



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-18

APPLICANT: GERGELY MIHALY SZABO

PROPERTY: 135 Aurora Heights Dr, Aurora, ON L4G2X1
PLAN 65M2338 LOT 77

**RELATED
APPLICATIONS:** n/a

ZONING: R3(40) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
Extend the attached garage toward the front yard.

**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 garage extension, which is 4.0 metres to 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: 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>

**BUILDING LOCATION SURVEY OF
LOTS 75, 76 AND 77, PLAN 65M-2338
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK**



SCALE 1 : 400



C. P. EDWARD O.L.S. 1986

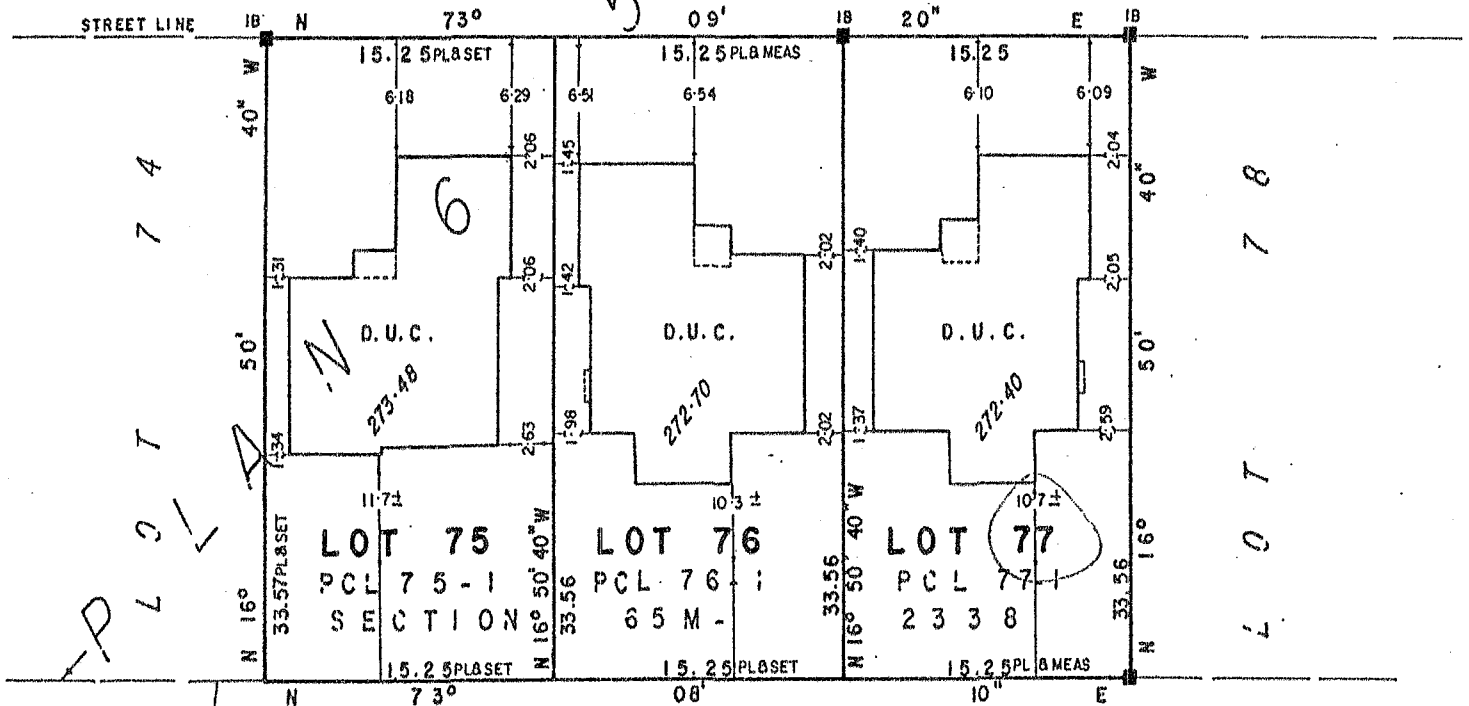
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

AURORA HEIGHTS DRIVE
(BY PLAN 65M-2338)

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230505 DATE: Mar. 29, 2023
APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW

5 M-2



*LOT 4
REG'D PLAN
500*

*PART OF LOT 81, CONCESSION 1
INST. N° 370228*

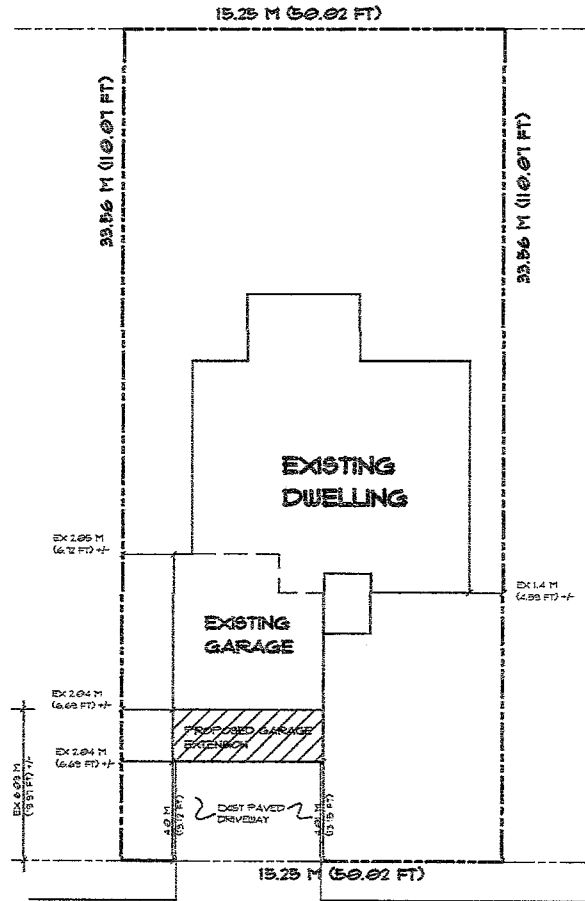
NOTE
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

SITE PLAN

SCALE 1-200

INFORMATION FROM
AS SUPPLIED BY OWNER



135 AURORA HEIGHTS DR

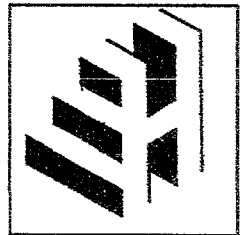
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230505
DATE: Mar. 29, 2023
APPROVED BY: *Maria Harkin*
PRELIMINARY ZONING REVIEW

GARAGE EXTENSION AT
135 AURORA HEIGHTS DRIVE,
AURORA

REVISIONS

-PRELIMINARY DRAWINGS

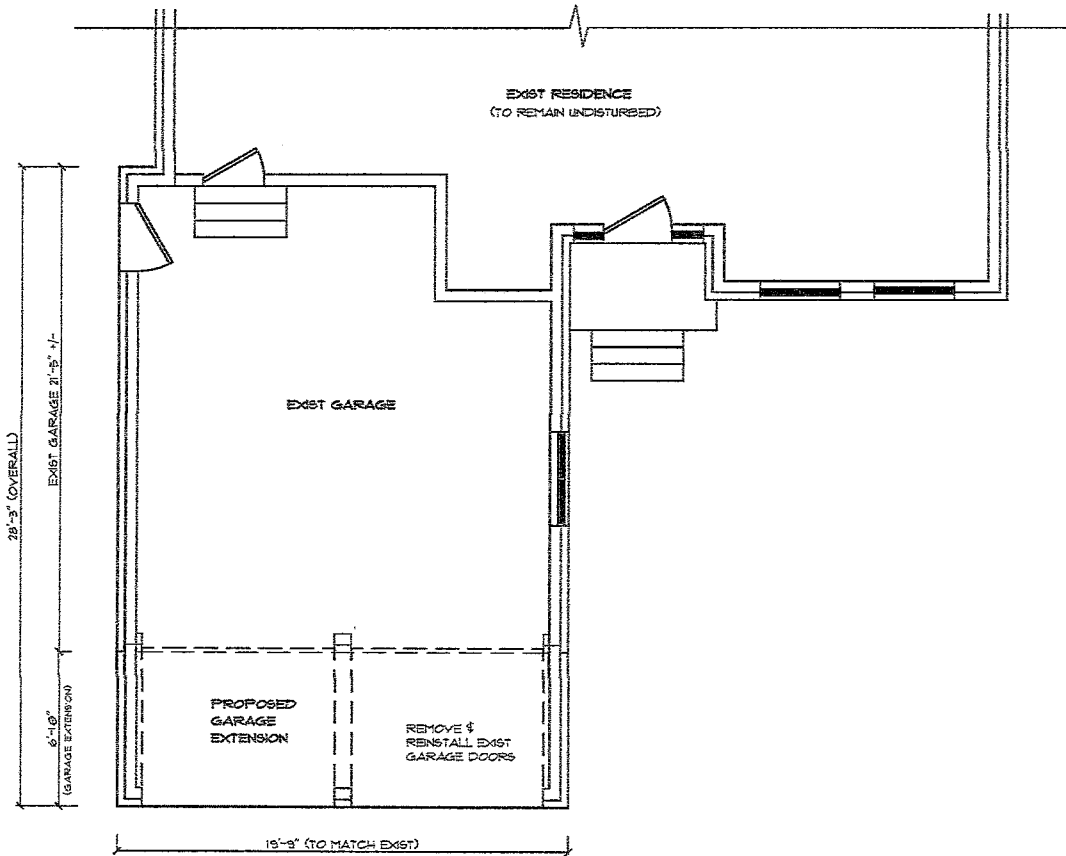
L.G.	SCALE	DWG NO
	3/16" = 1'-0" OR AS NOTED	FOUR OF FOUR
MARCH 2023	FILE NO	



