



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

FILE NUMBER: MV-2023-16

APPLICANT: AMIR SOBHI

PROPERTY: 14 Corbett Cres, Aurora, ON L4G2G1
PLAN 514 LOT 56

RELATED APPLICATIONS: n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a two-storey addition.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) 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.
 - a) The applicant is proposing a two-storey addition, which is 1.9 metres to the interior 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.

DATE: May 11, 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 May 9, 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 May 11, 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 May 11, 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 27th DAY OF April 2023



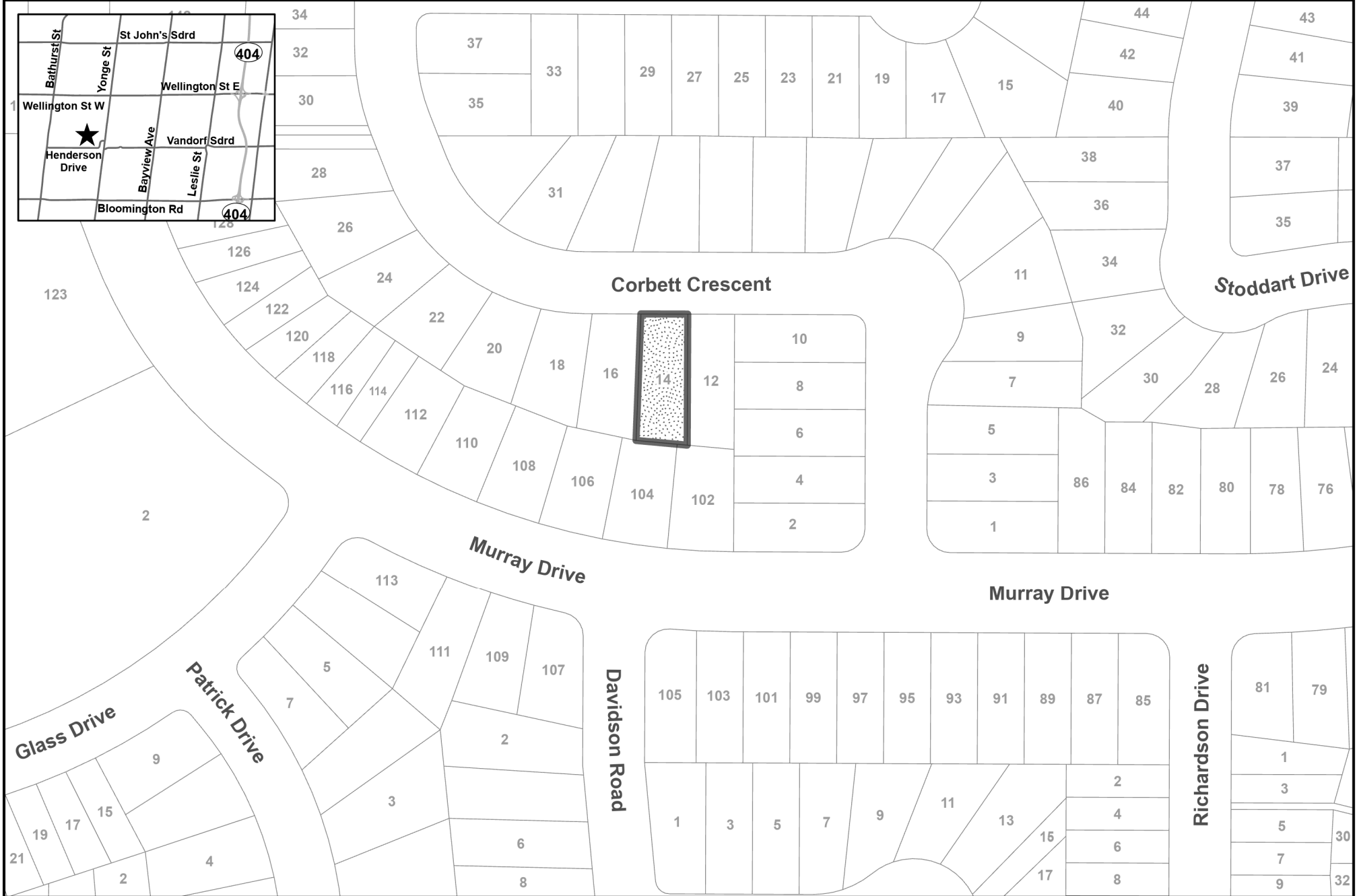
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

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

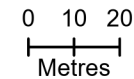
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
14 CORBETT CRESCENT
FILE: MV-2023-16
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



14 CORBETT CRESCENT AURORA ONTARIO APPLICATION FOR SITE PLAN APPROVAL

MCON

M CON DESIGN BUILD INC.
27 BROOKLANDS DR MAPLE ON
T:6479471033 C:6478682684
EMAIL:ar@mcondesignbuild.com

AHMADREZA ZADRAD
BCIN : 41887
FIRM BCIN : 47215

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEET THE REQUIREMENTS SET OUT IN O.B.C. TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF 2006 O.B.C. (OR 2.17.5.1. THE 1997 O.B.C.)

