



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-46

**APPLICANT:** HALEH JAVADY TORABI

**PROPERTY:** 52 Child Dr, Aurora, ON L4G1Y5  
PLAN 514 LOT 404

**RELATED  
APPLICATIONS:** SPR-2022-21

**ZONING:** R2 Detached Second Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a two-storey detached dwelling

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- A. Section 7.2 of the Zoning By-law requires a minimum exterior side yard setback of 6.0 metres.
- B. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.
  1. The applicant is proposing a two-storey detached dwelling, which is 1.5 metres to the interior side property line.
  2. The applicant is proposing a two-storey detached dwelling, which is 4.1 metres to the exterior 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.

<b>DATE:</b>	<b>December 8, 2022</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:** As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. 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 December 6, 2022.** 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/Delegation-Request>

- 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 December 8, 2022** 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 December 8, 2022.**

**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 24<sup>th</sup> DAY OF November 2022



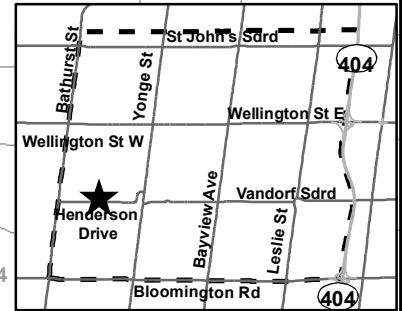
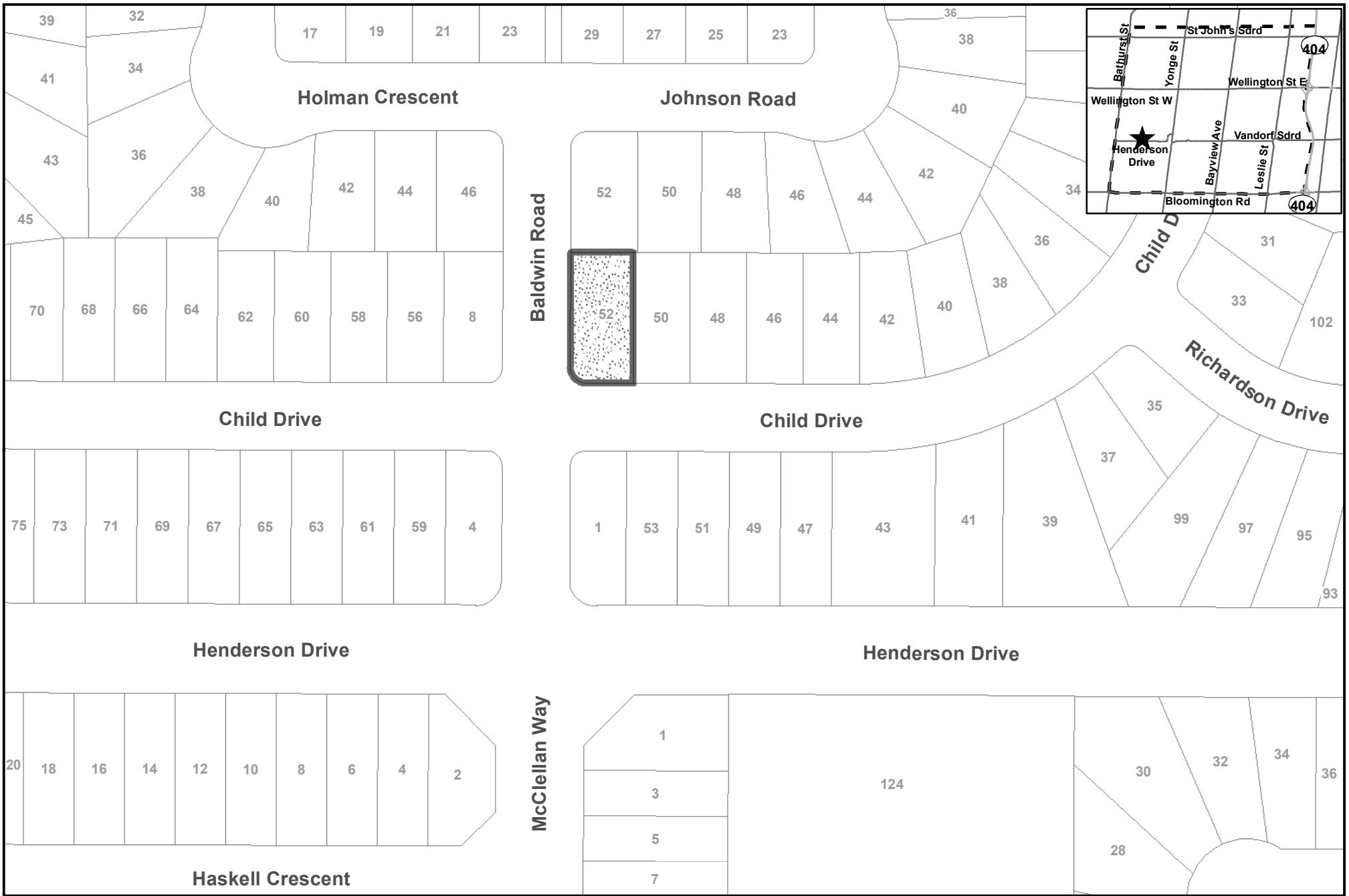
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

