



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-28

APPLICANT: MAHSA FARBOUD

PROPERTY: 45 Sandusky Cres, Aurora, ON L4G3N3
PLAN M64 LOT 33

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate an addition, which is 4.96 meters to the rear property line.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.497.3.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres or 25% of the Lot Depth, whichever is greater.
 - a. The applicant is proposing an addition, which is 4.96 metres to the rear 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:	August 10, 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 August 8, 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: [Committee of Adjustment Delegation Request Form - Town of Aurora](#)

- 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 August 10, 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 August 10, 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 July 2023



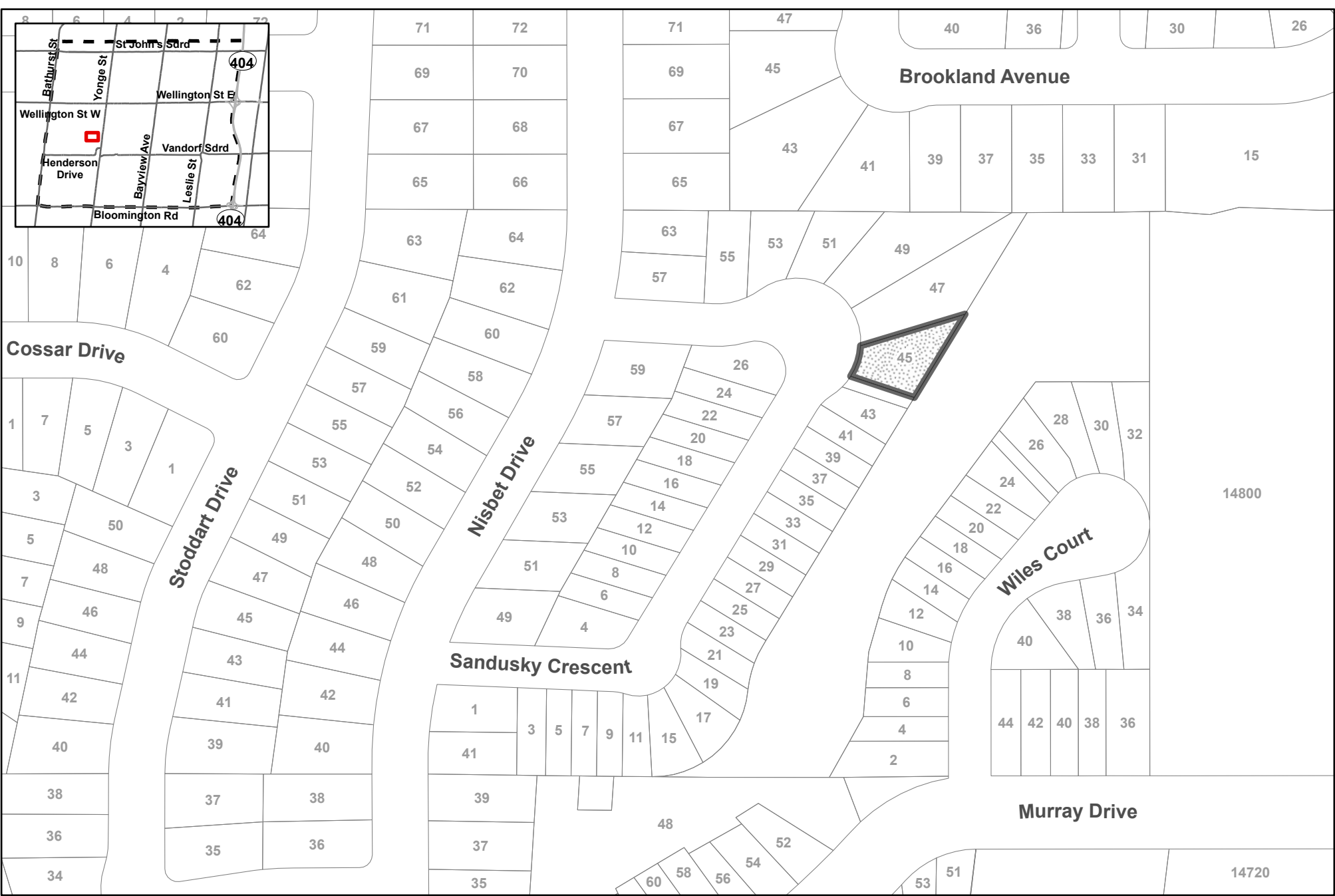
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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
45 SANDUSKY CRESCENT
FILE: MV-2023-28
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