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.4.1. OF 2006 O.B.C (OR 2.17.5.1. THE 1997 O.B.C.)

The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancies to the designer before proceeding. Construction must conform to all applicable Codes, Requirements and By-laws of Authorities having jurisdiction.

This drawing is not to be scaled.

This drawing is not to be used for Construction unless signed by the Designer.

Issued for Construction:

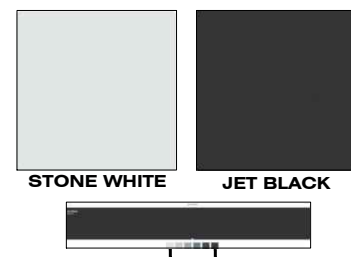
Signature: _____
Date: _____ M Con Design Build Inc.



FRONT FACADE



COLOR PALETTE:



**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
PERMIT NO.: PR20230368 DATE: Feb. 13, 2023
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

Project
14 CORBETT CRESCENT
AURORA ONTARIO

Drawing Title

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| Checked by: | |
| File No. | |
| Date: | |

MCON

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 27 BROOKLANDS DR MAPLE ON
 T:6479471033 C:6478682684
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Signature: _____
 Date: _____
 M Con Design Build inc. ©

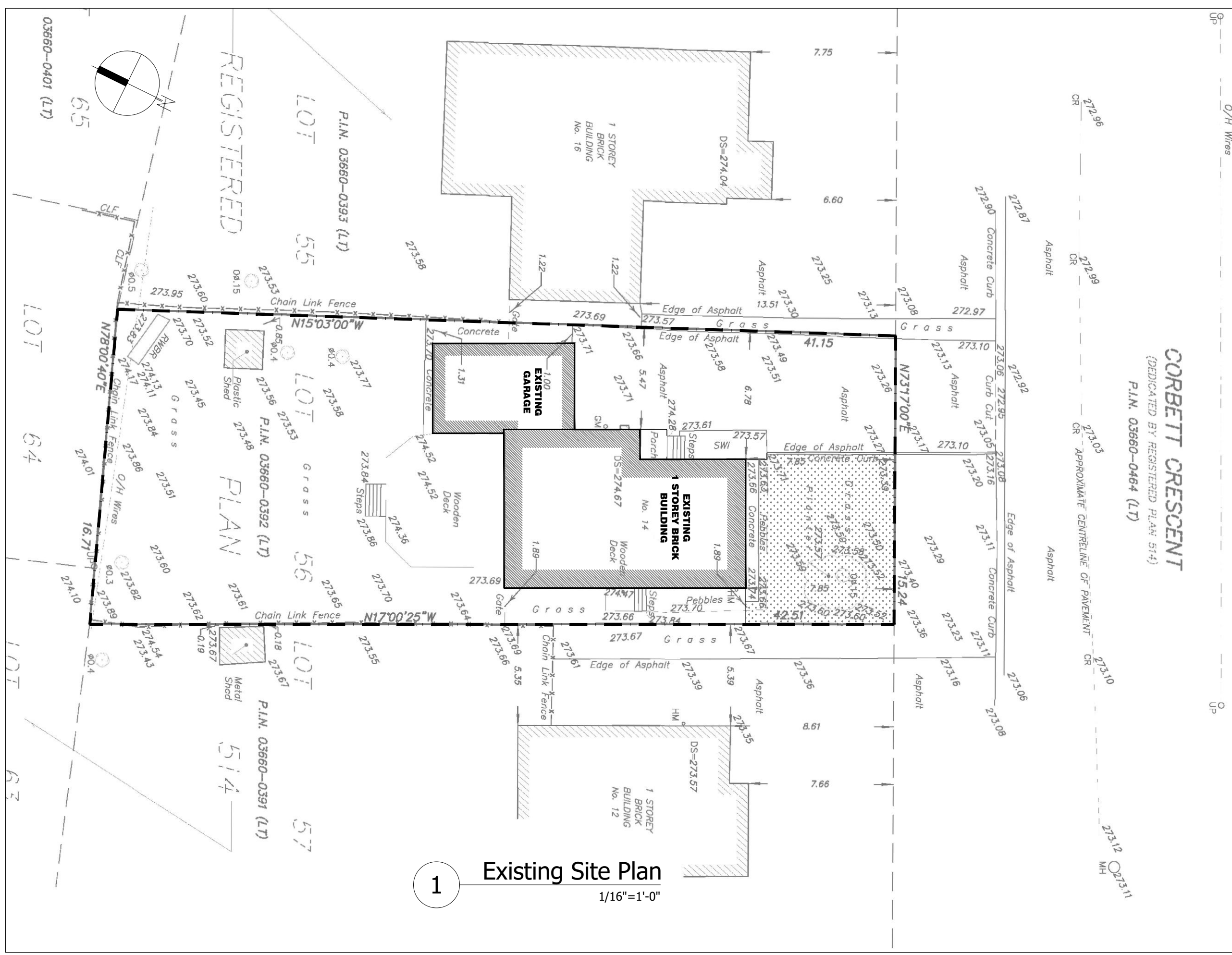
Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

