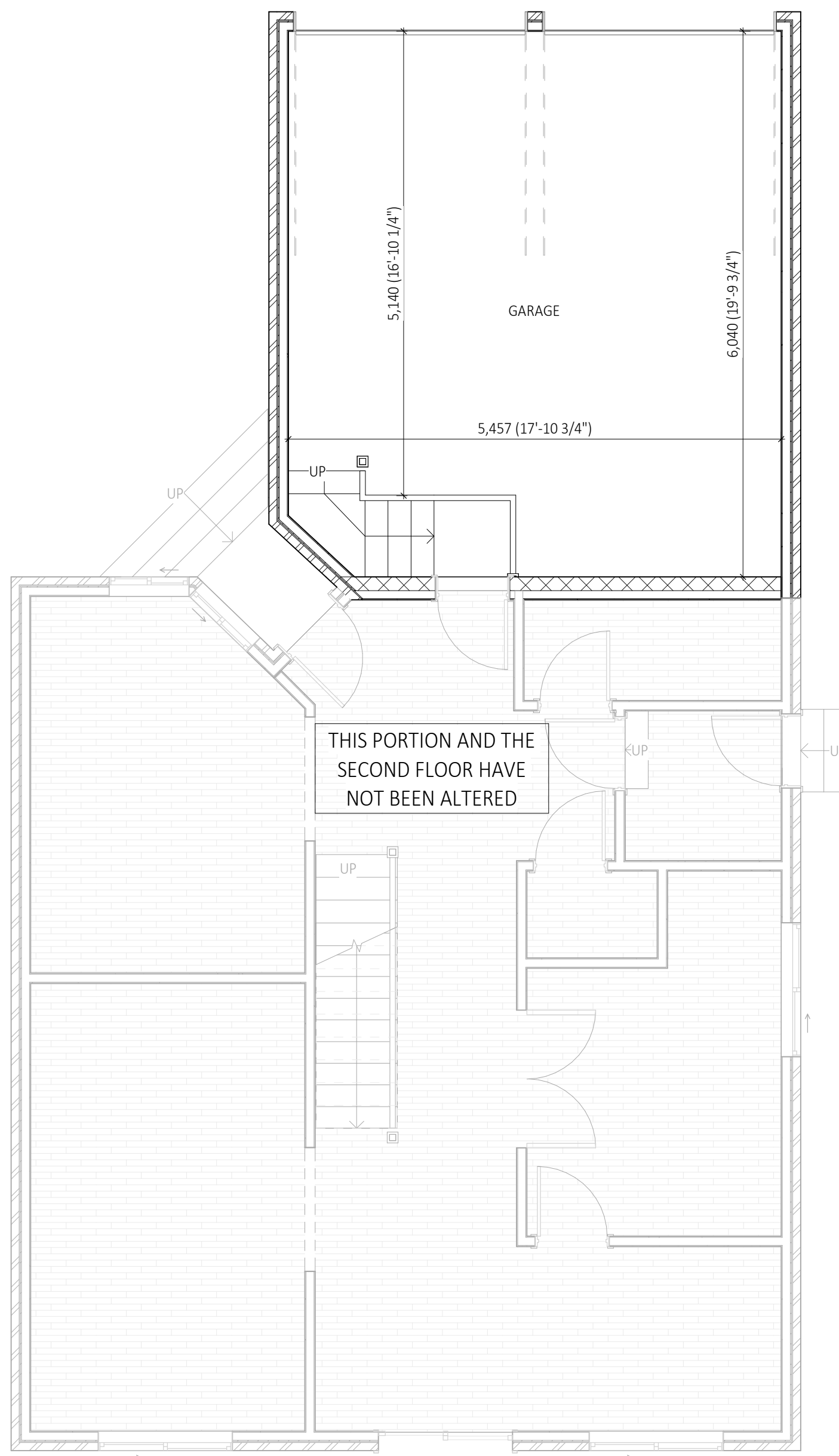
PROJECT ADDRESS:  
 135 Bonny Meadows Dr, Aurora, ON L4G 6N1

