



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2025 - (15, 16, 17, 18, 19, 20, 22, 23, 24, 24, 25, 26, 27)

**APPLICANT:** Highfair Investments Inc. (Treasure Hill Homes)

**PROPERTY:** 116, 120, 126, 144, 150, 156, 160, 166, 172, 178 Archerhill Cir

**RELATED APPLICATIONS:** MV-2025 - (15, 16, 17, 18, 19, 20, 22, 23, 24, 24, 25, 26, 27)

**ZONING:** R3(546) Detached Third Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a minimum side yard set back of 0.65m.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 24.546.2.1 of the Zoning By-law requires a minimum interior side yard of 1.2 metres.
  - a) The applicant is proposing a two-storey detached dwelling, which is 0.65 metres to the interior side 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.

<b>DATE:</b>	<b>July 10, 2025</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</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)

**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](mailto:PFan@aurora.ca) **no later than 4:30pm on July 8, 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on July 10, 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/media/otkpzgeu/request-for-decision-fillable.pdf>. This form is to be emailed to [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on July 10, 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](mailto: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 26<sup>th</sup> DAY OF June 2025



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

## **ATTACHMENTS**

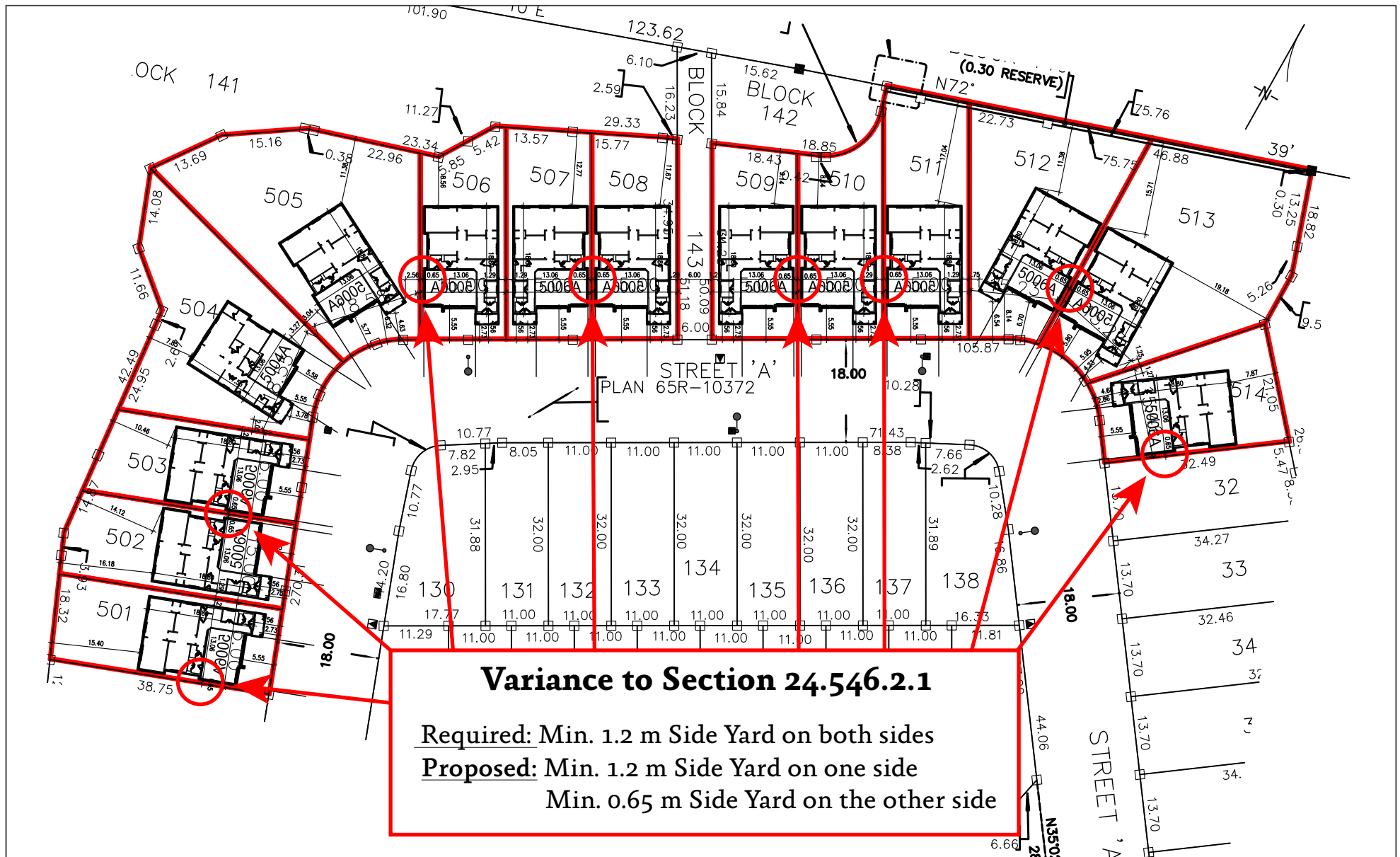
Attachment 1 – Site Plan

Attachment 2 – Request for Decision

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

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

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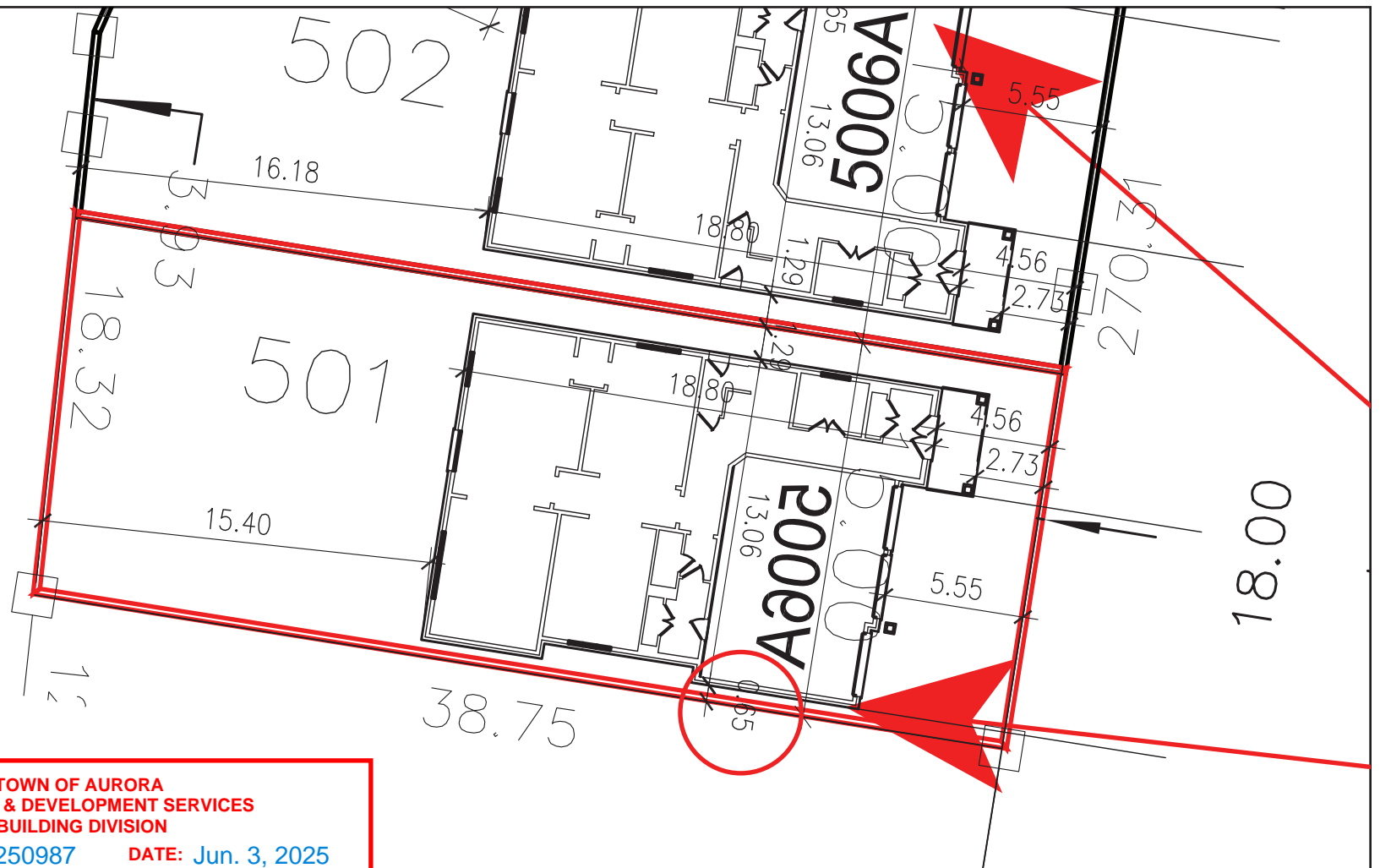