Drawing Title
 EXISTING SITE PLAN

| No. | Revision | Date |
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| 1 | SITE PLAN | 05102021 |
| No. | Issued For | Date |

Scale: 1/16"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020

Drawing No.
A102



1 Existing Site Plan
 1/16"=1'-0"

MCON

M CON DESIGN BUILD INC.
 27 BROOMLANDS DR MAPLE ON
 T:6479471033 C:6478682684
 EMAIL:ar@mcondesignbuild.com

AHMADREZA ZADRAD
 BCIN : 41887
 FIRM BCIN : 47215

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Issued for Construction:

Signature: _____
 Date: _____
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Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

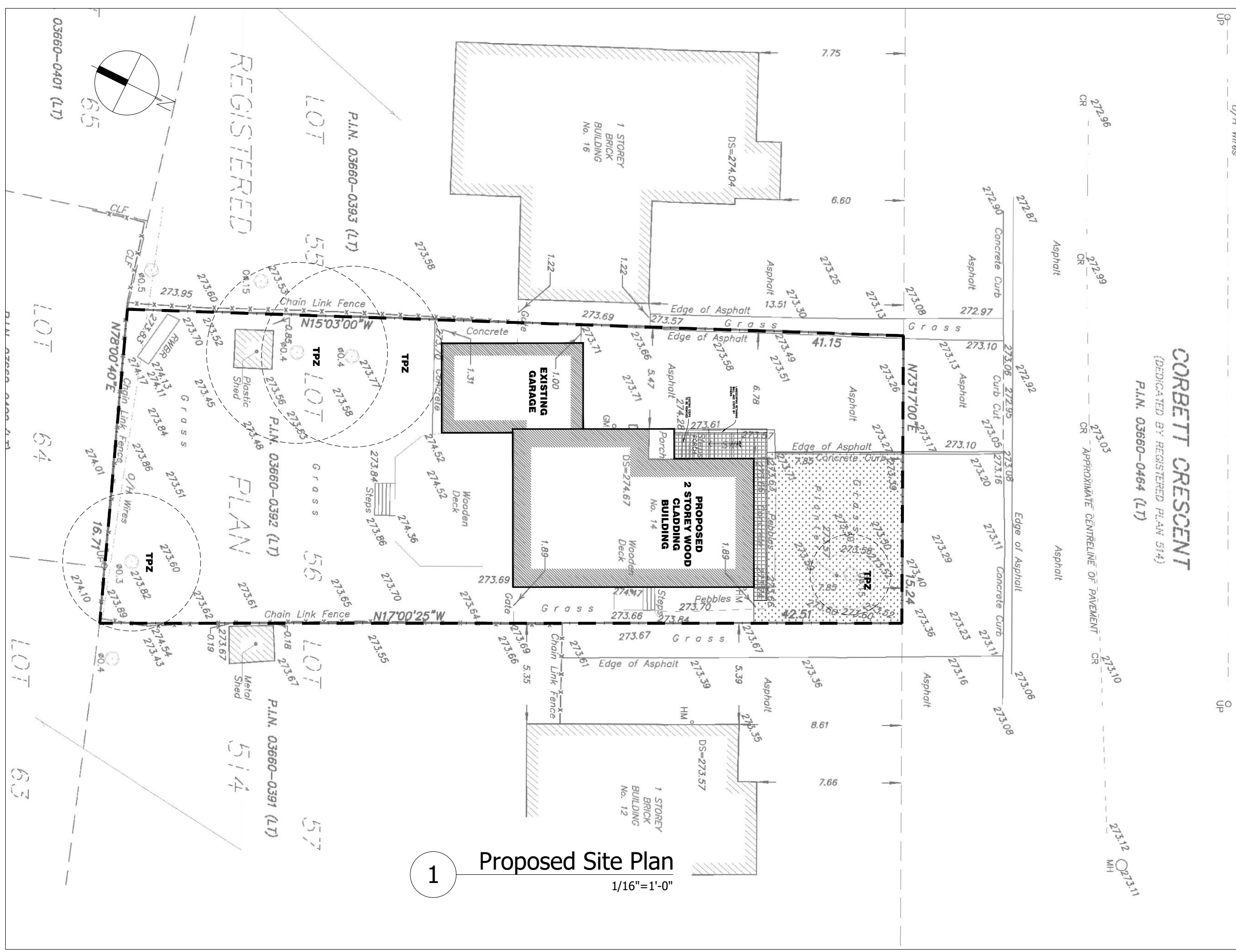
Drawing Title
 PROPOSED SITE PLAN

| No. | Revision | Date |
