



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-46

APPLICANT: DYLAN THOMAS DEPASS AND SKAIDRITE KRISTINA SPOONER

PROPERTY: 46 Mosley St, Aurora, ON L4G1G9
PLAN 68 PT LOT 7 & LOT 8

RELATED APPLICATIONS: n/a

ZONING: R7-SN(497) Detached Special Mixed Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of a one-storey accessory structure located at the rear of the subject property.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a. The applicant is proposing a gross floor area of 78.5 square metres, whereas the Zoning By-law requires a maximum gross floor area of 40 square meters.
- b. The applicant is proposing a height of 4.0 metres to the mid-point of the roof, whereas the Zoning by-law permits a maximum height of 3.5 metres to the midpoint of the roof.
- c. The applicant is proposing a height of 5.3 metres to the peak of the roof, whereas the Zoning by-law permits a maximum height of 4.5 metres to the peak of the roof.

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.

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|------------------|---|
| DATE: | January 9, 2026 |
| TIME: | 7:00 p.m. |
| LOCATION: | Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting) |

NOTE: 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, Stephanie February, at SFebruary@aurora.ca **no later than 4:30pm on January 7, 2026**. 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, Stephanie February, at SFebruary@aurora.ca **no later than 12:00pm (noon) on January 9, 2026**. 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 SFebruary@aurora.ca **no later than 4:30pm on January 9, 2026**.

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 Stephanie February at SFebruary@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 22nd DAY OF December 2025



Stephanie February
Secretary- Treasurer, Committee of Adjustment
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>