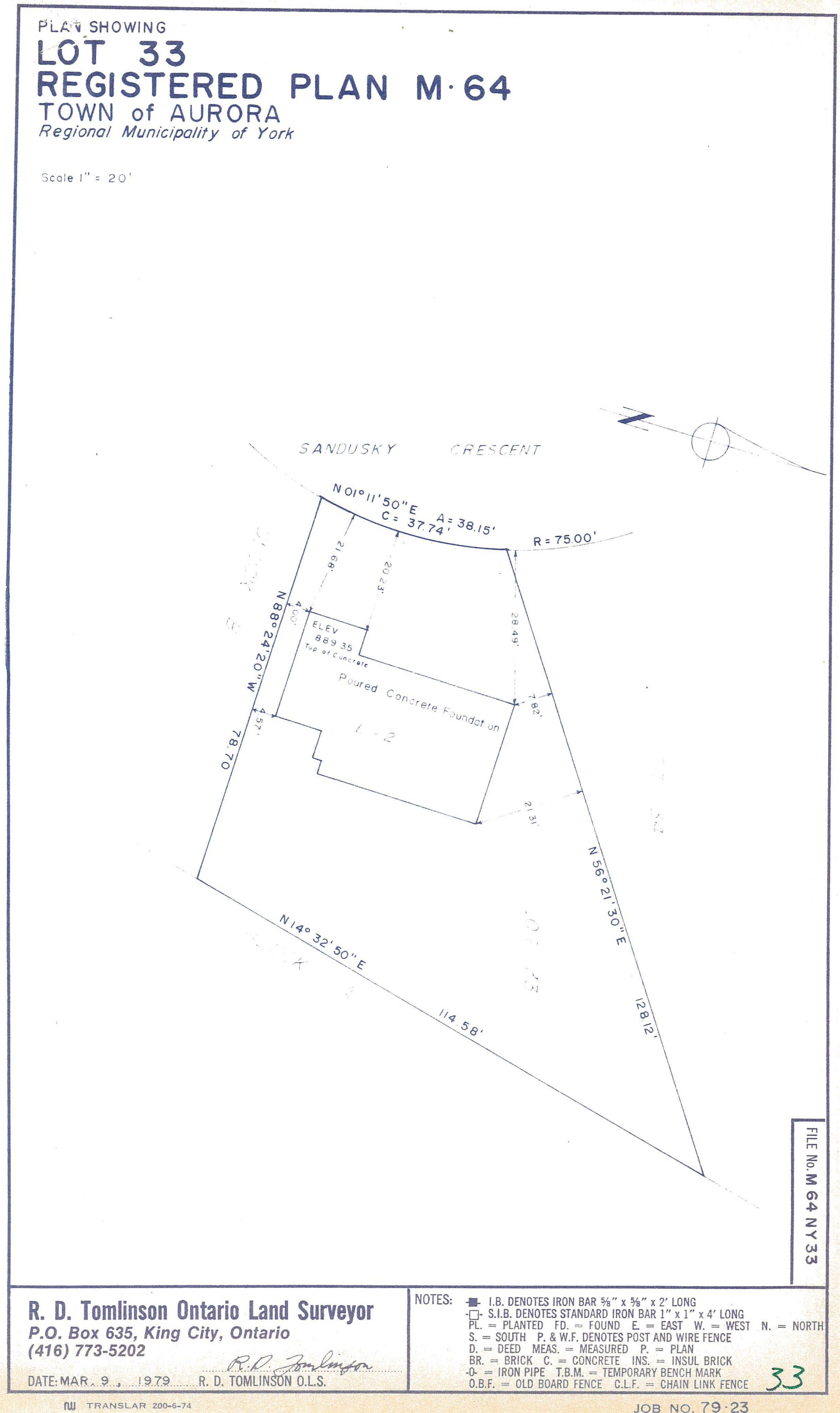
45 SANDUSKY

45 SANDUSKY CRESCENT,
AURORA, ON L4G 3N3

DRAWING LIST: SURVEY PROVIDED (FOR REFERENCE ONLY)