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| 1 | SITE PLAN APPROVAL | 26032022 |
| No. | Issued For | Date |

Scale: 1/16"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020

Drawing No.

A103



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEET THE REQUIREMENTS SET OUT IN O.B.C TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.5.1. OF 2006 O.B.C (OR 2.17.5.1. THE 1997 O.B.C).

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Issued for Construction:

Signature: _____

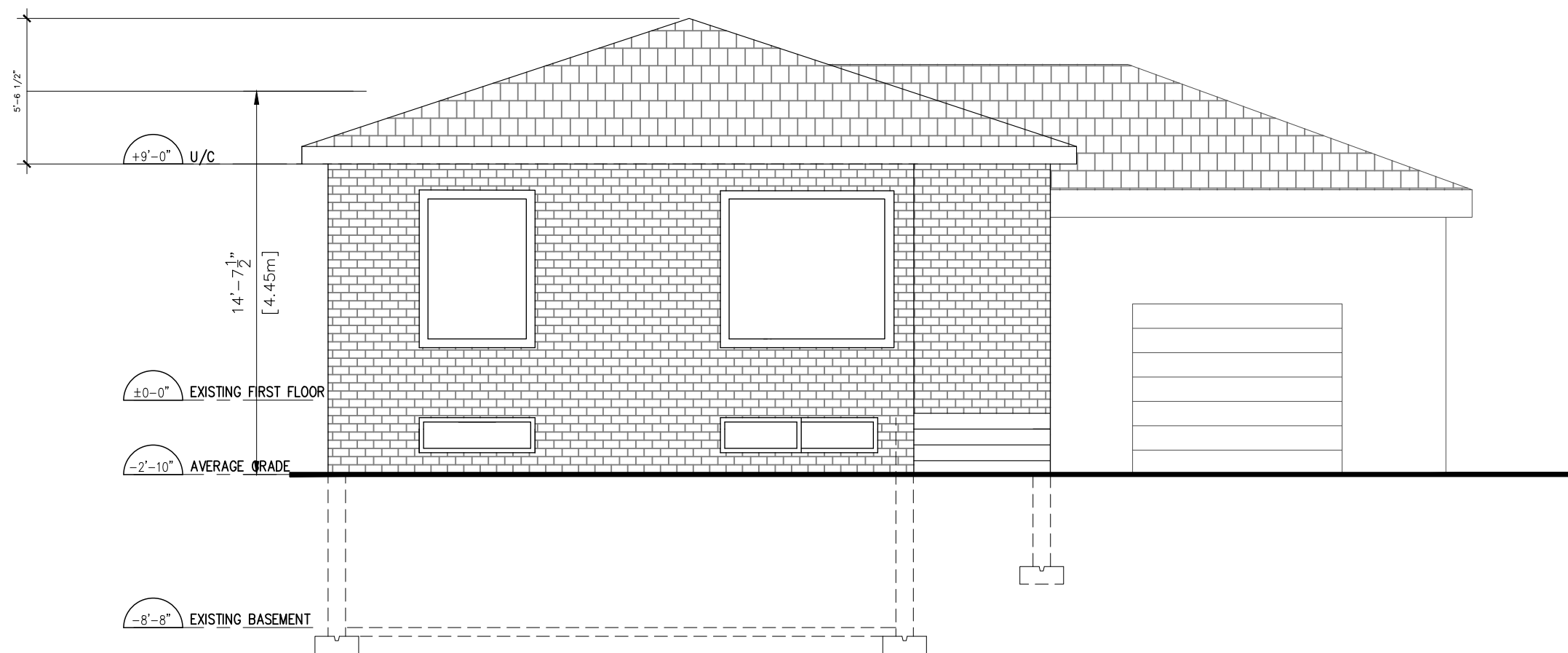
Date: _____ M Con Design Build inc. ©

Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

Drawing Title
 EXISTING FRONT ELEVATION

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| Drawn by: AZ | A201 |
| Checked by: AZ | |
| File No. 134 | |
| Date: 05102020 | |