**ATTACHMENTS**

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

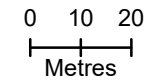
**Agenda packages will be available prior to the Hearing at:**

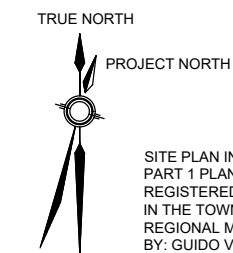
<https://www.aurora.ca/agendas>



**LOCATION MAP**  
**52 CHILD DRIVE**  
**FILE: MV-2022-46**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

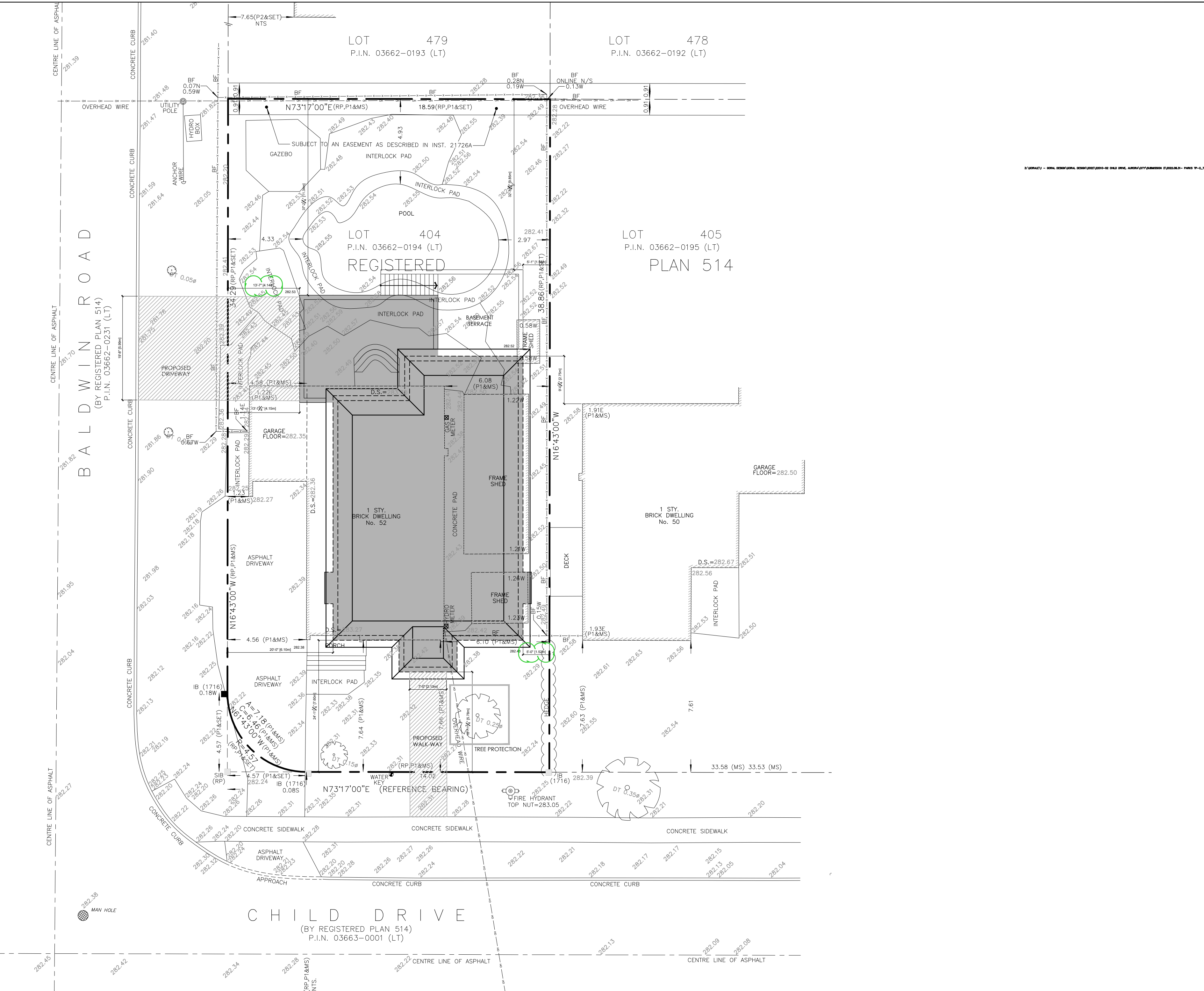
 **SUBJECT LANDS**





SITE PLAN INFORMATION TAKEN FROM:  
PART 1 PLAN OF LOT 404  
REGISTERED PLAN 514  
IN THE TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
BY: GUIDO V. CONSOLI O.L.S. - 12 APRIL 2022

D:\WORK\1 - GORAL DESIGN\0404 DESIGN\2022\2022-02-02 CHLD DRG. AURORA\DTY\G\DESIGN\3\2022.02.02 - PLAN 514\_1\_1\_1\_1\_1.dwg - 001.dwg



**TOWN OF AURORA**  
**PLANNING AND DEVELOPMENT SERVICES**  
Development Planning Division  
DATE: **Nov. 10, 2022**  
**RECEIVED**

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
BUILDING DIVISION  
PERMIT NO.: **PR20221302** DATE: **Nov. 10, 2022**  
APPROVED BY: *Ashley Vandermul*  
**PRELIMINARY ZONING REVIEW**

THIS DRAWING IS NOT TO BE SCALED.  
REFER TO APPROPRIATE SUBMITTALS (CIVIL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.) CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
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THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION UNLESS A SEPARATE AGREEMENT IS MADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE.  
IN THE EVENT THAT THE CONTRACTOR FINDS A DISCREPANCY WITH THE APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE PROJECT AND/OR THE APPROPRIATE CONTRACTED CONSULTANT WHO IS RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION. THE DESIGNER AND THE ENGINEER WHO HAVE SEALED THESE DRAWINGS ARE NOT RESPONSIBLE FOR GENERAL REVIEW DURING CONSTRUCTION.  
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	10 AUG 2021	STABLE NEIGHBOURHOOD APPLICATION	TG