SHEET NAME:

**PROPOSED SITE PLAN**

DATE: 02-16-2024	PROJECT No.: SSS-005-135
SCALE: 1 : 100	
DESIGNER: A.PIROOZ	SHEET No: A0-04
CHECKER: A.PIROOZ	

**GENERAL NOTES:**  
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① FIRST FLOOR- EXISTING  
 1 : 50

**TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION**  
**PERMIT NO.: PR20240118      DATE: Mar. 11, 2024**  
**APPROVED BY: *Lana Hossain***  
**PRELIMINARY ZONING REVIEW**

No.	DATE	ISSUED FOR	APVD
01	02-16-2024	BUILDING PERMIT	H.HEMATI

REVISIONS

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8  
 (289) 212-3388 , info@smartg.ca

CLIENT:

**REZA JABBARI SABEGH**

PROJECT NAME:

**INTERIOR ALTERATION &  
 NEW SIDE DOOR**

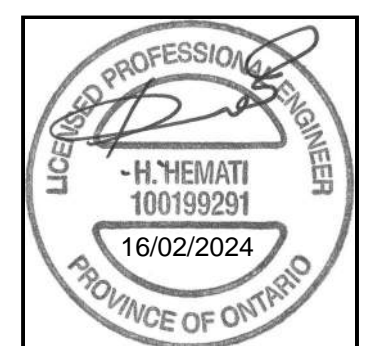
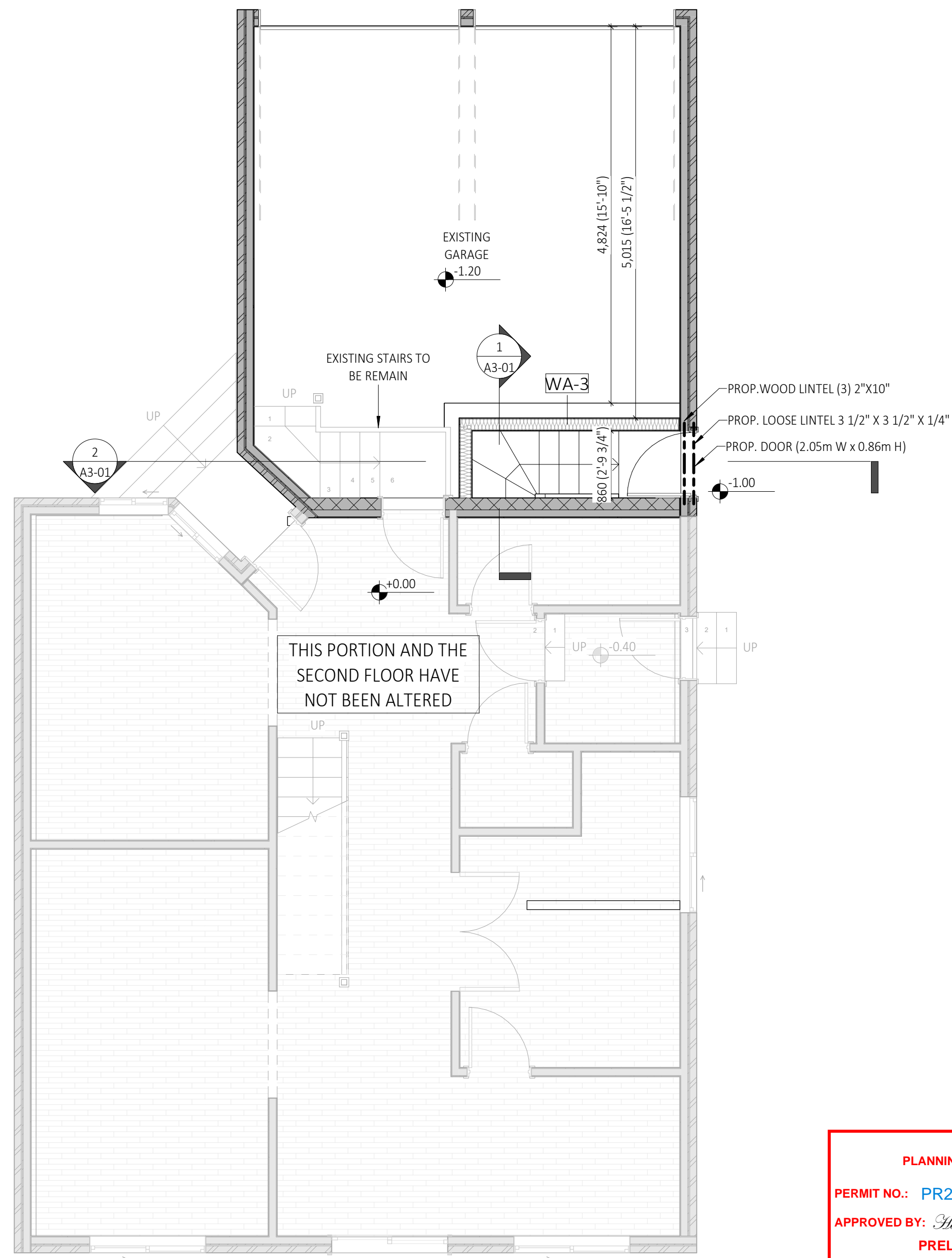
PROJECT ADDRESS:  
 135 Bonny Meadows Dr, Aurora, ON L4G 6N1