1 Existing Front Elevation
 3/16"=1'-0"

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Issued for Construction:

Signature: _____

Date: _____

M Con Design Build inc. ©

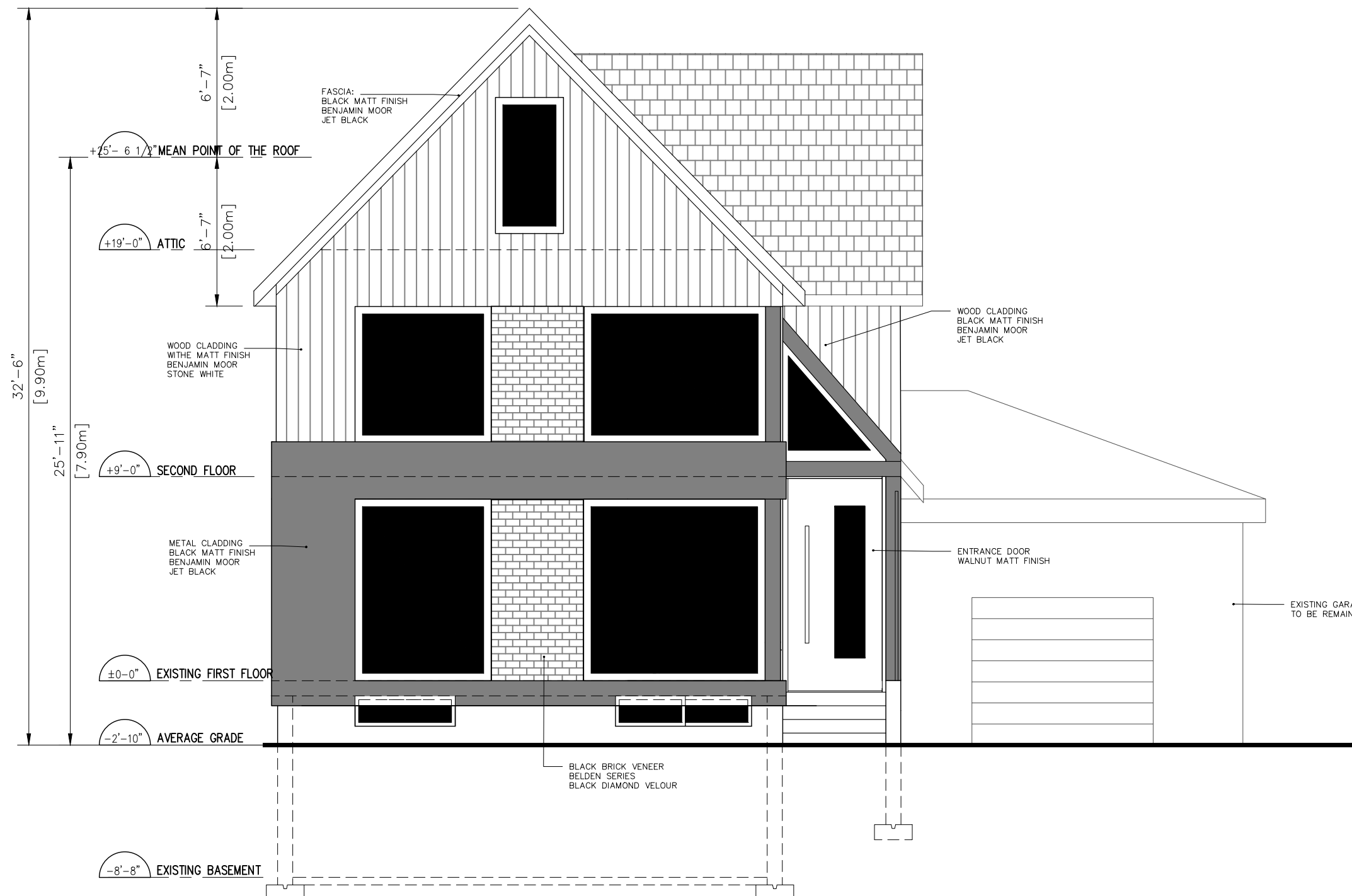
Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

Drawing Title
 PROPOSED FRONT ELEVATION

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Scale: 3/16"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020