# Key Plan of Total Proposed Minor Variance Locations

All of Lots 20 - 31 Plan 65M-4836

Town of Aurora  
Regional Municipality of York

land use planning consultants



TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250987 DATE: Jun. 3, 2025

APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

## Key Plan - Lot #501



Lot Boundary



Prepared By:



Toronto  
416-487-4101

Aurora  
905-503-3440

[www.mshplan.ca](http://www.mshplan.ca)



## Key Plan - Lot #502



Lot Boundary

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250988 DATE: Jun. 3, 2025

APPROVED BY: *Melissa Bozanin*

PRELIMINARY ZONING REVIEW

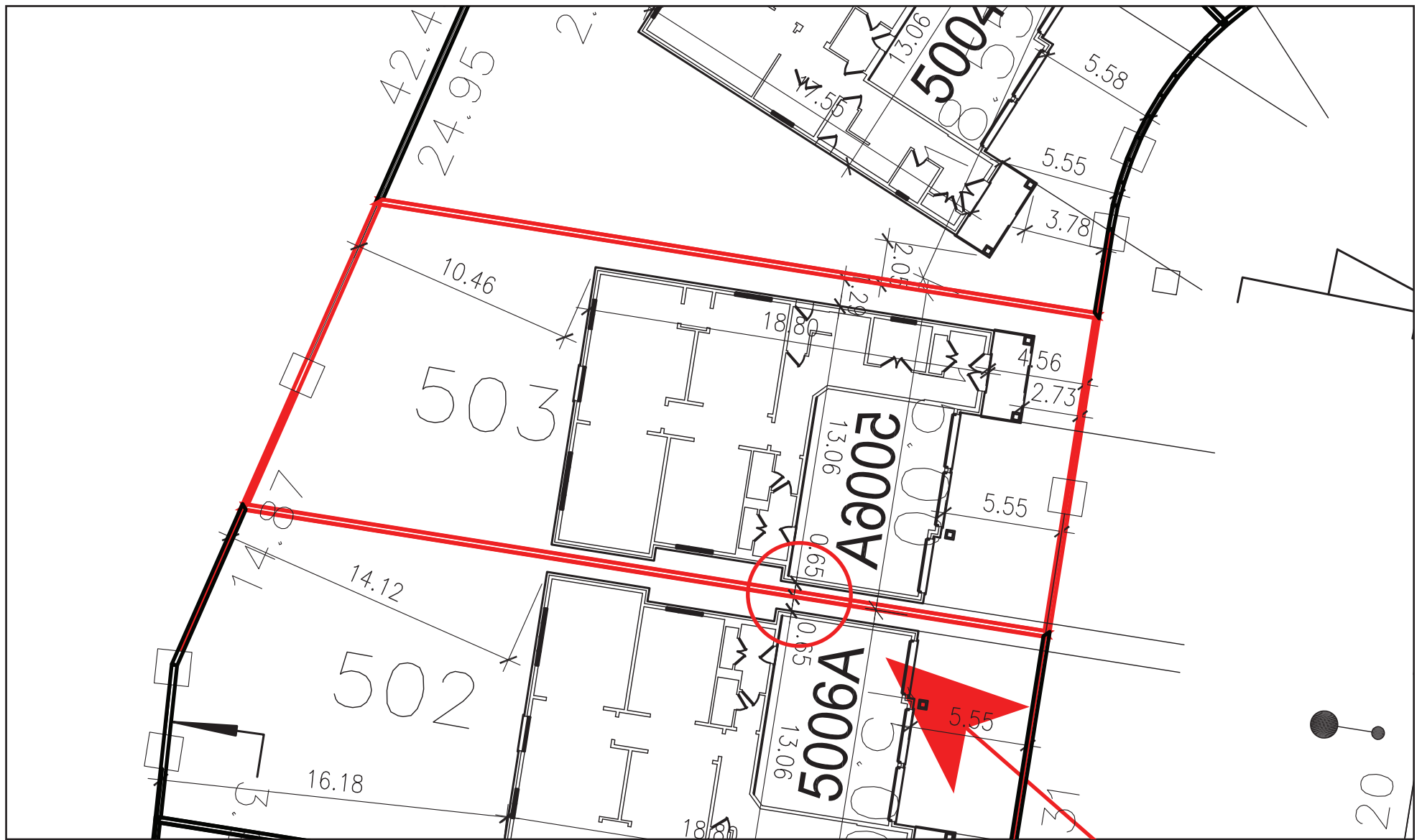
Prepared By:



Toronto  
416-487-4101

Aurora  
905-503-3440

www.mshplan.ca



## Key Plan - Lot #503



Lot Boundary

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

**PERMIT NO.:** PR20250989 **DATE:** Jun. 3, 2025

**APPROVED BY:** *Melissa Bozanin*

**PRELIMINARY ZONING REVIEW**

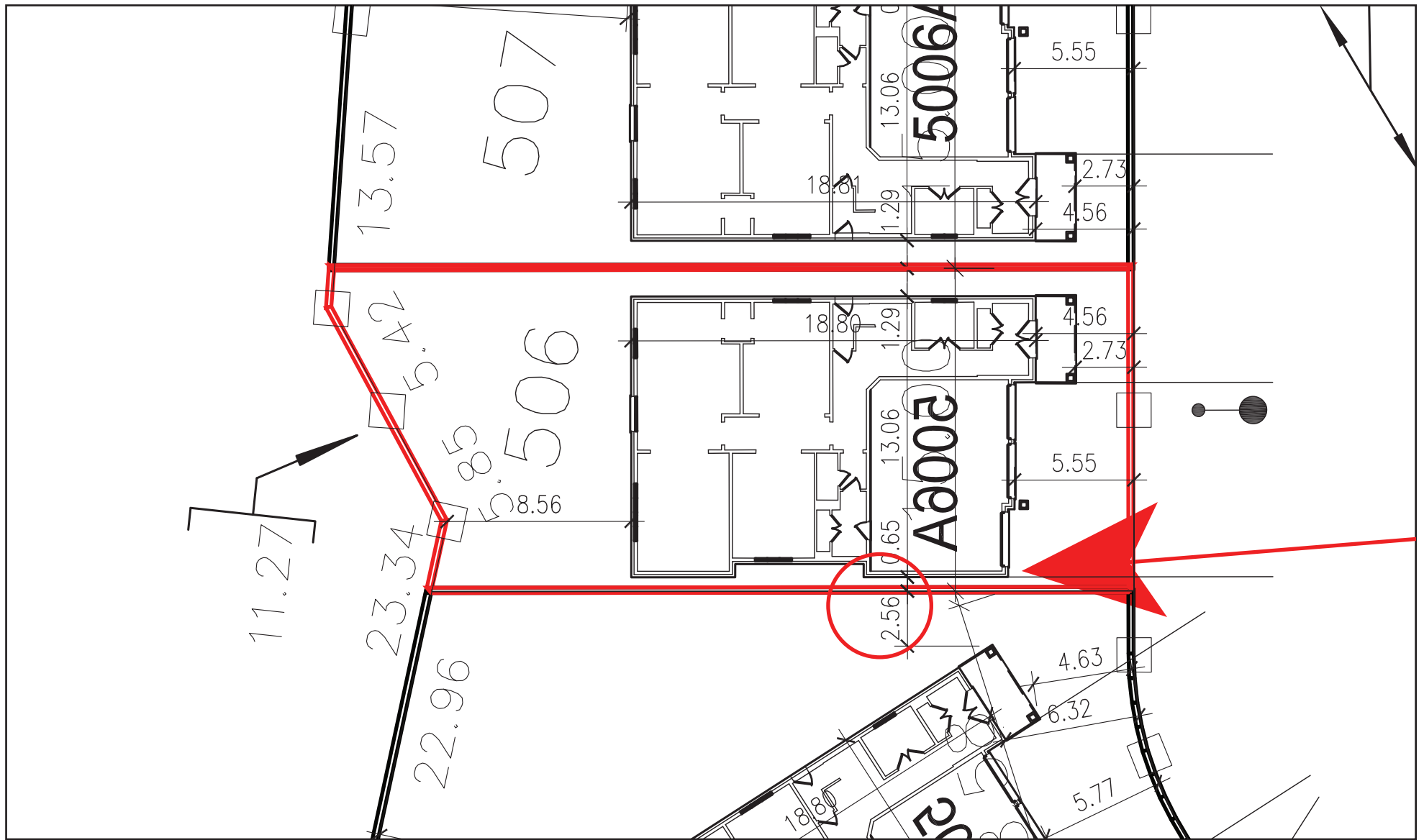
Prepared By:

**MSH**   
BOUNDLESS **INGENUITY**

Toronto  
416-487-4101

Aurora  
905-503-3440  
www.mshplan.ca





## Key Plan - Lot #506



Lot Boundary

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250990 DATE: Jun. 3, 2025

APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

Prepared By:



