

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2026-18

**APPLICANT:** Ross Steigner

**PROPERTY:** 43 Cousins Dr, Aurora, ON L4G1B5  
PLAN 340 PT LOTS 34 & 35

**RELATED  
APPLICATIONS:** n/a

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

**PURPOSE:** A Minor Variance Application has been submitted to facilitate an attached garage with second storey addition.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

- a) A two-storey addition that is 4.9 meters to the exterior side yard, whereas the Zoning by-law requires an exterior side yard setback of 6 meters.
- b) A two storey addition with a gross floor area of 377 square metres, whereas the Zoning By-law permits a maximum gross floor area of 370 square meters.
- c) A driveway width of 10 meters at the street line, whereas the Zoning by-law permits a maximum driveway width of 6 meters at the street 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.

<b>DATE:</b>	<b>June 11, 2026</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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, Stephanie February, at [SFebruary@aurora.ca](mailto:SFebruary@aurora.ca) **no later than 4:30pm on June 9, 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](mailto:SFebruary@aurora.ca) **no later than 12:00pm (noon) on June 11, 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](mailto:SFebruary@aurora.ca) **no later than 4:30pm on June 11, 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](mailto: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 27<sup>th</sup> DAY OF May 2026



Stephanie February  
Secretary- Treasurer, Committee of Adjustment  
Committee of Adjustment

### ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

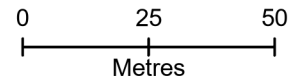
**Agenda packages will be available prior to the Hearing at:**