Drawing No.
A201.1



1 Proposed Front Elevation
 3/16"=1'-0"

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Issued for Construction:

Signature: _____

Date: _____

M Con Design Build inc. ©

Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

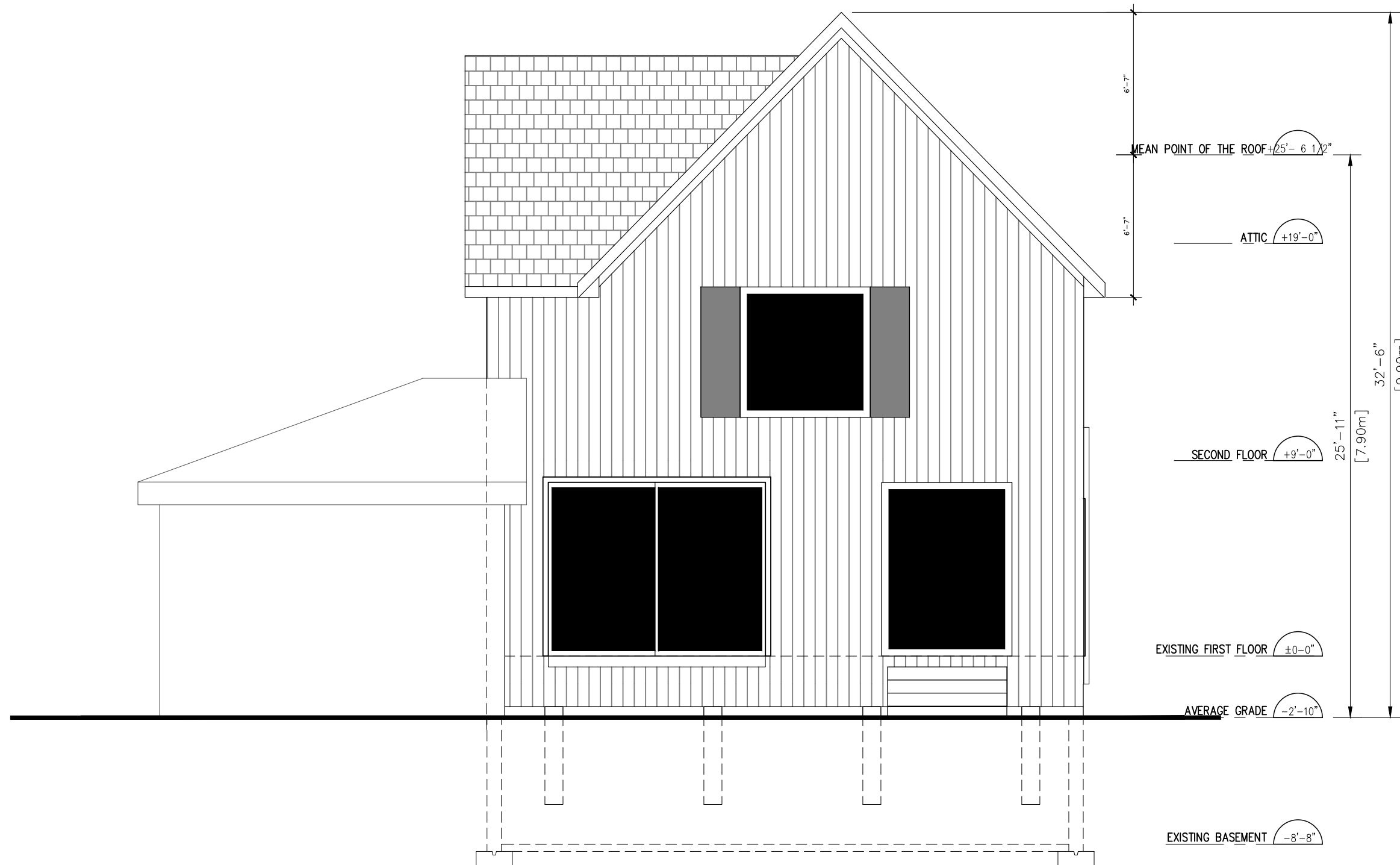
Drawing Title
 PROPOSED REAR ELEVATION

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Scale: 3/16"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020

