



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-22

APPLICANT: BOYD

PROPERTY: 29 Wells St, Aurora, ON L4G1S8
PLAN 68 NPT ACADEMY SITE

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a detached garage with a second storey additional residential unit (ARU).

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing a footprint of 225.6 square metres, whereas the zoning by-law permits a maximum footprint of 215 square meters.
- b) The applicant is proposing a gross floor area of 220.3 square metres, whereas Zoning By-law permits a maximum gross floor area of 40.0 square metres.
- c) The applicant is proposing a height of 6.1 metres to the mid-point of the roof, whereas the Zoning By-law permits a maximum height of 3.5 metres to the mid point of the roof.
- d) The applicant is proposing a height of 6.8 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 roo

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:	July 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: 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 **no later than 4:30pm on July 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 July 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 July 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 24th DAY OF June 2026

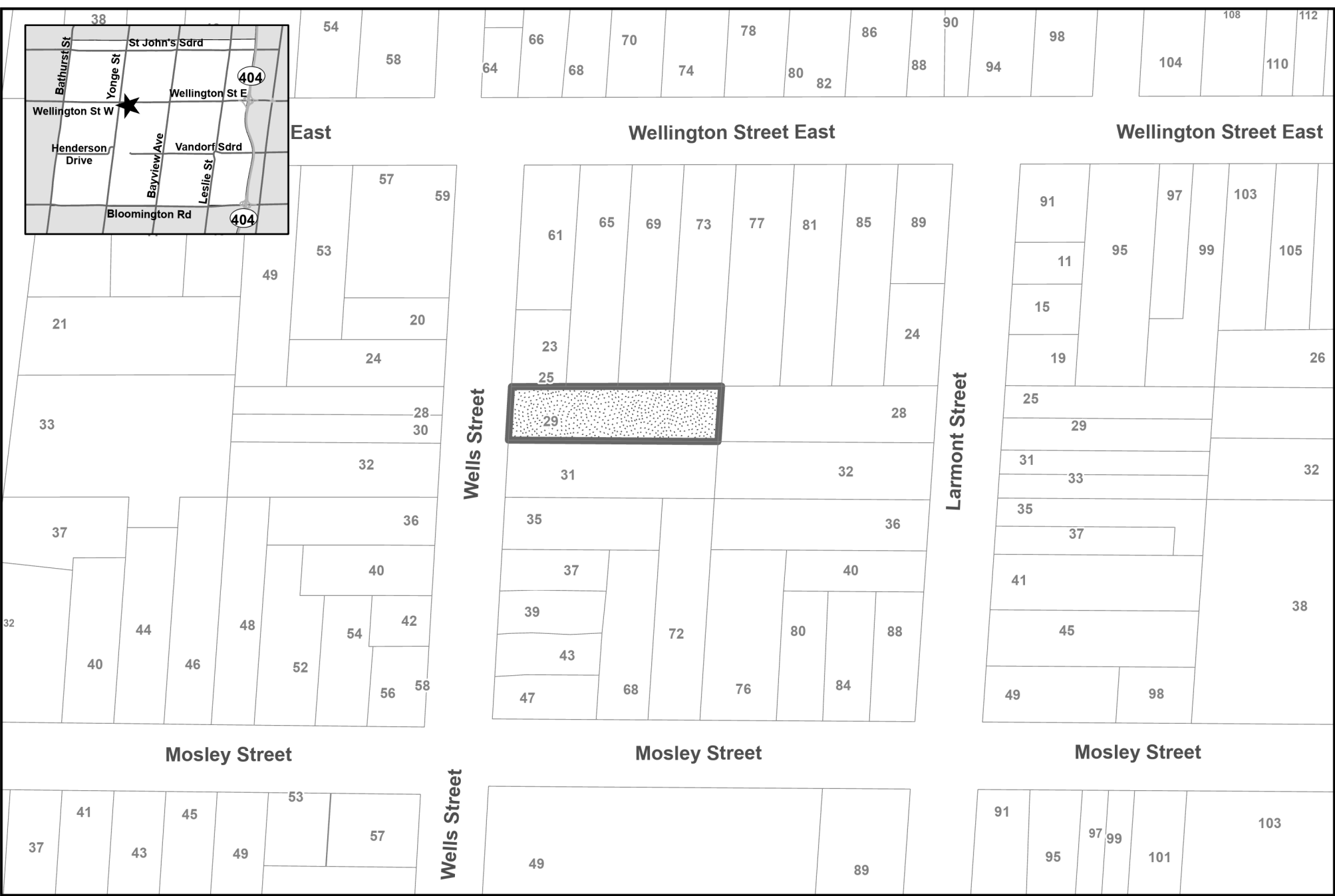


Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

ATTACHMENTS

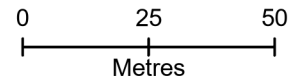
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at: <https://www.aurora.ca/agendas>



Location Map
29 Wells Street
FILE: MV-2026-22
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**



ZONING STATISTICS - 29 Wells St Aurora, ON L4G 1S8 PART OF SITE FOR ACADEMY REGISTERED PLAN 68 TOWN OF AURORA MUNICIPALITY OF YORK					
Category	Existing (m ²)	Proposed (m ²)	% of Lot (Existing)	% of Lot (Proposed)	Notes
Lot Area	1025.4	1025.4	100	100	Total Lot Area
Building Footprint - Main House	114	114	11.1	11.1	Existing house footprint
ADU Footprint (Level 1)	111	111	10.8	10.8	New ADU ground-level footprint
Total Building Footprint (Existing + ADU)	114	225	11.1	21.9	Combined footprint for lot coverage
ADU 2nd Level Floor Area		111			
Total ADU Floor Area (All Levels)		222			before GFA deductions
Non-GFA Deductions		57			Garage + Mechanical + Stairs
Proposed ADU GFA		165			222 - 57
Total Lot GFA (Existing + New)	114	279			Existing 114 + ADU GFA 165
Softscape Area	752.2	707.5	73.4	69	Softscape reduced by new driveway
Permeable Deck	42.3	42.3	4.1	4.1	Remains permeable
Impermeable Driveway (New)		44.7		4.4	New hardscape area added
Proposed Height		8.49 m			ADU proposed height