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



**Location Map**  
 43 Cousins Drive  
 FILE: MV-2026-18  
 Town of Aurora  
 Committee Of Adjustment

 **SUBJECT LANDS**

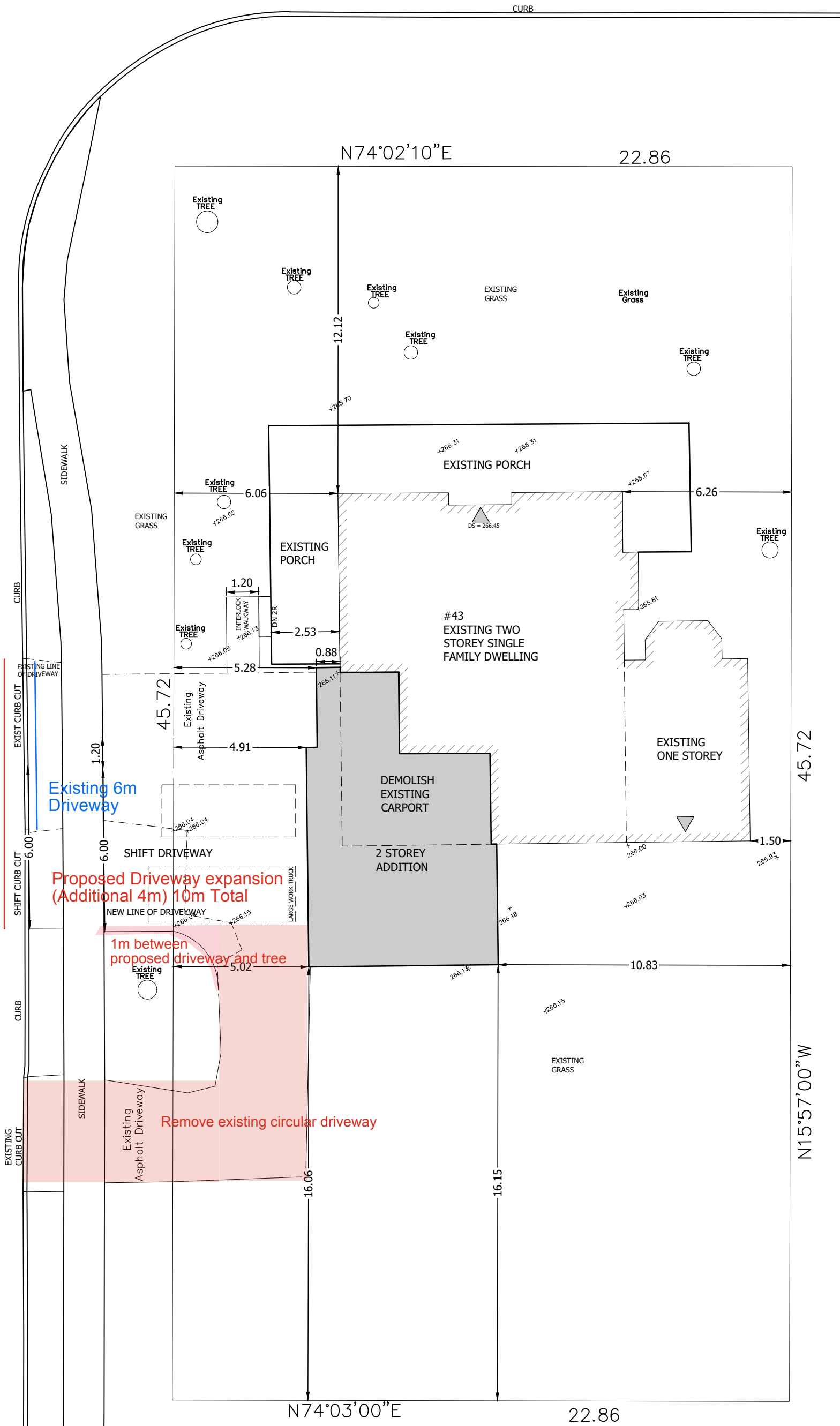


COUSINS DRIVE  
(BY REGISTERED PLAN 332)

\* EXISTING TREES  
TYPE AND SIZE TO BE  
CONFIRMED BY ARBORIST \*

CAMERON AVENUE  
(BY REGISTERED PLAN 340)

Remove existing  
4m curb cut



1

SITE PLAN

Scale: 1:150

THIS PLAN IS BASED ON THE SRPR PREPARED BY  
LLOYD & PURCELL, ONTARIO LAND SURVEYORS  
SIGNED BY NEIL L. LEGROW AND  
DATED ON OCT. 24, 2019

**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**

**PERMIT NO.:** PR20260451      **DATE:** May 5, 2026

**APPROVED BY:** *Taylor Cole*

**PRELIMINARY ZONING REVIEW**

2

SITE STATISTICS

Town of Aurora Zoning By-law #6000-17

R3-SN (497)					
LOT AREA:	1 045.2 m <sup>2</sup>	LOT FRONTAGE:	22.86m	LOT DEPTH:	45.7 m
EXISTING		PROPOSED			
MAX. LOT COVERAGE	235 m <sup>2</sup>				
EXISTING HOUSE	146.5 m <sup>2</sup>	EXISTING HOUSE	146.5 m <sup>2</sup>		
EXISTING CARPORT	25.3 m <sup>2</sup>	ADDITION, INTEGRAL GARAGE	63.8 m <sup>2</sup>		
TOTAL EXISTING	171.8 m <sup>2</sup>	TOTAL NEW COVERAGE AREA	210.3 m <sup>2</sup>		
<b>LOT COVERAGE</b> - MEANS THE PERCENTAGE OF A LOT COVERED BY ALL BUILDINGS, INCLUDING CARPORTS, BUT EXCLUDING DECKS ATTACHED TO THE MAIN BUILDING, BALCONIES, OPEN PORCHES AND DECKS, BAY WINDOWS, FIREPLACES, LANDINGS AND STEPS, POOLS INCLUDING PERIMETER DECKING WHICH FORMS PART OF AN ABOVE-GROUND POOL, AND ANY PART OF A BUILDING WHICH IS COMPLETELY BELOW GRADE.					
MAX. GROSS FLOOR AREA	PERMITTED - 370m <sup>2</sup>	PROPOSED			
EXISTING MAIN	146.5 m <sup>2</sup>	EXISTING MAIN	146.5 m <sup>2</sup>		
EXISTING SECOND FLOOR	100.7 m <sup>2</sup>	EXISTING SECOND FLOOR	100.7 m <sup>2</sup>		
2 REQ'D PARKING SPACES	28.6 m <sup>2</sup>	NEW MAIN FLOOR	63.8 m <sup>2</sup>		
		NEW SECOND FLOOR	77.0 m <sup>2</sup>		
TOTAL EXISTING GFA	275.8 m <sup>2</sup>	TOTAL NEW GROSS FLOOR AREA	388.0 m <sup>2</sup>		
<b>GROSS FLOOR AREA</b> - MEANS THE AGGREGATE OF THE FLOOR AREAS OF EACH STOREY OR MEZZANINE MEASURED BETWEEN THE EXTERIOR FACES OF ANY EXTERIOR WALLS OF THE BUILDING OR STRUCTURE WITHIN A BUILDING, THE FOLLOWING ARE EXEMPT FROM THE CALCULATION OF GROSS FLOOR AREA: BASEMENT OR CELLAR, PARKING SPACES, MECHANICAL ROOMS, REFUSE STORAGE ROOMS, STAIRWELLS, ELEVATOR SHAFTS, PARKING SPACES TO BE INCLUDED AS PER EXCEPTION 497					
SETBACKS	PERMITTED	PROPOSED			
FRONT (NORTH) YARD	6.0 m	12.12 m EXISTING TO REMAIN			
INTERIOR SIDE YARD	1.5m	1.5m EXISTING TO REMAIN			
EXTERIOR SIDE YARD	6.0 m	4.91 m NEW GARAGE			
REAR YARD (25% OF LOT DEPTH) LOT DEPTH = 45.7m	11.4 m	16.06 m			
24.497.5 ENCROACHMENTS AN INTEGRAL GARAGE OR AN ACCESSORY DETACHED GARAGE SHALL BE FLUSH WITH, OR SET BACK FROM, THE MAIN FRONT WALL OF THE DETACHED DWELLING.					
BUILDING HEIGHT	9.0 m	6.8 m TO TOP OF FLAT ROOF			
AVERAGE FINISHED GRADE	265.83	6.6 m TO MIDDLE OF SLOPING ROOF			