SHEET NAME:

**EXIST. 1st FLOOR PLAN**

DATE: 02-16-2024	PROJECT No.: SSS-005-135
SCALE: 1 : 50	
DESIGNER: Designer	SHEET No: A1-02
CHECKER: A.PIROOZ	

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No.	DATE	ISSUED FOR	APVD
01	02-16-2024	BUILDING PERMIT	H.HEMATI

REVISIONS

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8  
 (289) 212-3388 , info@smartg.ca

CLIENT:  
  
**REZA JABBARI SABEGH**

PROJECT NAME:  
**INTERIOR ALTERATION & NEW SIDE DOOR**

PROJECT ADDRESS:  
 135 Bonny Meadows Dr, Aurora, ON L4G 6N1

SHEET NAME:  
**PROP. 1st FLOOR PLAN**

DATE: 02-16-2024	PROJECT No.: SSS-005-135
SCALE: 1 : 50	
DESIGNER: Designer	SHEET No: A1-09
CHECKER: A.PIROOZ	

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20240118    DATE: Mar. 11, 2024  
 APPROVED BY: *Hana Hossain*  
 PRELIMINARY ZONING REVIEW

① FIRST FLOOR- PROPOSED  
 1 : 50



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① EAST (LEFT) - EXISTING  
1:50



② EAST (LEFT) - PROPOSED  
1:50

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20240118    DATE: Mar. 11, 2024  
 APPROVED BY: *Hana Hossain*  
 PRELIMINARY ZONING REVIEW



No.	DATE	ISSUED FOR	APVD
01	02-16-2024	BUILDING PERMIT	H.HEMATI

REVISIONS

CONSULTANT:



296-7250 KEELE ST., VAUGHAN, ON L4K 1Z8  
(289) 212-3388, info@smartg.ca

CLIENT:

REZA JABBARI SABEGH

PROJECT NAME:

INTERIOR ALTERATION &  
NEW SIDE DOOR

PROJECT ADDRESS:  
135 Bonny Meadows Dr, Aurora, ON L4G 6N1

SHEET NAME:

EAST (RIGHT) ELEVATION

DATE: 02-16-2024	PROJECT No.: SSS-005-135
SCALE: 1:50	
DESIGNER: A.PIROUZ	SHEET No: A2-01
CHECKER: A.PIROUZ	





# 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](mailto: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