



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-09

APPLICANT: Sean Payne

PROPERTY: 61 Metcalfe St, Aurora, ON L4G1E7
PLAN 68 PT LOTS 10 & 11 RS65R419 PARTS 2 & 4

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate the reconstruction of a front porch

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 4.20 of the Zoning By-law states open porches require a minimum front yard of 4.5 metres.
 - a. The applicant is proposing a front porch, which is 1.3 metres to the front property line.
2. Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres.
 - a. The applicant is proposing porch steps, which are 0.7 metre 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 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



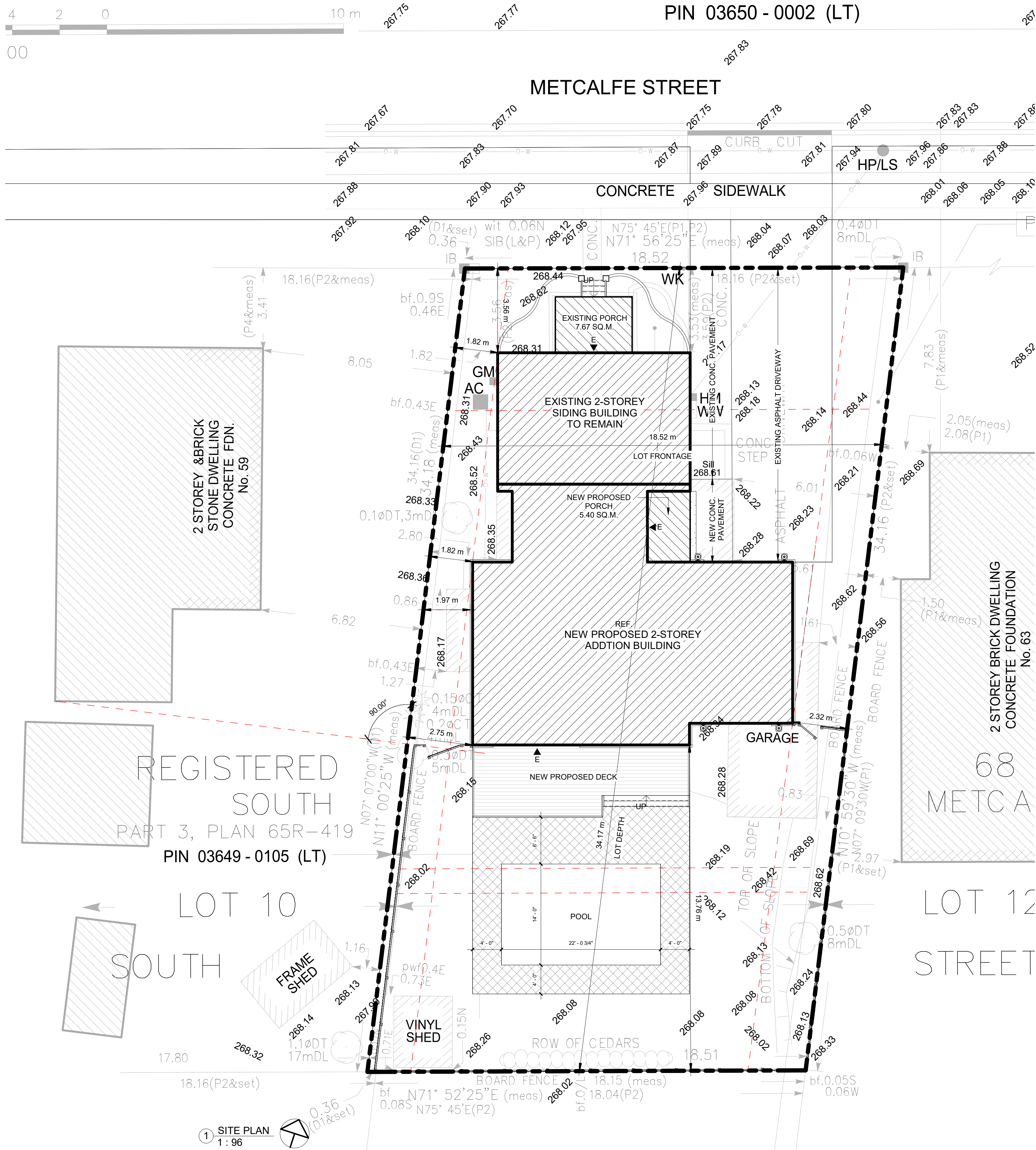
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

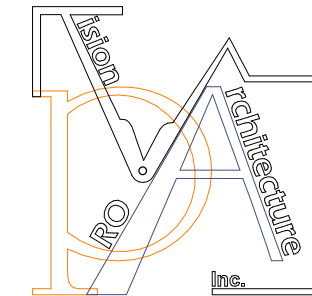
Attachment 1 - Site Plan

Agenda packages will be available prior to the Hearing at:

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



SITE STATISTICS			
ZONING LEGAL DESCRIPTION Address 61 METCALFE ST., AURORA			
Detached Third Density Residential R3-SN(497) Exception Zone			
Areas	Required	Proposed / Existing	
Lot Area	480.00 m ²	589.510	m ²
Lot Frontage	15 m	18.52	m
Floor Area Ratio	N/A MAX. %		
Lot Coverage	Required	Existing Coverage / Building Area	
Building Coverage	35% MAX.	Ex. House	77.90 sq.m. 13.21%
	235 sq.m.	Ex. Garage	29.30 sq.m. 4.97%
		Existing Total	107.20 sq.m. 18.18%
		Proposed New Coverage / Building Area	
		Existing Building	45.14 sq.m. 7.66%
		Ext. Covered Porch	7.67 sq.m. 1.30%
		New Building	89.10 sq.m. 15.11%
		New Covered Porch	5.40 sq.m. 0.92%
		New Garage	30.86 sq.m. 5.23%
		Proposed Total	178.17 sq.m. 30.22%
Landscaped/Paved Area	N/A sq.m. MIN	411.34 sq.m.	69.78%
Gross Floor Areas	Required	New Floor Area	
First Floor Area	370 sq.m. MAX.	89.10	sq.m.
Second Floor Area		122.76	sq.m.
GARAGE		30.86	sq.m.
		Total	242.72 sq.m.
		GRAND TOTAL	310.87 sq.m.
Setbacks	Required	Proposed	
Front Yard	6 m.	3.56	m EXISTING
East Side Yard	1.5 m.	2.32	m
West Side Yard	1.5 m.	1.82	m
Rear Yard	8.54 m.	13.73	m
Building Height	Required	Proposed	
Height of Building	MAX. 9 m.	7.6	m
	MAX. 9.9 m.	8.76	m
Parking	Existing	Proposed	
	1	1 SPACES	



PRO VISION ARCHITECTURE INC.
T:(416)800-6347 F:(416)800-9625
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5

2022/03/08

REVISION SCHEDULE			
No.	Description	Date	By
1	Revision to Site Plan	2020/07/28	DE

PROJECT NAME:
ADDITION TO:
61 METCALFE ST.

PROJECT ADDRESS:
61 METCALFE ST., AURORA, ON L4G 1E7

CLIENT'S NAME & ADDRESS:
MR. SEAN PAYNE

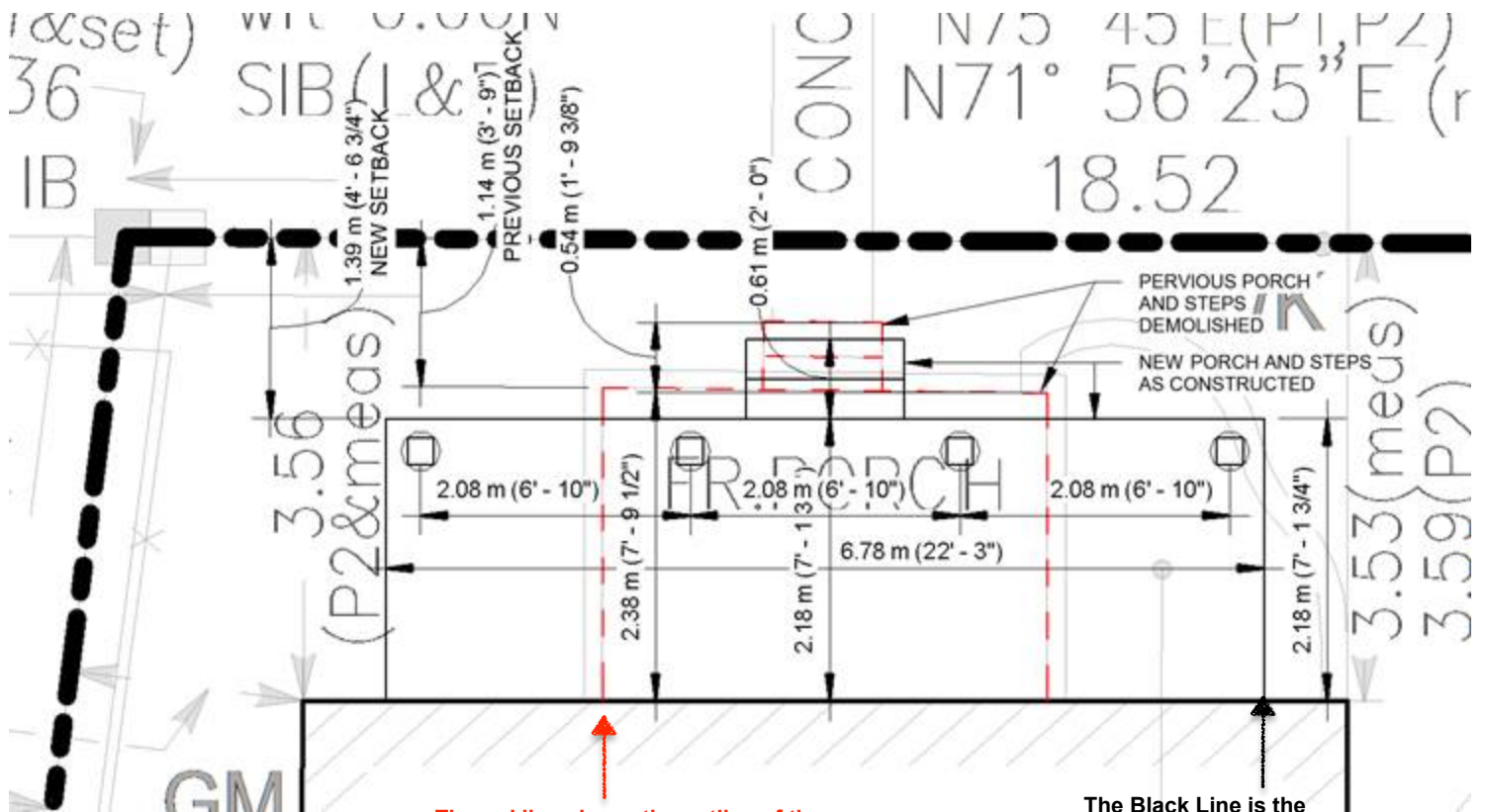
DRAWN BY: DE
CHECKED BY: DE
DATE: DEC 2021
SCALE: As indicated
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PROJECT NO:
2011399

SHEET TITLE
SITE PLAN

SD1

SHEET OF



The red line shows the outline of the original deck that has been removed

The Black Line is the outline for the new deck