**BENCH MARK**  
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD 1928-1978) AND ARE REFERRED TO THE TOWN OF AURORA BENCHMARK N° 3280 HAVING A PUBLISHED ELEVATION OF 266.863 METRES. (REFERENCED FROM LLOYD AND PURCELL LTD. JOB N° 97-148)

**BEARING REFERENCE**  
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CAMERON AVENUE AS SHOWN ON REGISTERED PLAN 340, HAVING A BEARING OF N15°57'00"W

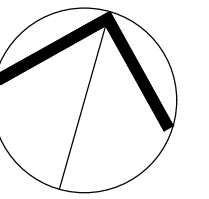
LEGEND

- SSIB SHORT STANDARD IRON BAR
- SIB STANDARD IRON BAR
- IB IRON BAR
- FOUND
- SET
- Mtrca MEASURED
- DSTB DISTURBED
- L&P LLOYD AND PURCELL LTD.
- 1727 E.R. GARDEN LIMITED
- MMM MMM GEOMATICS ONTARIO LIMITED
- WSG W.S. GIBSON, O.L.S
- RP REGISTERED PLAN 340
- p1 PLAN 65R-3105
- p2 PLAN OF SURVEY BY LLOYD & PURCELL LTD., DATED APRIL 10, 1982 (FILE N° A2-340-32)
- p3 PLAN 65R-3335
- p4 SKETCH OF SURVEY BY W.S. GIBSON AND SONS, O.L.S, DATED OCTOBER 18, 1950
- p5 PLAN 65R-27827
- p6 SURVEYOR'S REAL PROPERTY REPORT BY MMM GEOMATICS ONTARIO LIMITED, DATED DECEMBER 22, 2009 (FILE NAME 05019\_SRP.RDWG)
- (t) TOP OF RETAINING WALL
- (o) TOP OF BACK OF CURB
- (oc) DROP CURB
- (g) GUTTER
- # DIAMETER
- AC AIR CONDITIONING UNIT
- BRP BRACE POLE
- CB CATCH BASIN
- DS DOOR SILL
- HP HYDRO POLE
- HPL HYDRO POLE & LIGHT
- HPT HYDRO POLE & TRANSFORMER
- HYD FIRE HYDRANT
- MH MANHOLE
- PED BELL PEDESTAL
- SP SIGN POST
- TVP TELEVISION PEDESTAL
- WK WATER KEY
- WV WATER VALVE
- Br BRICK
- Fdn FOUNDATION
- e.f. END OF FENCE
- Cor CORNER
- e- ANCHOR/GUY WIRE
- \* CONIFEROUS TREE (SPREAD)
- DECIDUOUS TREE (SPREAD)
- - - - - TOP OF SLOPE
- - - - - TOE OF SLOPE
- - - - - EDGE OF ASPHALT/GRAVEL
- - - - - EDGE OF TREES
- U - OVERHEAD UTILITY
- ▶ ENTRANCE TO DWELLING



416-779-9370 | www.firststepdesign.ca  
hello@firststepdesign.ca

NORTH



DATE: 2026 / 01 / 20 REVIEW  
2026 / 02 / 04 REVIEW  
2026 / 03 / 19 REVIEW  
2026 / 04 / 22 REVIEW

PROJECT ADDRESS:

43 COUSINS DRIVE,  
AURORA, ON

DRAWING TITLE:

SITE PLAN

PROJECT NUMBER: 2601

DRAWN BY: CM

DRAWING NUMBER:

**A-1.0**



# 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:** All Request for Decisions shall be emailed to Stephanie February, Secretary-Treasurer, at [sfebruary@aurora.ca](mailto:sfebruary@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