NO.	DATE	REVISION/SUBMISSION	ISSUED BY

NO.	DATE	REVISION/SUBMISSION	ISSUED BY

NO.	DATE	REVISION/SUBMISSION	ISSUED BY



DRAWING TITLE  
**SITE PLAN**  
**CHILD DRIVE RESIDENCE**  
52 CHILD DRIVE, AURORA, ONT. L4G 1Y5

SCALE	DRAWN BY	CHECKED BY
N.T.S.	TG	
DATE	DRAWING NUMBER	
MAY 2022	<b>A-1.1</b>	
PROJECT NUMBER	22010	



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**PLANNING & DEVELOPMENT SERVICES**  
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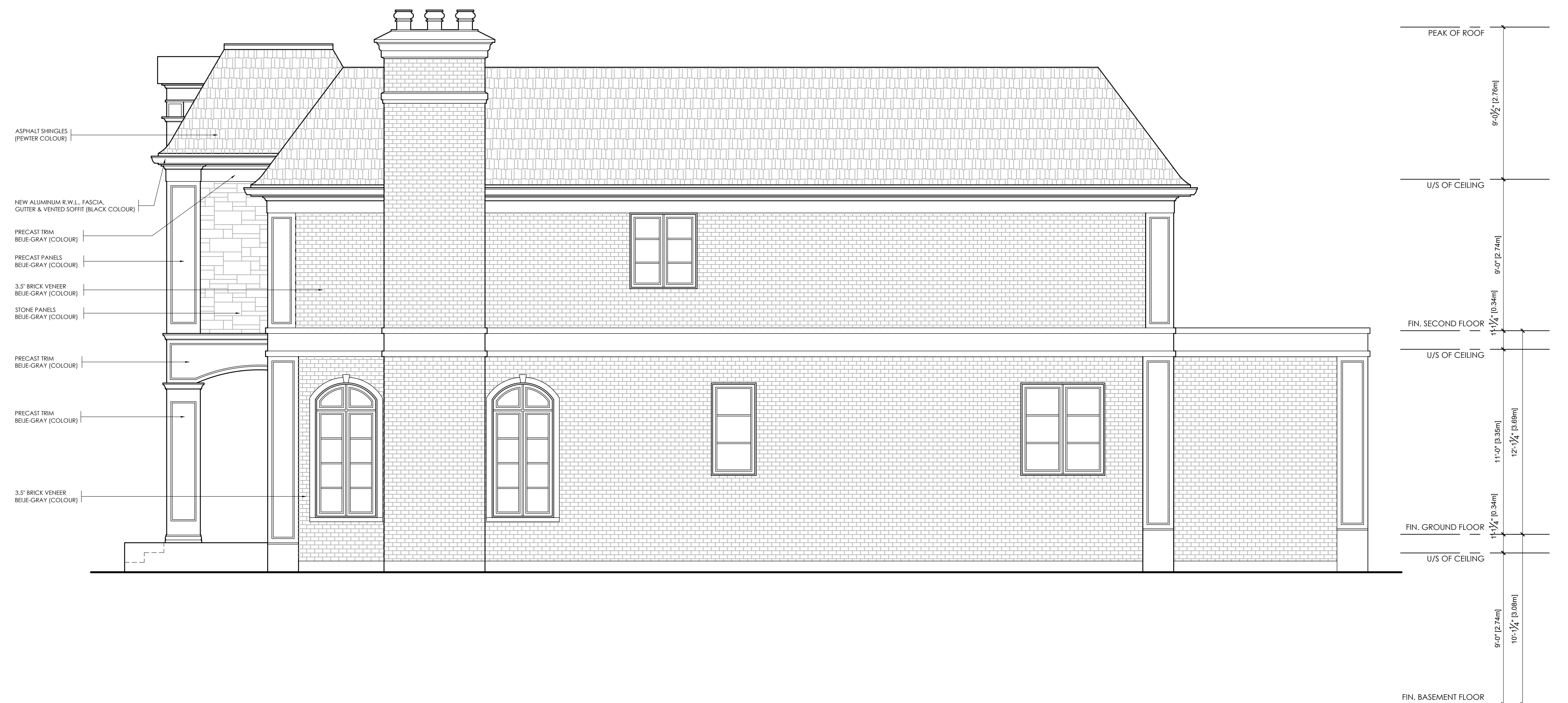
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DRAWING TITLE ELEVATION  <b>CHILD DRIVE RESIDENCE</b> 52 CHILD DRIVE, AURORA, ONT., L4G 1Y5
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SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
MAY 2022	A-4.1	
PROJECT NUMBER	22010	



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PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**

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<b>DRAWING TITLE</b>	ELEVATION
<b>DRAWING NUMBER</b>	<b>A-4.2</b>
CHILD DRIVE RESIDENCE	
52 CHILD DRIVE, AURORA, ONT. L4G 1Y5	

<b>SCALE</b>	1/4" = 1'-0"	<b>DRAWN BY</b>	TG	<b>CHECKED BY</b>	
<b>DATE</b>	MAY 2022	<b>DRAWING NUMBER</b>	A-4.2		
<b>PROJECT NUMBER</b>	22010				



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BUILDING DIVISION**

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<b>DATE</b>	MAY 2022	<b>DRAWING NUMBER</b>	A-4.3		
<b>PROJECT NUMBER</b>	22010				





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ELEVATION	
<b>CHILD DRIVE RESIDENCE</b>	
52 CHILD DRIVE, AURORA, ONT. L4G 1Y5	

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1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
MAY 2022	A-4.4	
PROJECT NUMBER		
22010		



# 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