- A00 COVER PAGE
- A01 SITE PLAN
- A02 ELEVATIONS

ISSUE FOR COA @ 19-06-2023



ASE+J INC ARCHITECT
15645 BAYVIEW AVE, ON, AURORA, L4G 0S3
WWW.ASEJ.CA INFO@ASEJ.CA

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Architect Seal



No.	Description	Date
1	for COA	15-05-2023
2	ISSUE for COA	19-06-2023

45 Sandusky Crescent
Aurora, ON L4G 3N3

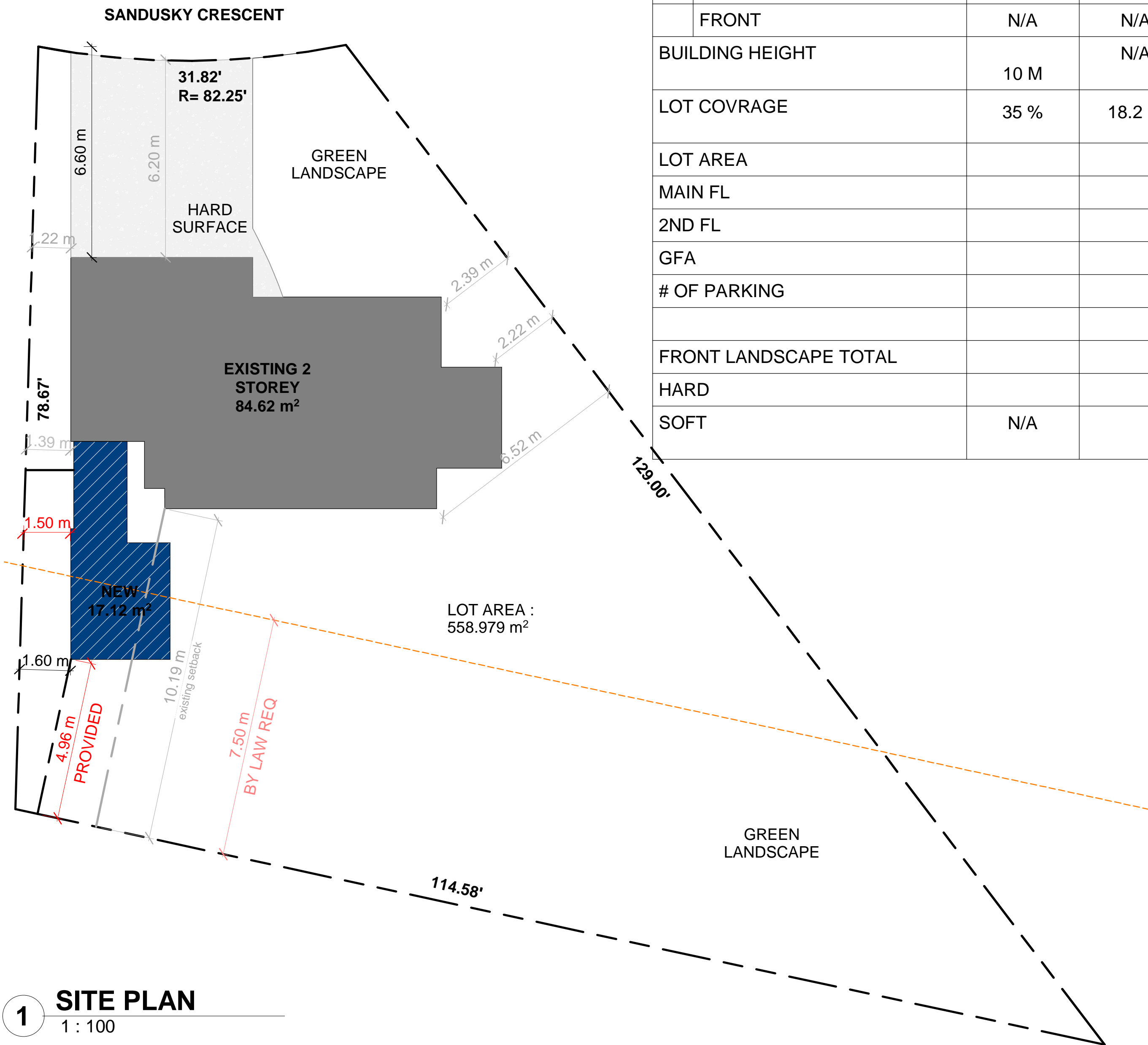
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Date	ASPER PAGE
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Checked by	Checker

A00

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ZONING: L4G 3N3	REQUIRED/	PROVIDED	
SETBACKS			
RIGHT	N/A	N/A	
REAR	7.5 m	4.96 m	
LEFT	1.5 m	1.5 m	
FRONT	N/A	N/A	
BUILDING HEIGHT			
	10 M	N/A	
LOT COVERAGE			
	35 %	18.2 %	
LOT AREA			
			558.979 m ²
MAIN FL			
			N/A
2ND FL			
			N/A
GFA			
			N/A
# OF PARKING			
			N/A
FRONT LANDSCAPE TOTAL			
			N/A
HARD			
			N/A
SOFT			
	N/A	N/A	



