



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-08

APPLICANT: MOHAMMAD REZA HEYRANI NOBARI

PROPERTY: 56 Nisbet Dr, Aurora, ON L4G2K5
PLAN M50 LOT 5

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a driveway expansion.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 5.61(ii) of the Zoning By-law allows a maximum driveway width of 6.0 meters if the lot frontage is greater than or equal to 9.0 meters and less than 18.0 meters.
 - a. The applicant is proposing a driveway width of 6.8 meters.

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 8, 2025
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: 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 6th, 2025**. 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- 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 8th, 2025** 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 8th, 2025**

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 24th DAY OF April 2025



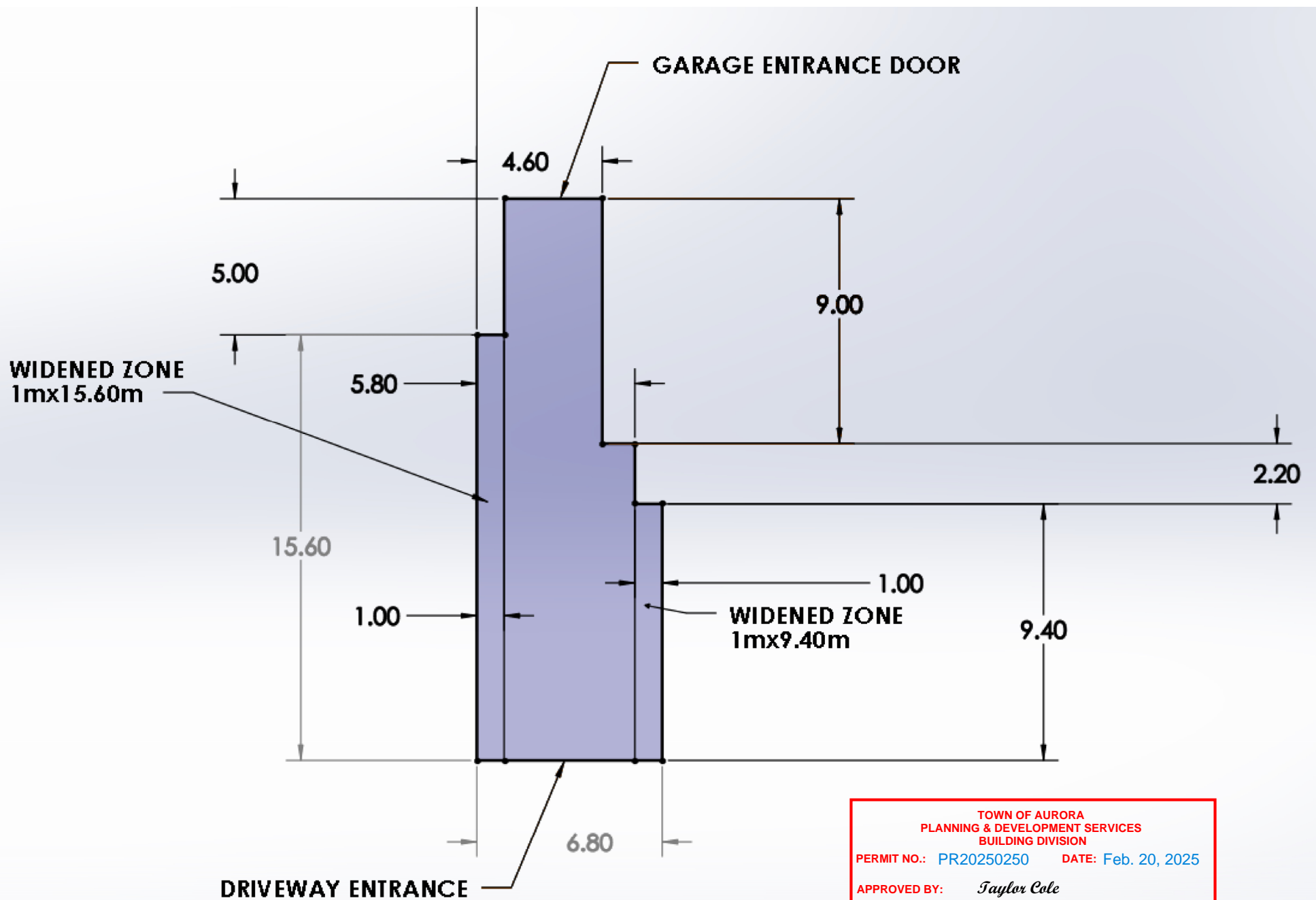
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 - Site Plan