HULL DRAFTING & DEVELOPMENT

- Specializing in:
- Commercial, Industrial and Residential Drafting
 - Official Plan Amendments
 - Site Plan Agreements
 - Rezoning

Phone: 905-728-4948 (office) 905-922-8885 (cell)
Email: 2hulldrafting@gmail.com



GROUND FLOOR PLAN

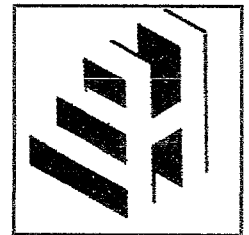
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230505 DATE: Mar. 29, 2023
APPROVED BY: *Shana Korman*
PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT
135 AURORA HEIGHTS DRIVE,
AURORA**

REVISIONS

PRELIMINARY DRAWING

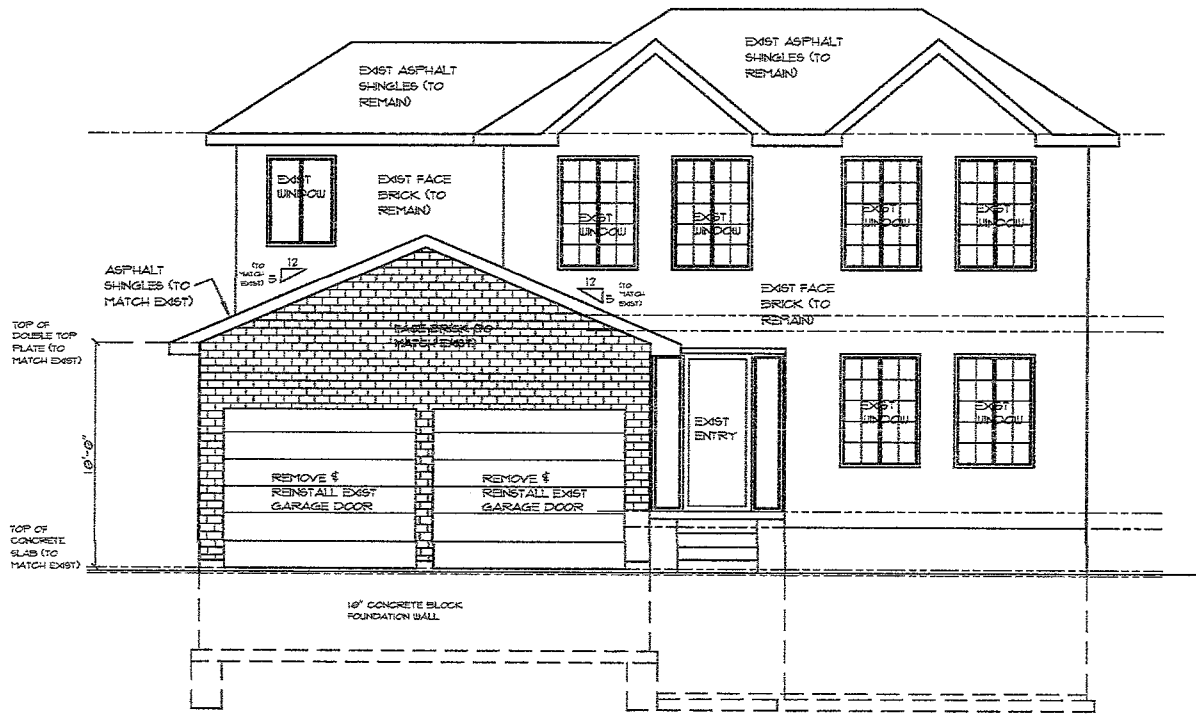
L.G.	SCALE 3/16" = 1'-0" OR AS NOTED	DWG NO THREE OF FOUR
MARCH 2023	FILE NO	



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FRONT (WEST) ELEVATION

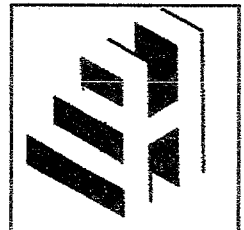
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230505 DATE: Mar. 29, 2023
 APPROVED BY: *Hana Dossin*
 PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT
 135 AURORA HEIGHTS DRIVE,
 AURORA**

REVISIONS

PRELIMINARY ZONING REVIEW

L.G.	SCALE	DWG NO.
	3/8" = 1'-0" OR AS NOTED	ONE OF FOUR
MARCH 2023	FILE NO.	

