



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-33

APPLICANT: Mahmoudi

PROPERTY: 243 Murray Drive
PLAN M2035 LOT 24

ZONING: R3 (Detached Third Density Residential)

PURPOSE: A Minor Variance Application has been submitted to facilitate two second suite dwelling units in the basement on the property.

**BY-LAW
REQUIREMENT:**

- 1) Section 7.1.1 Note (4) specifies a maximum of one second suite dwelling unit shall be permitted per Lot.
- 2) Section 7.5.4.2 specifies the minimum area for each dwelling unit shall be 35.0 square meters.

PROPOSAL:

- a) Applicant is proposing two second suite dwelling units in the basement on the property.
- b) Applicant is proposing one of the two second suite dwelling units in the basement to be 22.2 square 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:	December 9, 2021
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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on December 7, 2021**. 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on December 9, 2021**. 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 BManoharan@aurora.ca **no later than 4:30pm on December 10, 2021**.

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223**.

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 25th DAY OF NOVEMBER 2021



Brashanthe Manoharan
Secretary-Treasurer
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

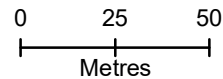
243 MURRAY DRIVE

FILE: MV-2021-33

APPLICANT: MAHMOUDI



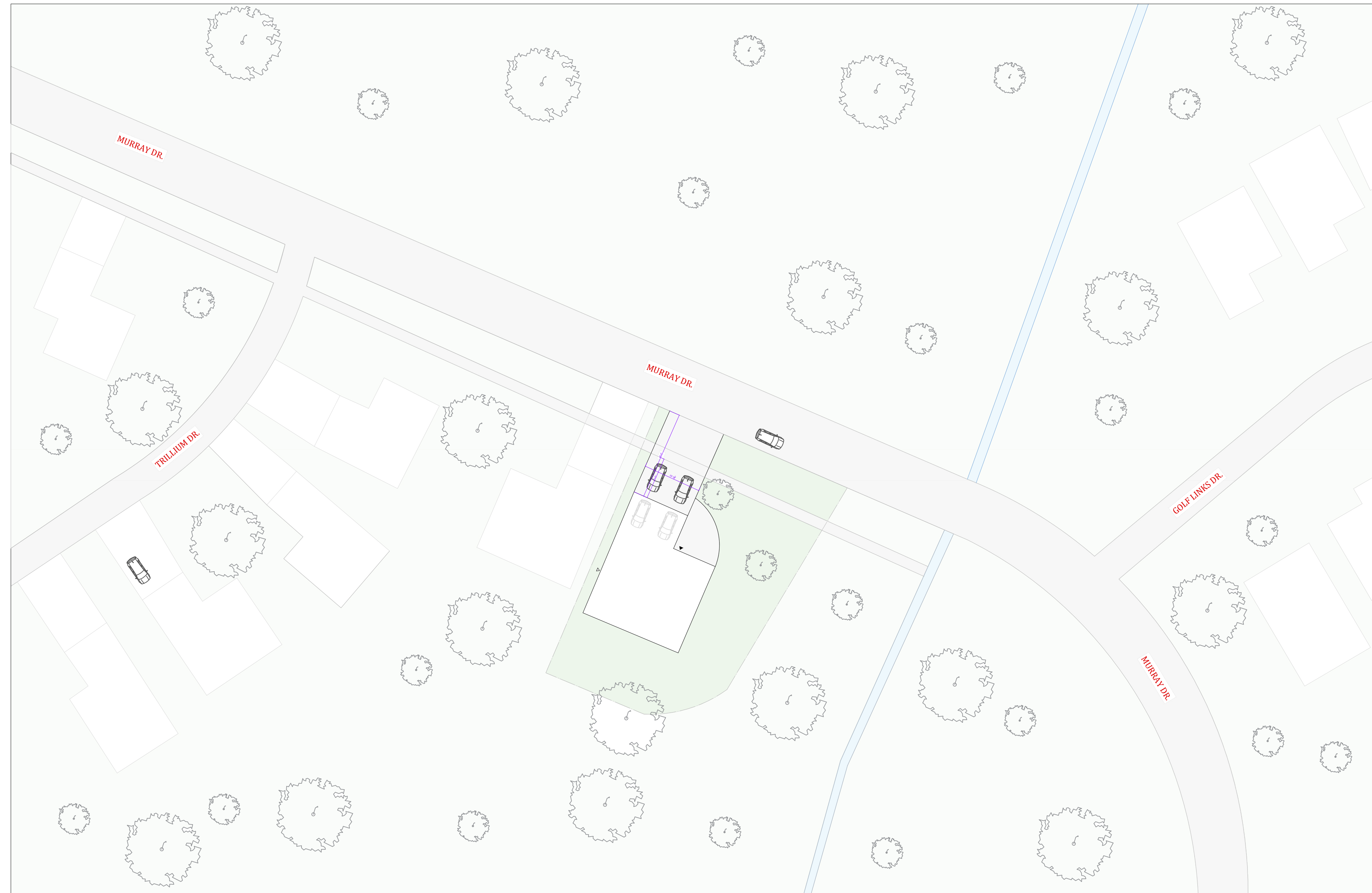
SUBJECT LANDS



SUBMISSION No. 1

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Nov. 8, 2021
RECEIVED

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20210728 DATE: Oct. 8, 2021
 APPROVED BY: *Hana Hossain*
PRELIMINARY ZONING REVIEW



LEGEND:	
TREE	
PROPOSED PROPERTY	
MAIN ENTRANCE	
BASEMENT ENTRANCE	
PARKING INFO:	
DOUBLE DOOR GARAGE THAT 2 CARS CAN BE FITTED.	
DRIVE WAY: 21'2"L x 29'5"W	

REVISIONS

NO.	DATE	PARTICULAR
1	04/29/21	ISSUED FOR PERMIT
2	09/03/21	ISSUED FOR PERMIT

NOTE:

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE SUNRISE CONSTRADE CORP. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE SCC'S WRITTEN PERMISSION." CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.



UNIT 210- 3 CONCORDE GATE,
 TORONTO, ON, M3C 3N7
 (416) 546 5727
 INFO@SUNRISECONSTRADE.COM

CLIENT:

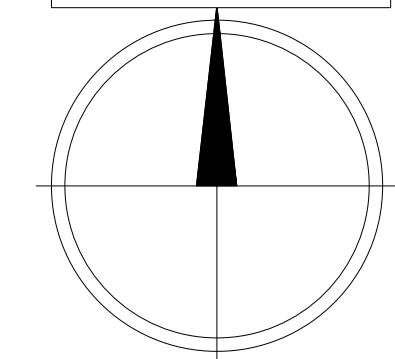
MEHRAN MAHMOUDI

PROJECT:

243 Murray Drive, Aurora, Ontario,
 L4G 5X1

DRAWN BY: SH

CHECKED BY: RH



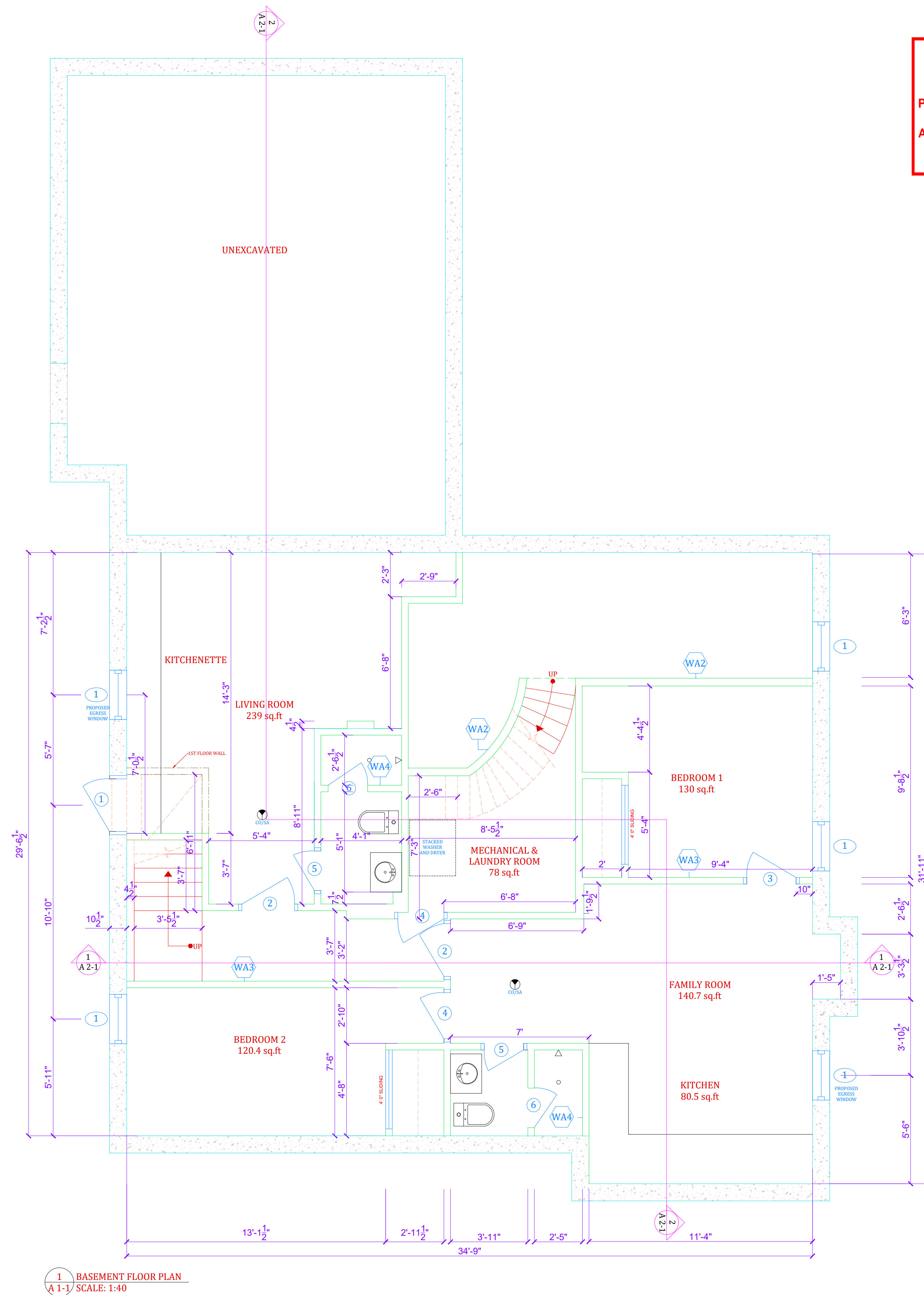
SHEET #

A 0-1

DATE: 09/03/21

SCALE: 1:400

SITE PLAN



1 BASEMENT FLOOR PLAN
A1-1 SCALE: 1:40

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20210728 DATE: Oct. 8, 2021
APPROVED BY: *Lana Hossain*
PRELIMINARY ZONING REVIEW

SUBMISSION No. 1
TOWN OF AURORA
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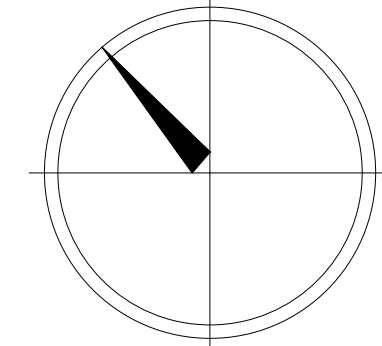


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CLIENT:
MEHRAN MAHMOUDI

PROJECT:
243 Murray Drive, Aurora, Ontario,
L4G 5X1

DRAWN BY: SH
CHECKED BY: RH



SHEET #
A 1-1
DATE: 09/03/21 SCALE: 1:40

BASEMENT FLOOR PLAN



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771