ASE+J INC ARCHITECT
 15645 BAYVIEW AVE, ON, AURORA, L4G 0S3
 WWW.ASEJ.CA INFO@ASEJ.CA

Consultant
 Address
 Address
 Phone
 Fax
 e-mail

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Architect Seal



No.	Description	Date
1	for COA	15-05-2023
2	ISSUE for COA	19-06-2023

45 Sandusky Crescent
 Aurora, ON L4G 3N3

SITE PLAN

Project number 2023-121
 Date ASPER PAGE
 Drawn by Author
 Checked by Checker

A01

Scale 1 : 100

1 SITE PLAN

1 : 100



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 15645 BAYVIEW AVE, ON, AURORA, L4G 0S3
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45 Sandusky Crescent
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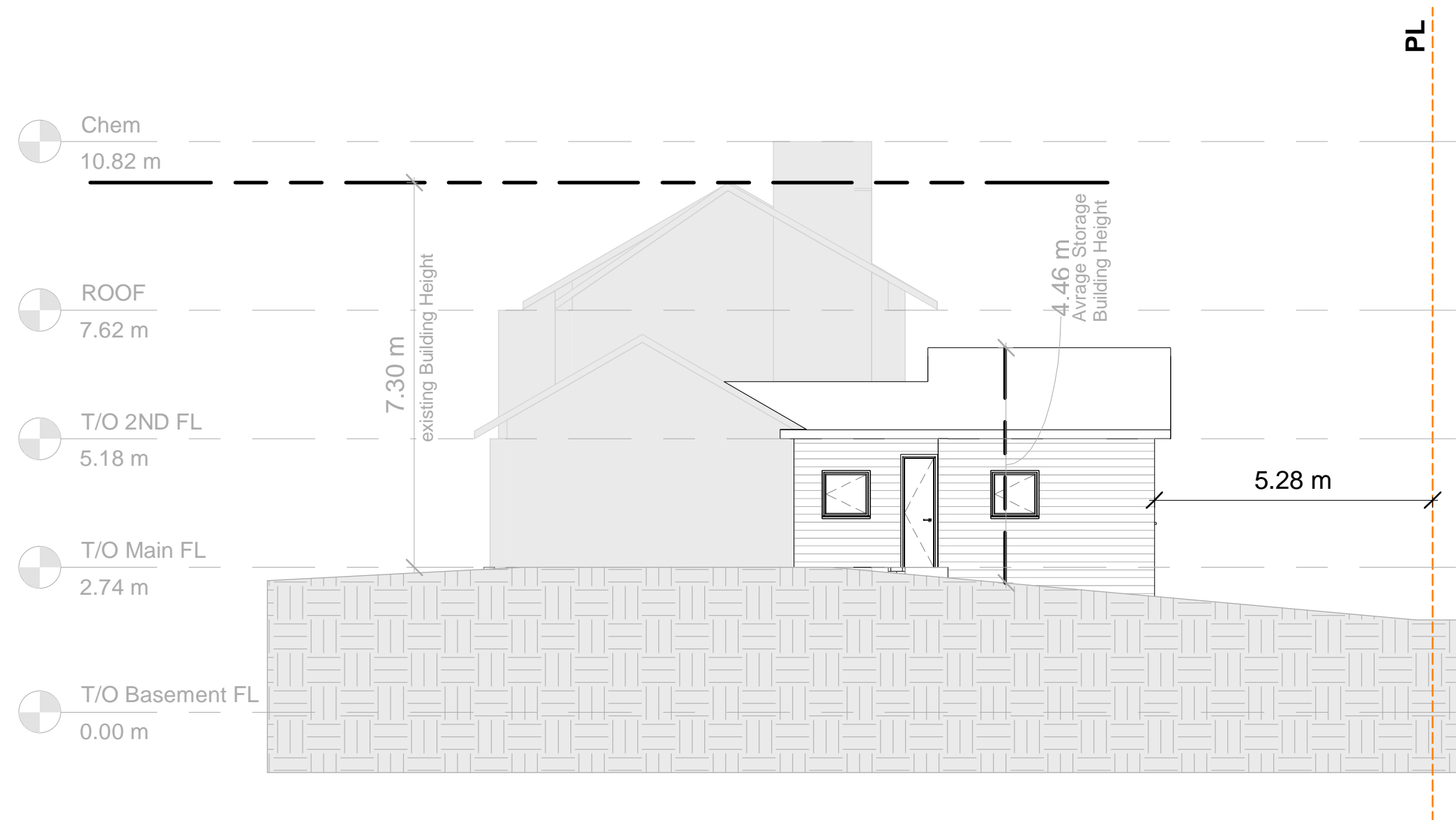
ELEVATIONS