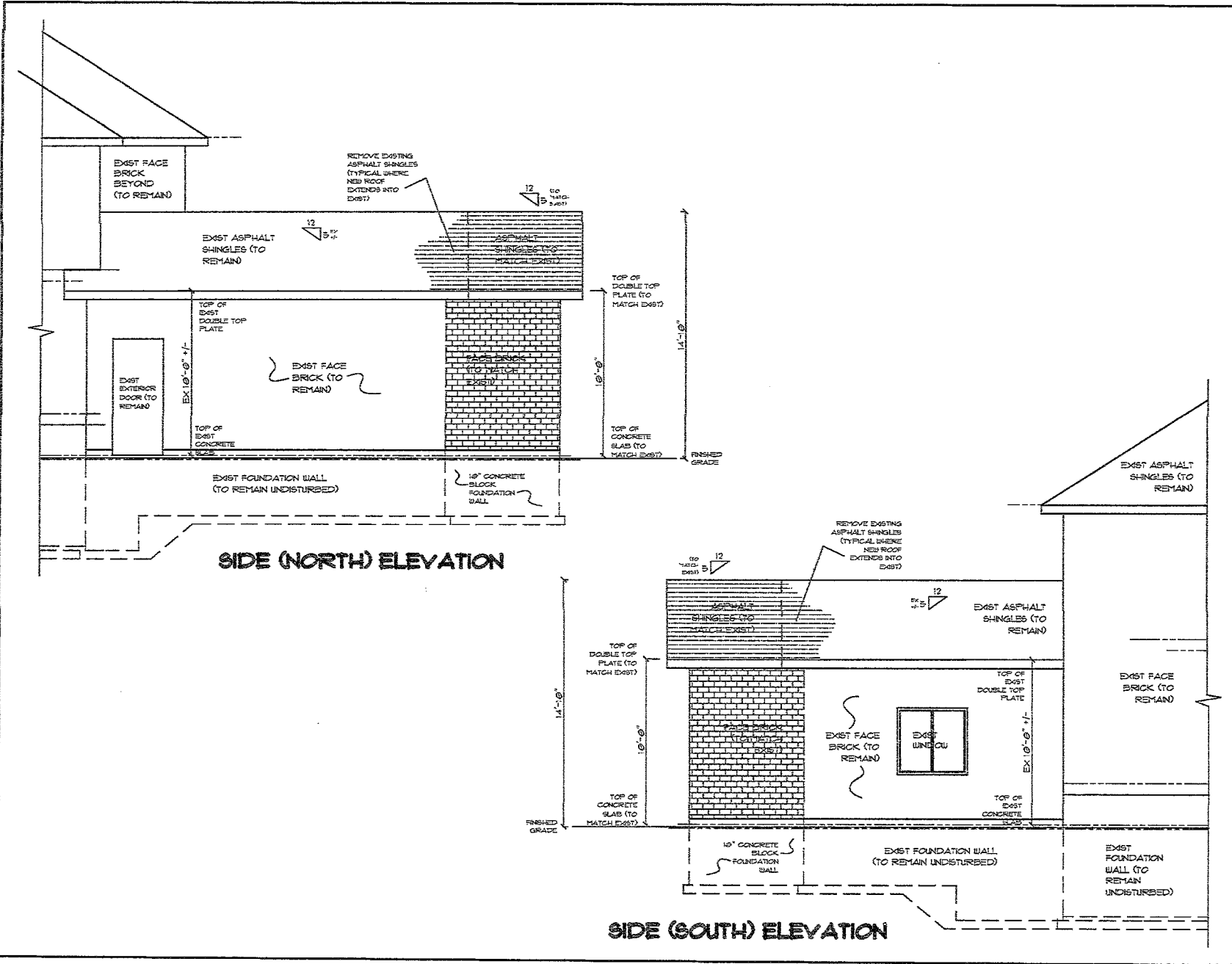


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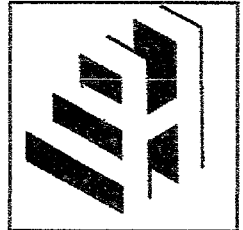
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 PERMIT NO.: PR20230605
 DATE: Mar. 29, 2023
 APPROVED BY: *Hana Hovatta*
 PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT
 135 AURORA HEIGHTS DRIVE,
 AURORA**

REVISIONS

-PRELIMINARY DRAWINGS

L.G.	SCALE	DWG NO.
	3/8" = 1'-0" OR AS NOTED	TWO OF FOUR
MARCH 2023		FILE NO.



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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