Drawing No.
A202



1 Proposed Rear Elevation
 3/16"=1'-0"

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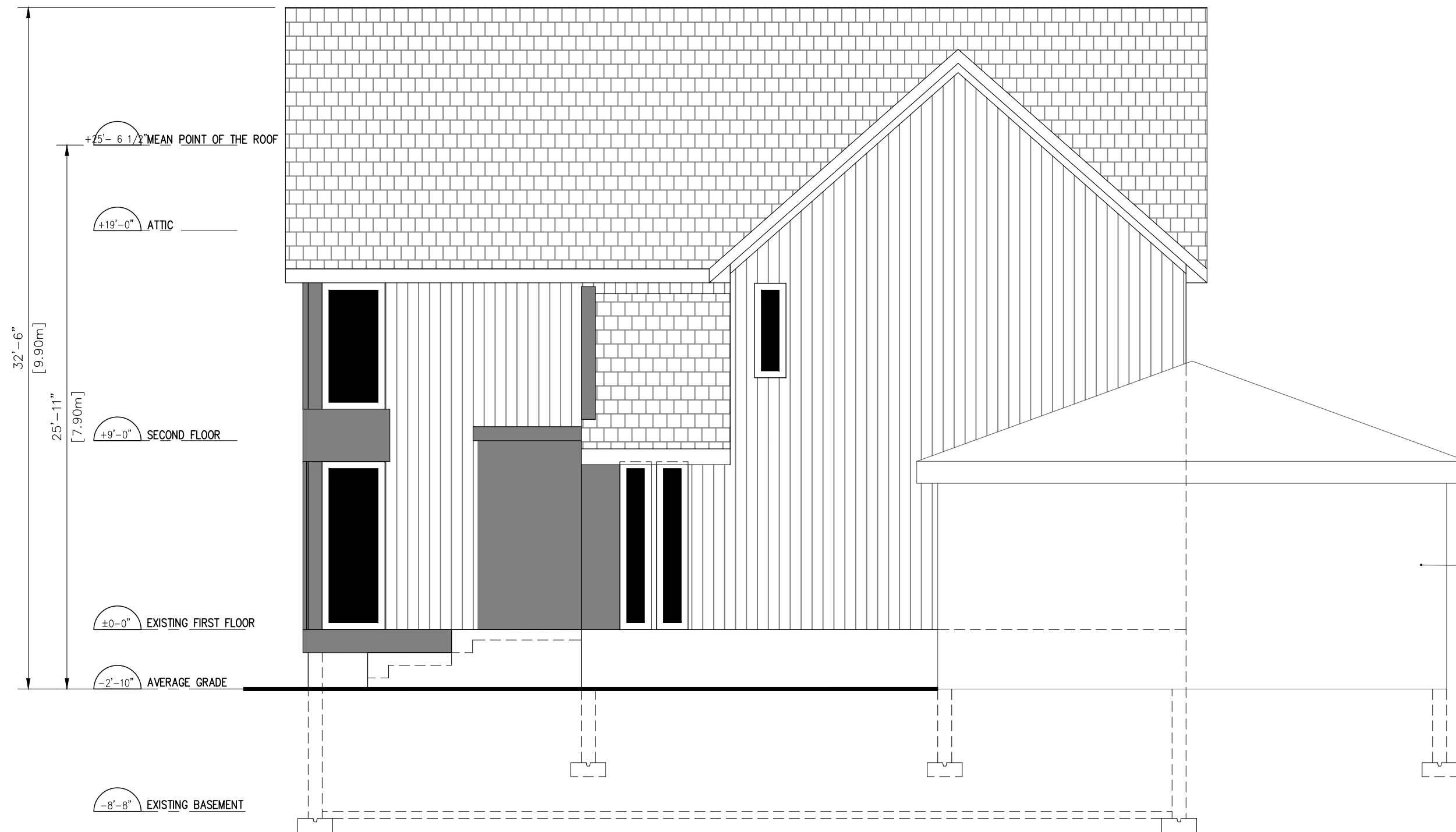
This drawing is not to be used for Construction unless signed by the Designer.

Issued for Construction:

Signature: _____

Date: _____

M Con Design Build inc. ©



EXISTING TO BE RE

Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

Drawing Title
 PROPOSED EAST ELEVATION

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1 Proposed East Elevation
 3/16"=1'-0"

Scale: 1/8"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020

Drawing No.
A203

M CON DESIGN BUILD INC.
 27 BROOMLANDS DR MAPLE ON
 T:6479471033 C:6478682684
 EMAIL:ar@mcondesignbuild.com

