



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-07

APPLICANT: MAJID VEYSEH

PROPERTY: 54 Nisbet Dr, Aurora, ON L4G2K5
PLAN M50 LOT 6

**RELATED
APPLICATIONS:** n/a

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposal to create an access to the backyard from the main living area and to create a new bedroom area.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 7.2 of the Zoning By-law requires a minimum front yard setback of 6.0 metres.
 - a) The applicant is proposing a two-storey addition, which is 4.0 metres to the front property line.
- 2) 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 two-storey addition, which is 1.3 metres to the interior side property line.
- 3) Section 24.497.3.3 of the Zoning By-law requires a maximum lot coverage of 35%.
 - a) The applicant is proposing a two-storey addition with a lot coverage of 38.4%.

- 4) Section 5.4 of the Zoning By-law requires a minimum 2 parking spaces per detached dwelling unit.
 - a) The applicant is proposing 1 parking space.
- 5) Section 4.20 of the Zoning By-law requires steps to be minimum 4.5 metres from the front property line.
 - a) The applicant is proposing steps 2.5 metres from the front property line.
- 6) Section 4.20 of the Zoning By-law requires open sided roof porch to be minimum 4.5 metres from the front property line.
 - a) The applicant is proposing an open sided roof porch which is 3.1 metres from 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:	April 13th, 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

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 **no later than 4:30pm on April 11th, 2023.** 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 **no later than 12:00pm (noon) on April**

13th, 2023 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 April 13th, 2023.**

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 30th DAY OF MARCH 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

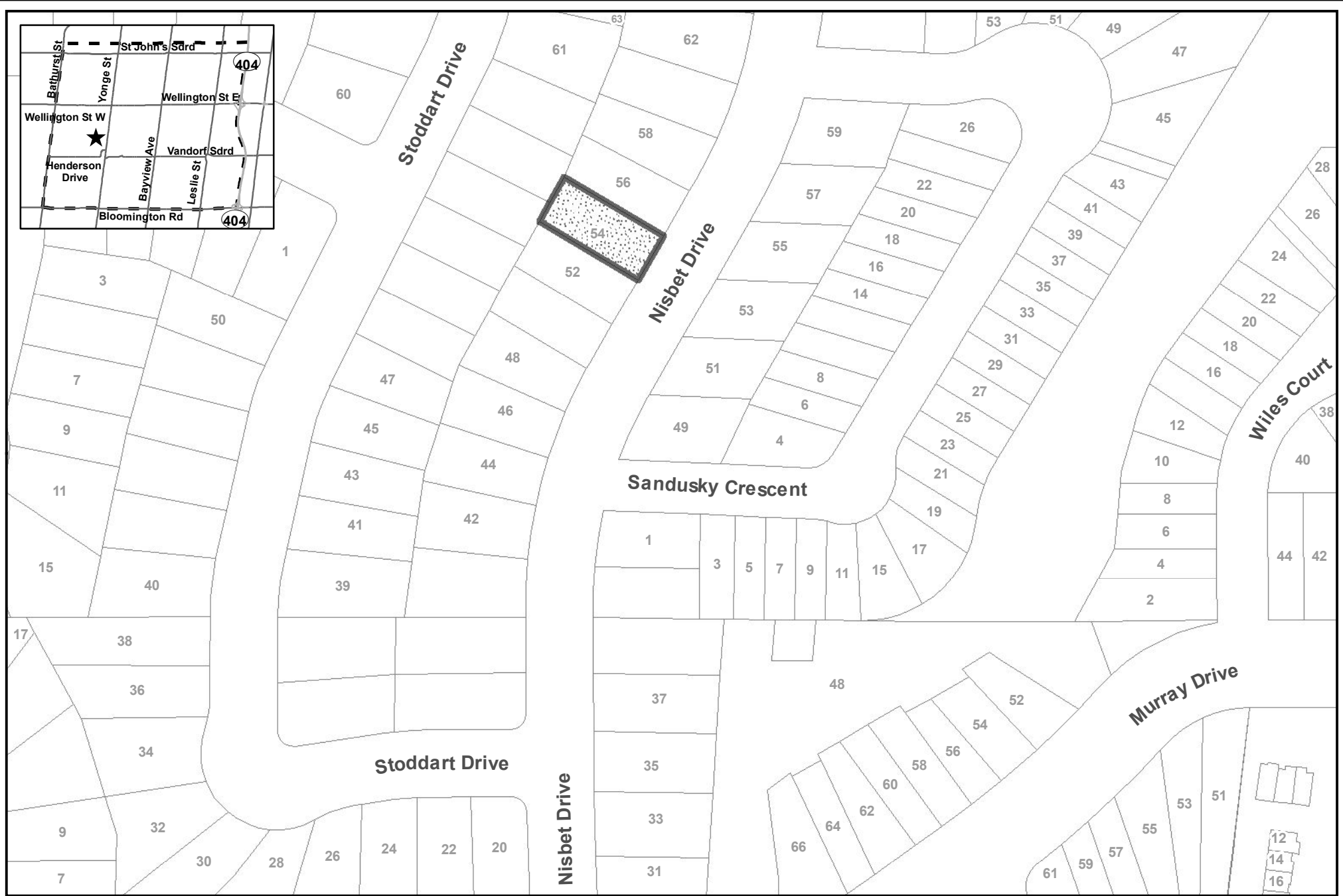
ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan

Attachment 3 – Request for Decision

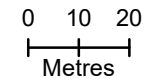
Agenda packages will be available prior to the Hearing at:

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

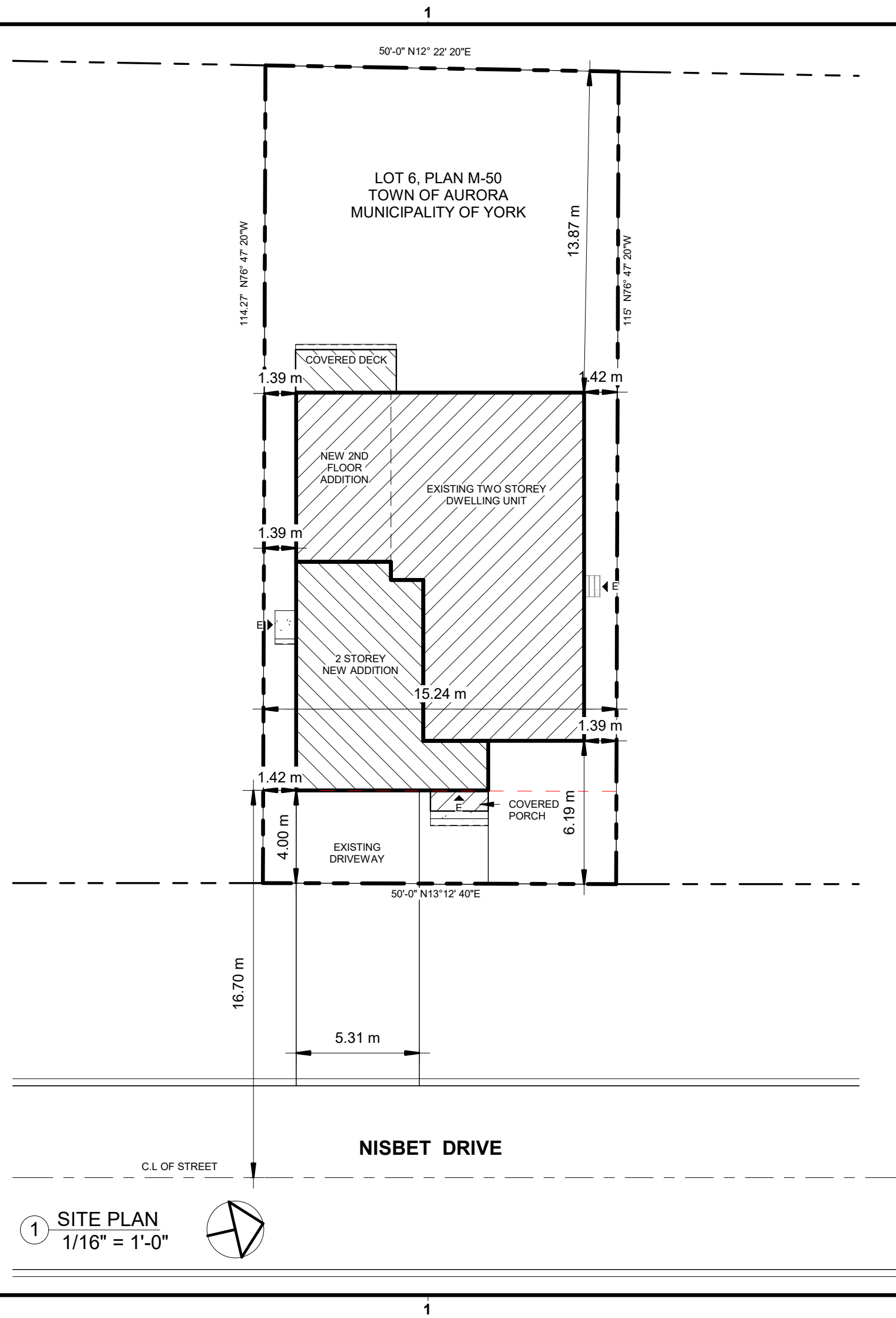


LOCATION MAP
54 NISBET DRIVE
FILE: MV-2023-07
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**

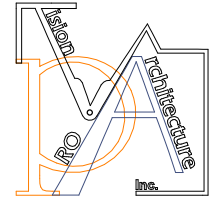


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SITE STATISTICS			
ZONING		Detached Third Density Residential R3-SN(497) Exception Zone	
LEGAL DESCRIPTION		54 NISBET DR., AURORA	
Areas		Required	Proposed / Existing
Lot Area	460.00 m ²	535.860 m ²	
Lot Frontage	15 m.	15.24 m.	
Floor Area Ratio	N/A MAX. %		
Lot Coverage		Required	Proposed New Coverage / Building Area
Building Coverage	35% MAX.	235 sq.m.	Ex. House 144.67 sq.m. 27.00% New Addition 58.70 sq.m. 10.95%
Porch			Covered Porch 2.34 sq.m. 0.44% Covered Deck 8.12 sq.m. 1.52%
			Existing Total 213.83 sq.m. 39.90%