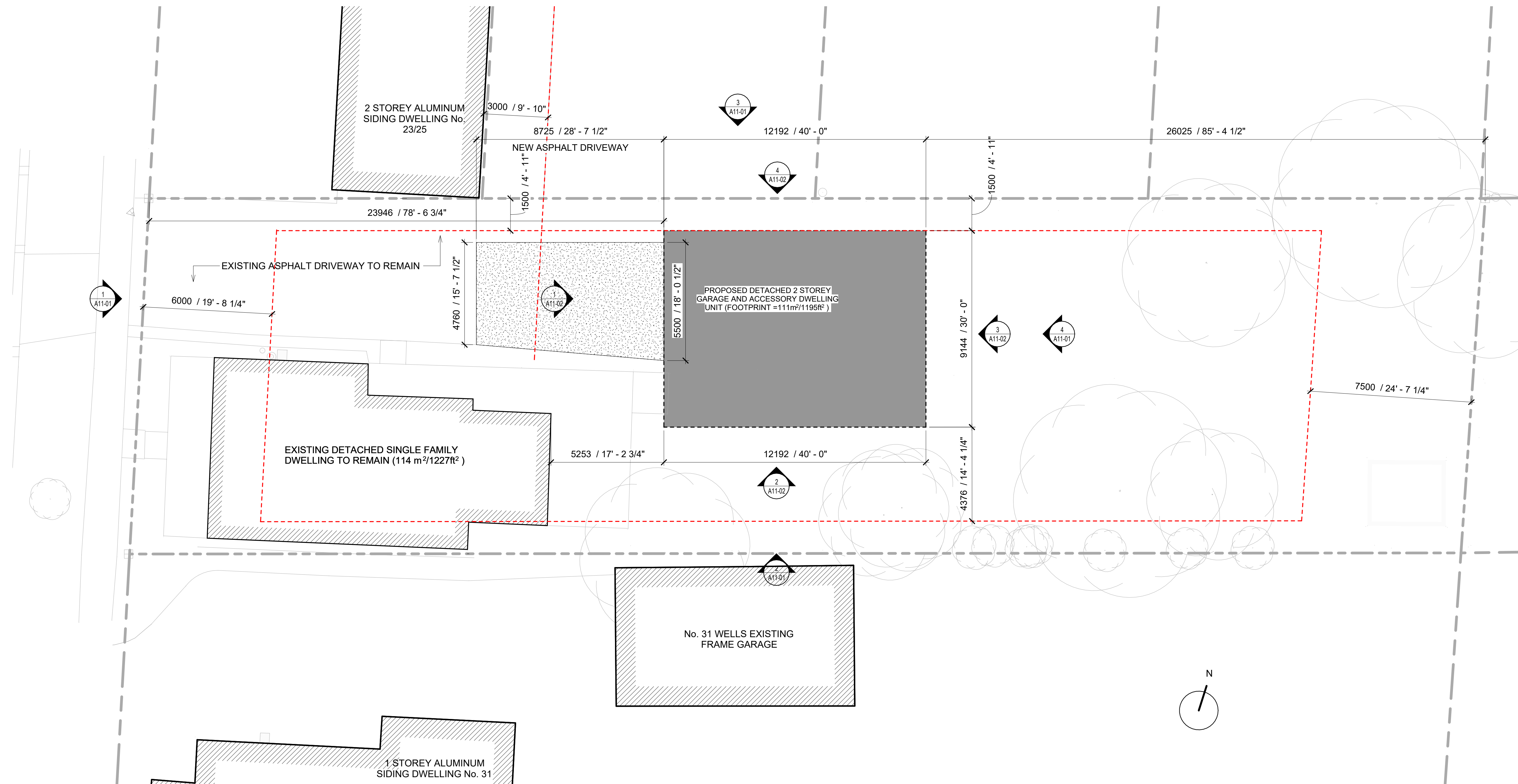
Residential Minimum Zone Requirements	R6 Semi Detached and Duplex Dwelling Residential	R7 Special Mixed Density Residential			R8 Townhouse Dwelling Residential	
		Single Detached	Semi-Detached & Duplex	Triplex		Double Duplex
Dwelling Unit	Semi-Detached & Duplex	Single Detached	Semi-Detached & Duplex	Triplex	Double Duplex	Townhouse
Lot Area	650 m ² (10)	460 m ²	650 m ²	835 m ²	1,110 m ²	180 m ² (10)
Lot Frontage	20 m	15 m	20 m	21 m	22 m	30 m (6 m per unit)
Front Yard	6 m	6 m	6 m	6 m	6 m	7.5 m (9)
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side Yard	1.2 m (6) 1.5 m (7) 0.0 m (8)	1.2 m (6) 1.5 m (7)	1.2 m (6) 1.5 m (7)	2.5 m	2.5 m	0.0 m (8) 1.5 m (for end units)
Exterior Side Yard	6 m	6 m	6 m	6 m	6 m	6 m
Lot Coverage (maximum)	35 %	35 %	35 %	35 %	35 %	50%
Height (maximum)	10 m	10 m	10 m	10 m	10 m	10 m
Interior Garage Length	N/A	N/A	N/A	N/A	N/A	N/A
Interior Garage Width	N/A	N/A	N/A	N/A	N/A	N/A

ZONING INFORMATION
ZONE R7-SN (EXCEPTION 497)

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

PERMIT NO.: **PR20260413** DATE: **May 28, 2026**

APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW



TJ
TECHNICAL DESIGN STUDIO INC.
1051 Martin Grove Rd Etobicoke, ON
M9W 4W6
1416.356.3775
1416.244.4249

CONSULTANTS
STRUCTURAL
MEP
LANDSCAPING
CONSULTANT SPARE 1

WELLS ADU ADDITION
29 Wells St Aurora, ON L4G 1S8

B&J
ONTARIO ASSOCIATION
OF ARCHITECTS
DAVID ANDREW D'ANDREA
LICENCE 9383

1	ISSUED FOR ZONING	03/23/2026
MARK	ISSUE	DATE
Job Number	Project Number	
Drawn	DD	
Checked	DD	
Approved	DD	

TITLE
PROPOSED SITE PLAN
SHEET NUMBER
A01-02



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

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