AHMADREZA ZADRAD
 BCIN : 41887
 FIRM BCIN : 47215

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Date: _____

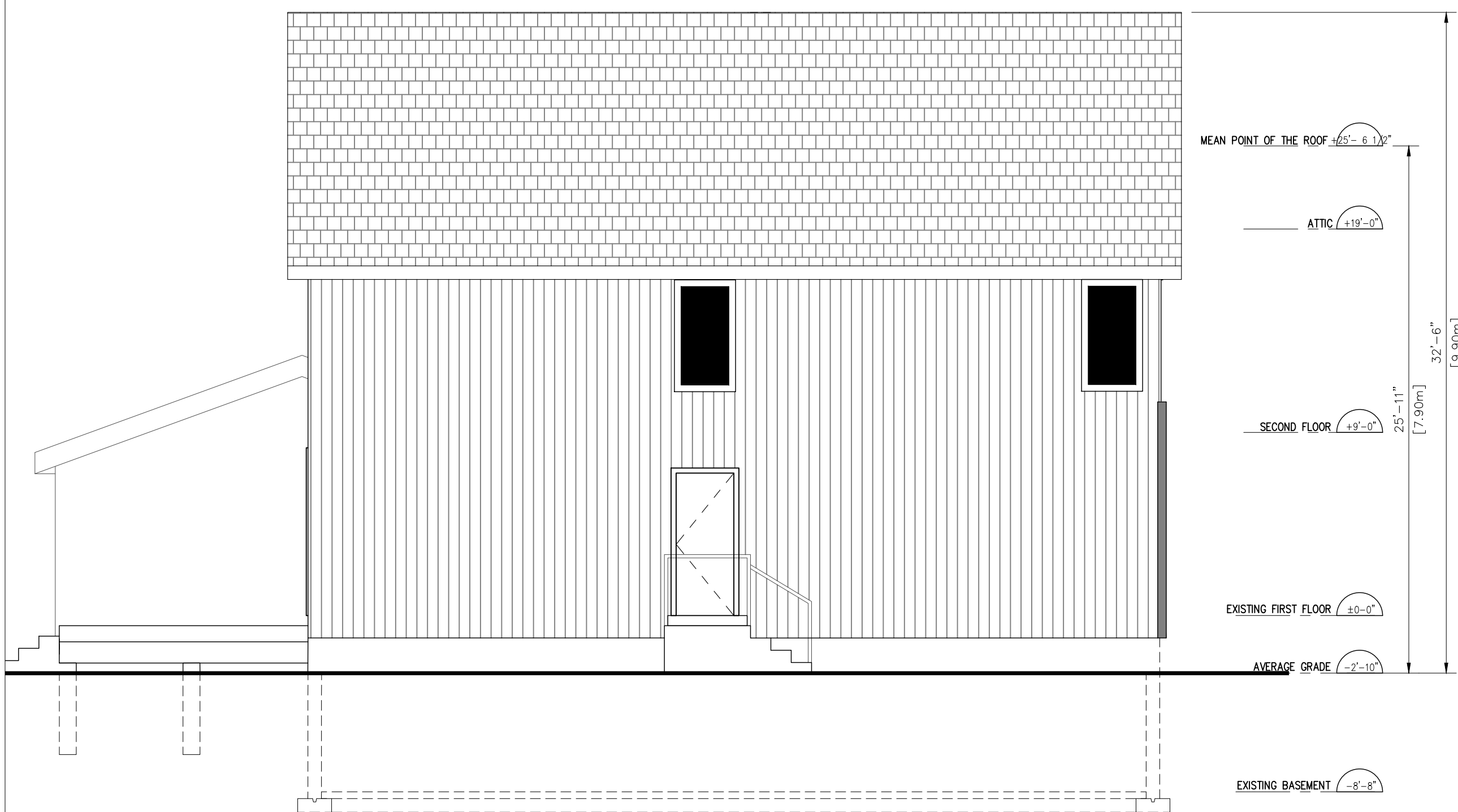
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Project
 14 CORBETT CRESCENT
 AURORA ONTARIO

Drawing Title
 PROPOSED SOUTH ELEVATION

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Scale: 3/16"=1'-0"
 Drawn by: AZ
 Checked by: AZ
 File No. 134
 Date: 05102020
 Drawing No.
A204



1 Proposed West Elevation
 3/16"=1'-0"



STREET ESCAPE

M CON

M CON DESIGN BUILD INC.
 27 BROOMLANDS DR MAPLE ON
 T:6479471033 C:6478682684
 EMAIL:ar@mcondesignbuild.com

AHMADREZA ZADRAD
 BCIN : 41887
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Issued for Construction:

Signature: _____

Date: _____

M Con Design Build inc. ©

Project
**14 CORBETT CRESCENT
 AURORA ONTARIO**

Drawing Title
PROPOSED SOUTH ELEVATION

| No. | Revision | Date |
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 Drawn by: AZ
 Checked by: AZ
 File No: 134
 Date: 05102020

Drawing No.

A204



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