Landscaped/Paved Area	N/A sq.m. MIN	322.03 sq.m.	60.10%
Gross Floor Areas		Required	
	370 sq.m. MAX.		
First Floor Area		22.35 sq.m.	89.41 sq.m. EXISTING
Upper 1st Floor Area			55.26 sq.m.
Second Floor Area		82.11 sq.m.	50.73 sq.m.
Garage		36.35 sq.m.	0.00 sq.m.
		Total 140.81 sq.m.	140.14 sq.m.
		GRAND TOTAL 280.95 sq.m.	
Setbacks		Required	Proposed
Front Yard	6 m.	4.00 m	
North Side Yard	1.5 m.	1.39 m	EXISTING
South Side Yard	1.5 m.	1.39 m	EXISTING
Rear Yard	12.5 m.	13.87 m	EXISTING
Building Height		Required	Proposed
Height of Building	MAX. 9 m.	7.54 m	
	MAX. 9.9 m.	9.89 m	
Parking		Existing	NEW
	1		2 SPACES

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230437 DATE: Mar. 7, 2023
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (647) 800-0940
Email: pva@provisionarch.com
14961 YONGE ST. UNIT B, AURORA ON L4G1M5

2023 0303

REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME: INTERIOR ALTERATION FOR 54 NISBET DR.