Agenda packages will be available prior to the Hearing at:

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

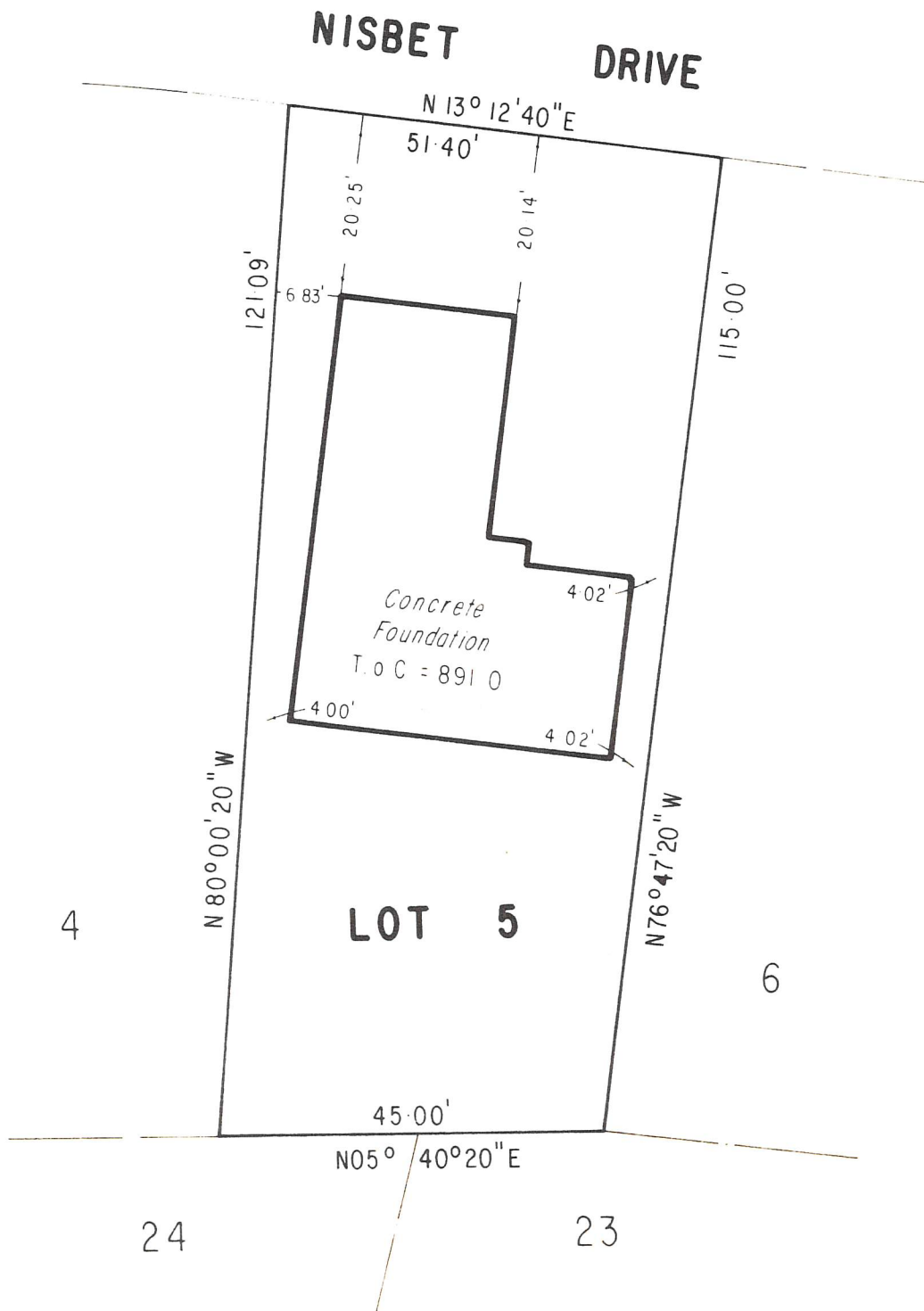


TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20250250 DATE: Feb. 20, 2025
APPROVED BY: Taylor Cole
PRELIMINARY ZONING REVIEW

PLAN OF SURVEY

SHOWING LOCATION OF BUILDING ON
LOT 5 , PLAN M-50
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

Scale: 1" = 20'



carter horwood limited
 ontario land surveyors
 box 171
 markham, ontario
 phone: 294-1328

Project No 78 374

[Signature]
 Ontario Land Surveyor
 Date June 15, 1979

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