Project number 2023-121
 Date ASPER PAGE
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 Checked by Checker

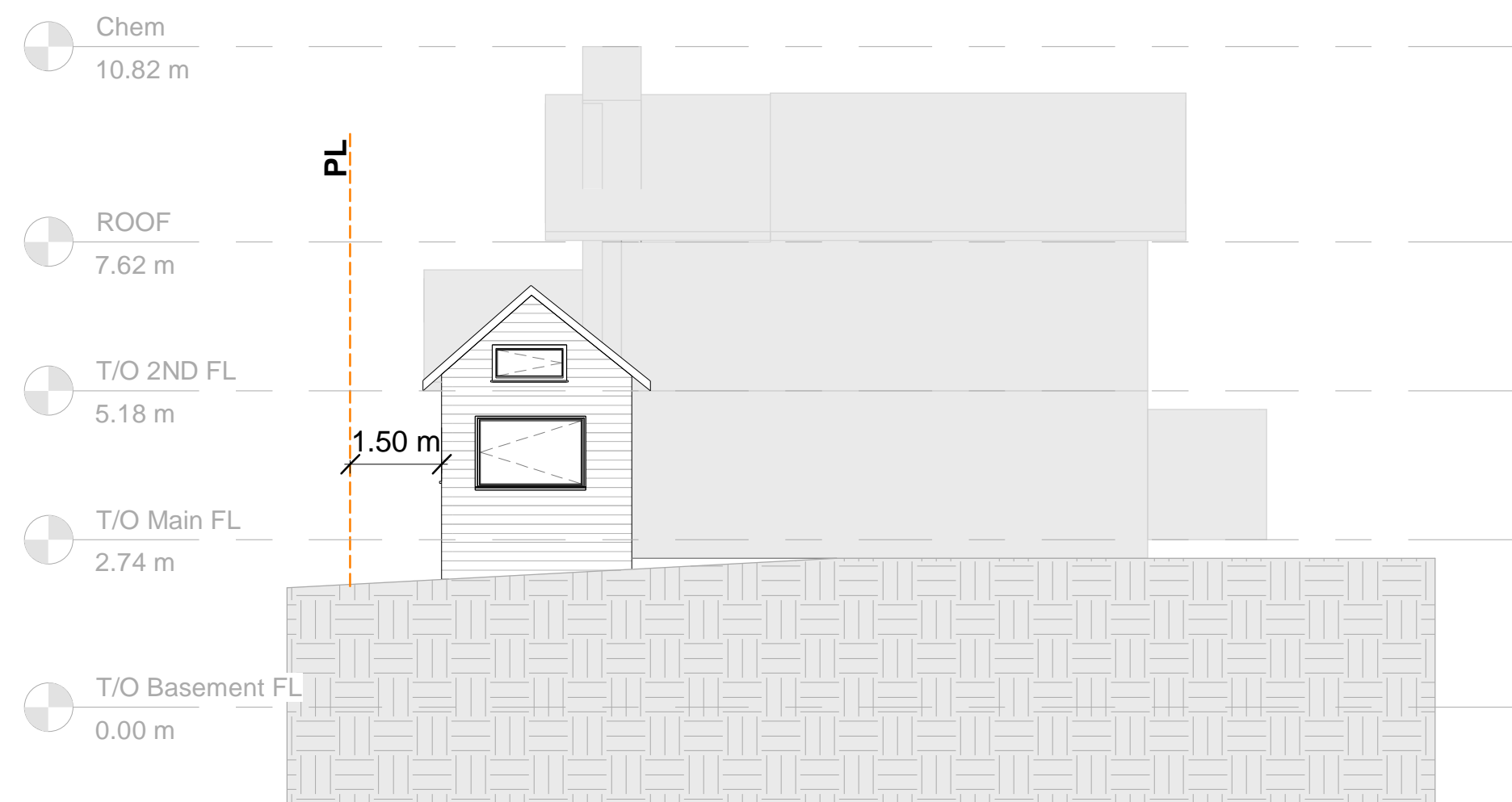
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1 West (Right Elevation)
 1 : 100



2 South (Rear Elevation)
 1 : 100



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