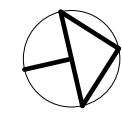
PROJECT ADDRESS: 54 NISBET DR. - AURORA, ON L4G 2K5

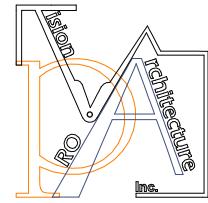
CLIENT'S NAME & ADDRESS: MAJID VEYSEH
54 NISBET DR. AURORA, ON L4G 2K5

PROJECT STATUS: MINOR VARIANCE

DRAWN S.G
CHECKED DE
DATE: SEP 2017
SCALE: As indicated
COPYRIGHT: 2023 PRO VISION ARCHITECTURE INC.
PROJECT NO: 2311438
SHEET TITLE: SITE PLAN/EBF
SD1
SHEET

① SITE PLAN
1/16" = 1'-0"





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 L4G1M5

2023 0303

B

REVISION SCHEDULE

No.	Description	Date	By

A

PROJECT NAME:
 INTERIOR ALTERATION FOR
 54 NISBET DR.

PROJECT ADDRESS:
 54 NISBET DR. - AURORA, ON L4G 2K5

CLIENT'S NAME & ADDRESS:
 MAJID VEYSEH
 54 NISBET DR. AURORA, ON L4G 2K5

PROJECT STATUS:
 MINOR VARIANCE

DRAWN Author
CHECKED Checker
DATE: SEP 2017
SCALE:
COPYRIGHT:
 2023 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2311438

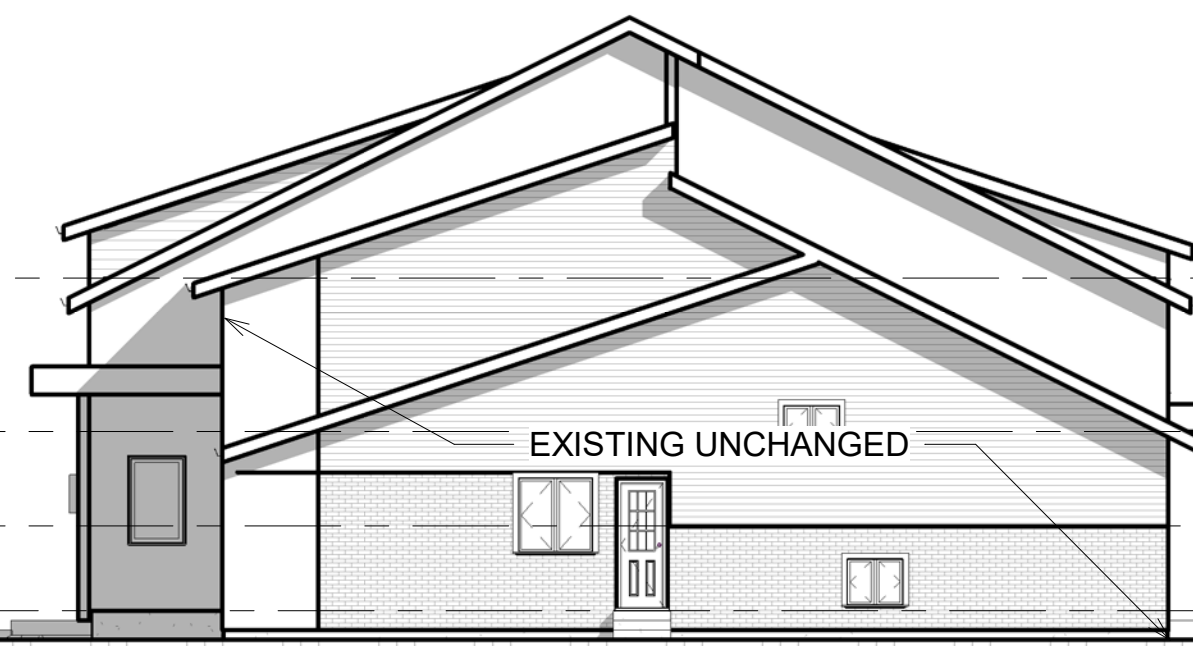
SHEET TITLE
3D VIEWS

SHEET **A1.0**

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① EAST ELEVATION
1" = 10'-0"