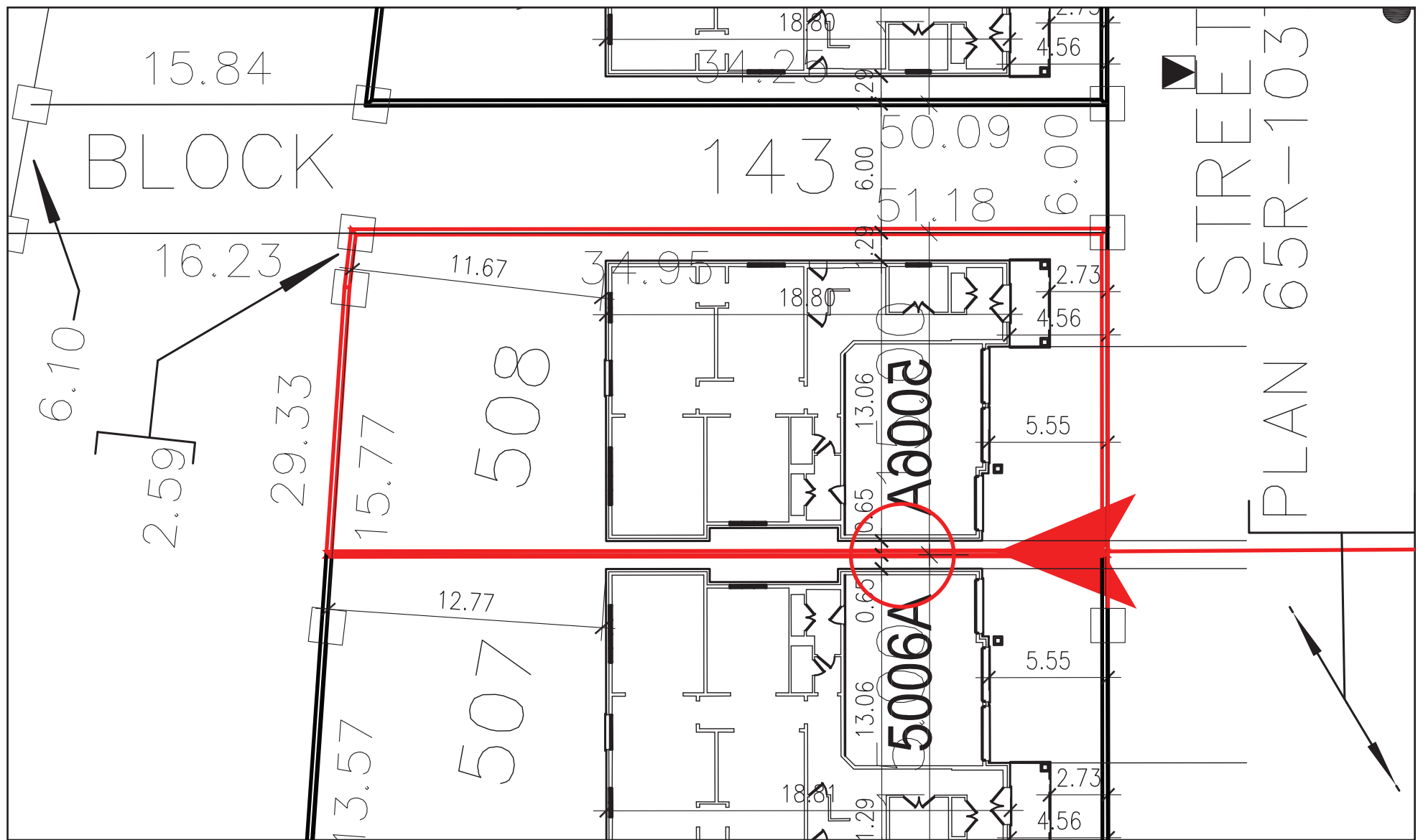
Toronto  
416-487-4101

Aurora  
905-503-3440

www.mshplan.ca







## Key Plan - Lot #508



Lot Boundary

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

**PERMIT NO.:** PR20250992 **DATE:** Jun. 3, 2025

**APPROVED BY:** *Melissa Bozanin*  
**PRELIMINARY ZONING REVIEW**

Prepared By:

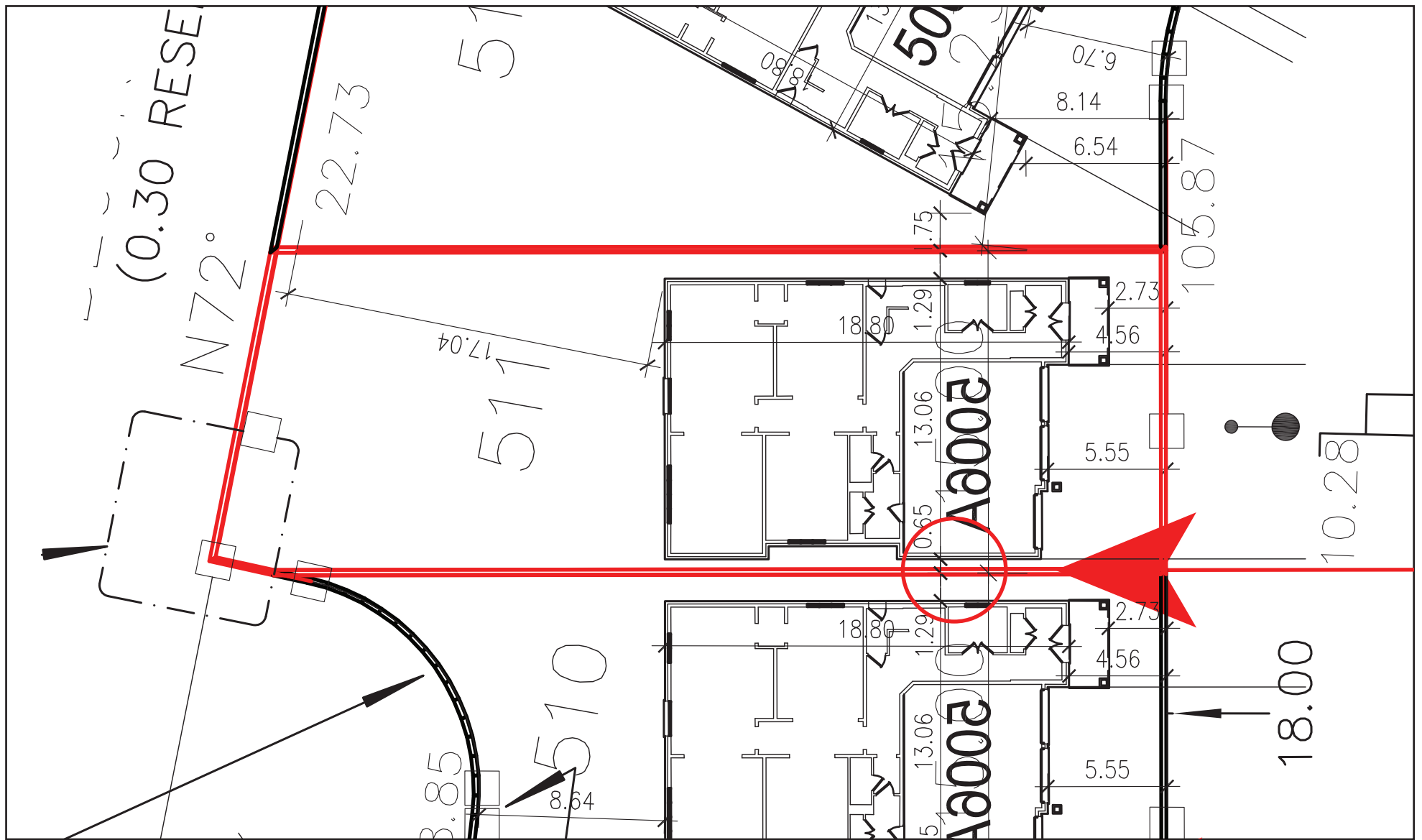
**MSH**   
 BOUNDLESS **INGENUITY**

Toronto  
 416-487-4101

Aurora  
 905-503-3440  
 www.mshplan.ca







## Key Plan - Lot #511



Lot Boundary

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250995 DATE: Jun. 4, 2025

APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

Prepared By:

MSH 

BOUNDLESS INCENUITY

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416-487-4101

Aurora  
905-503-3440

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## Key Plan - Lot #513



Lot Boundary

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250997 DATE: Jun. 4, 2025

APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

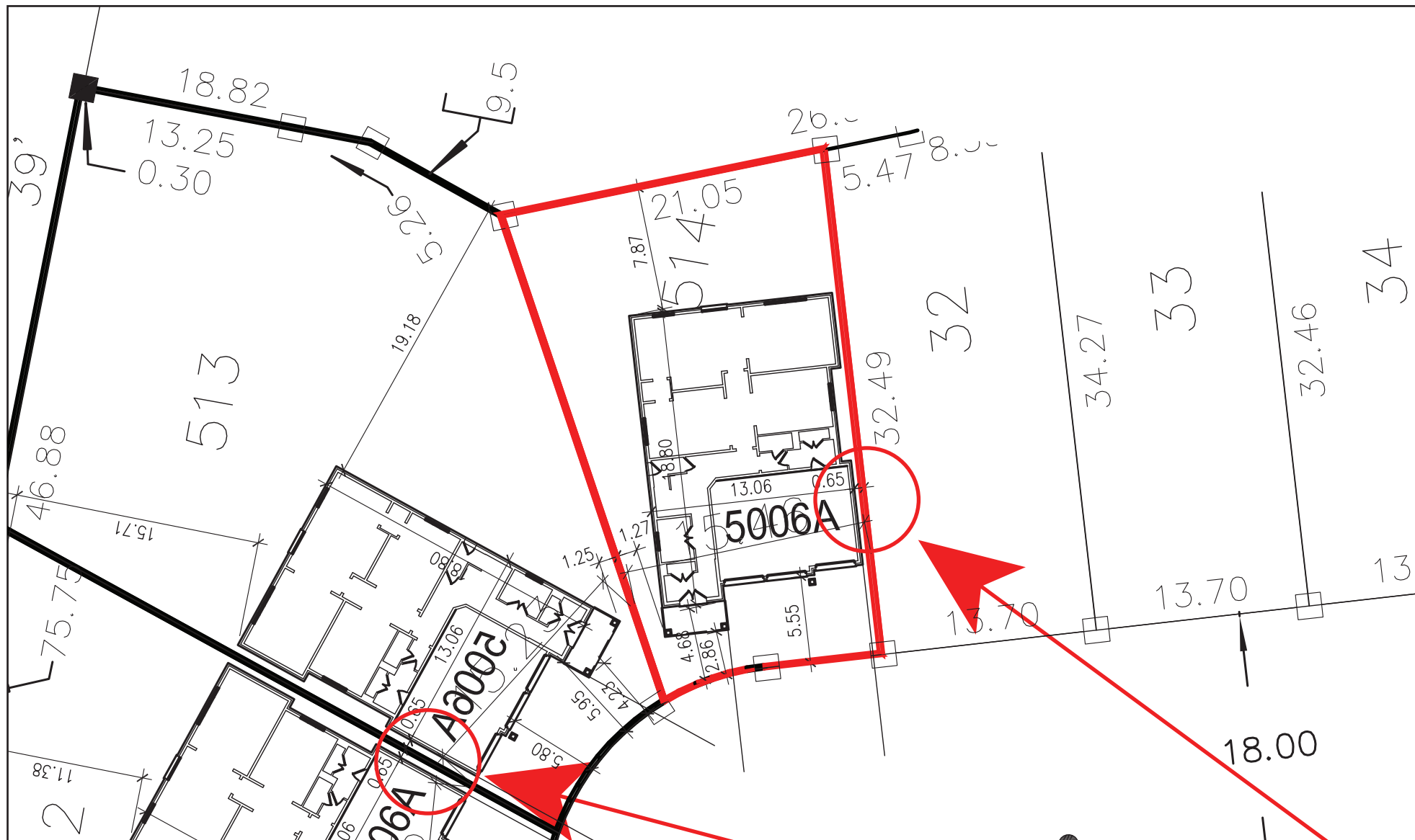
Prepared By:

MSH  BOUNDLESS **INGENUITY**

Toronto  
416-487-4101

Aurora  
905-503-3440  
www.mshplan.ca





## Key Plan - Lot #514



Lot Boundary

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION

PERMIT NO.: PR20250998

DATE: Jun. 4, 2025

APPROVED BY: *Melissa Bozanin*

PRELIMINARY ZONING REVIEW

Prepared By:



Toronto  
416-487-4101

Aurora  
905-503-3440

[www.mshplan.ca](http://www.mshplan.ca)



# 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 Peter Fan, Secretary-Treasurer, at [pfan@aurora.ca](mailto:pfan@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