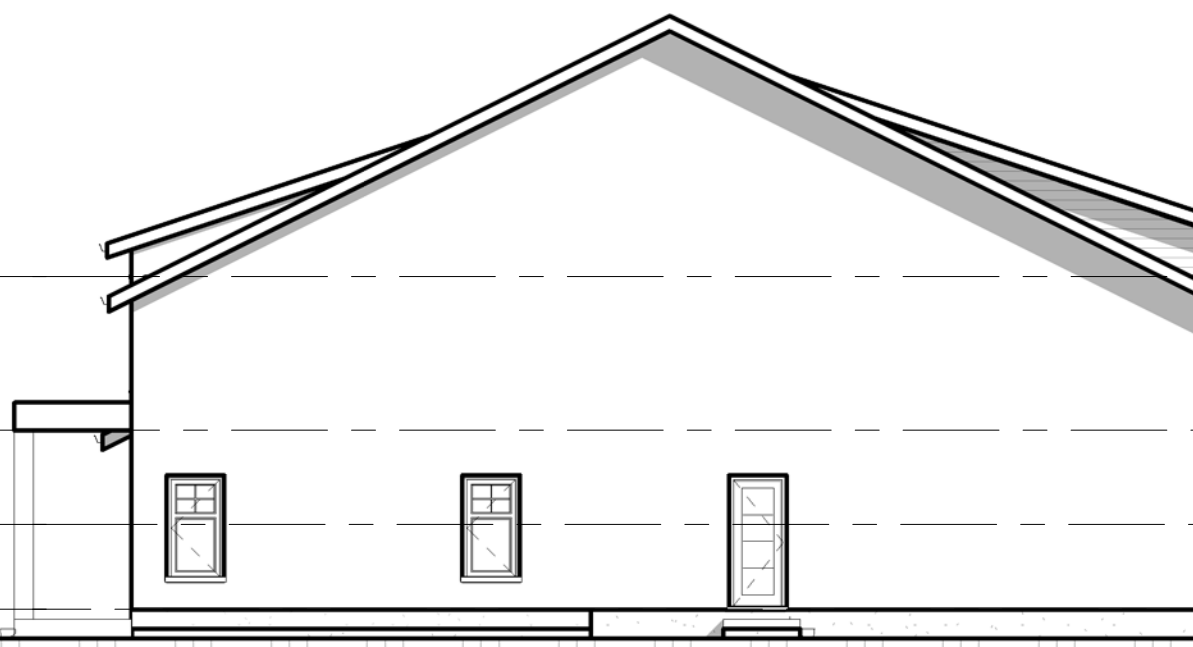


③ NORTH ELEVATION
1" = 10'-0"

- 2ND CLG. 17' - 4"
- 2ND FLOOR 9' - 4"
- BACKSPLIT 4' - 5"
- MAIN FLR 0' - 0"
- UPPER BASEMENT -4' - 8"

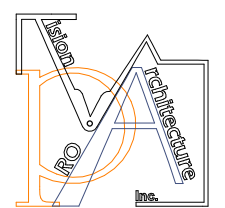


② WEST ELEVATION
1" = 10'-0"

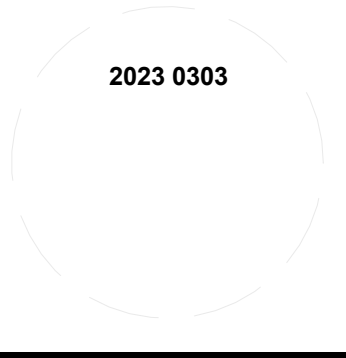


④ SOUTH ELEVATION
1" = 10'-0"

- 2ND CLG. 17' - 4"
- 2ND FLOOR 9' - 4"
- BACKSPLIT 4' - 5"
- MAIN FLR 0' - 0"
- UPPER BASEMENT -4' - 8"



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Email: pva@provisionarch.com
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REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
INTERIOR ALTERATION FOR
54 NISBET DR.

PROJECT ADDRESS:
54 NISBET DR. - AURORA, ON L4G 2K5

CLIENT'S NAME & ADDRESS:
MAJID VEYSEH
54 NISBET DR. AURORA, ON L4G 2K5

PROJECT STATUS:
MINOR VARIANCE

DRAWN S.G.
CHECKED Checker
DATE: SEP 2017
SCALE: 1" = 10'-0"
COPYRIGHT:
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PROJECT NO:
2311438

SHEET TITLE
ELEVATIONS

SHEET
A1.3



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