



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-36

APPLICANT: NOUREDIN BEHZAD AND MEHRAFZOOM TAHERKHANI

PROPERTY: 24 Corbett Cres, Aurora, ON L4G2G1
PLAN 514 LOT 51

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a garden suite addition.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.497.8 of the Zoning by-law states that the maximum gross floor area for detached accessory structures is 40 square meters.
 - a. The Applicant is proposing an accessory structure with a gross floor area of 57 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:	September 11, 2025
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 September 9, 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, Stephanie February, at SFebruary@aurora.ca **no later than 12:00pm (noon) on September 11, 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/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 September 11, 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 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 25th DAY OF August 2025

A handwritten signature in black ink, appearing to read 'Stephanie February', written in a cursive style.

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

ATTACHMENTS

Attachment 1 – Site Plan

Attachment 2 – Elevations

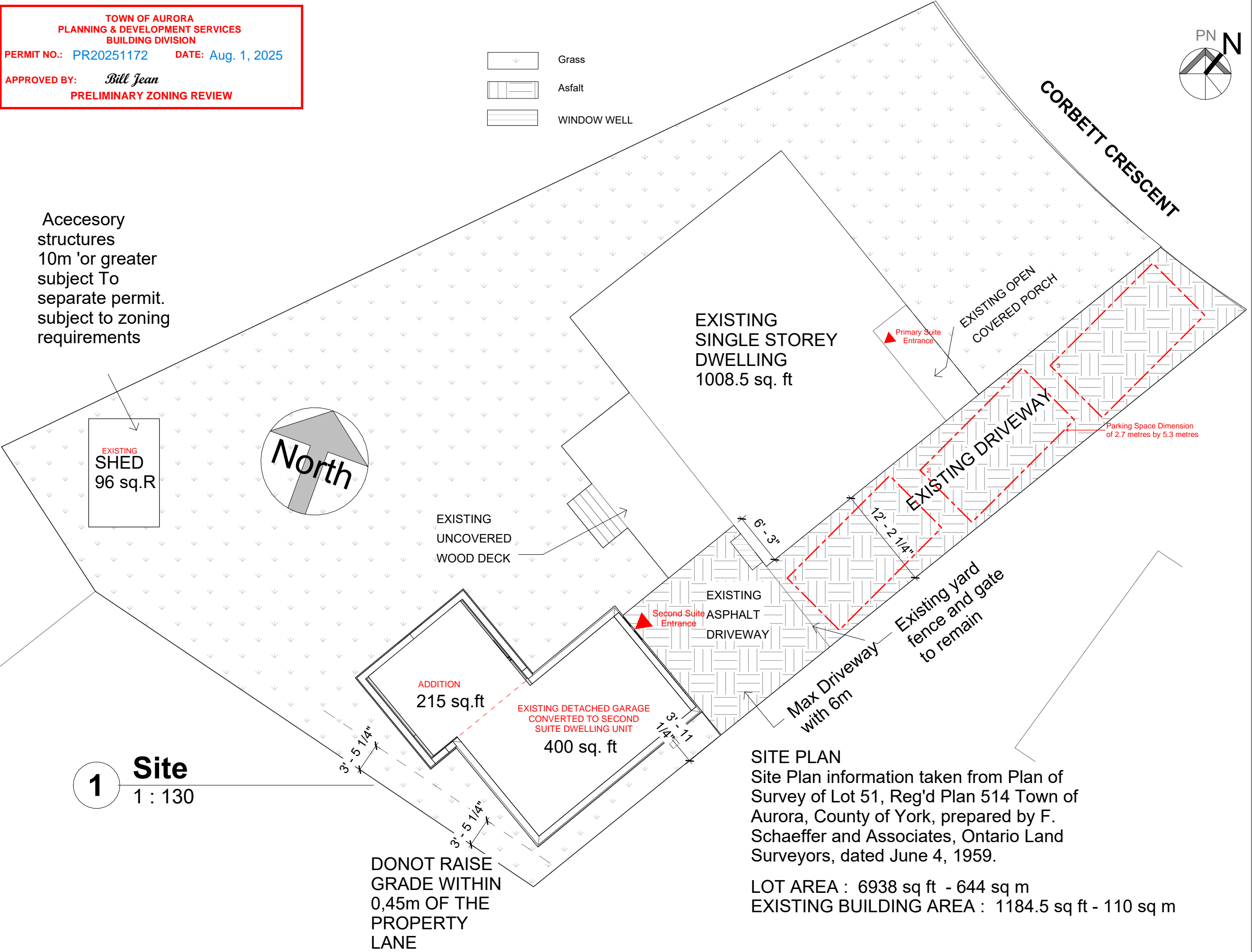
Agenda packages will be available prior to the Hearing at:

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

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20251172 DATE: Aug. 1, 2025

APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



PROJECT		
24 Corbett Crescent Aurora		
REVISIONS		
7/6/2025 11:39:05 PM		
DRAWING TITLE		
Site Plan		
DRAWING NO. A101		
SCALE @ ARCH D 1 : 130	DATE 06/05/25	
DRAWN L.B.	CHECKED Checker	
STAGE	REVISION	

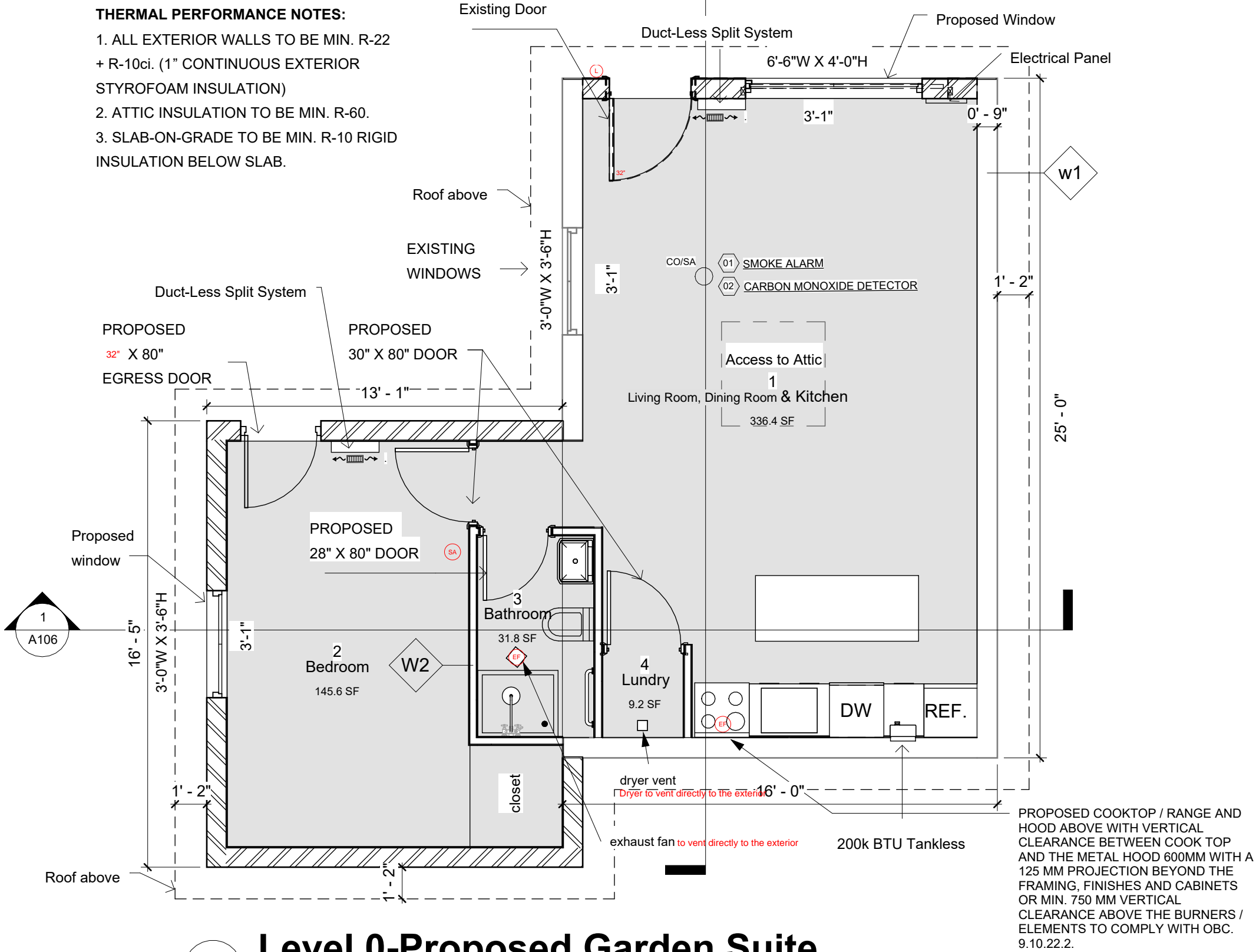
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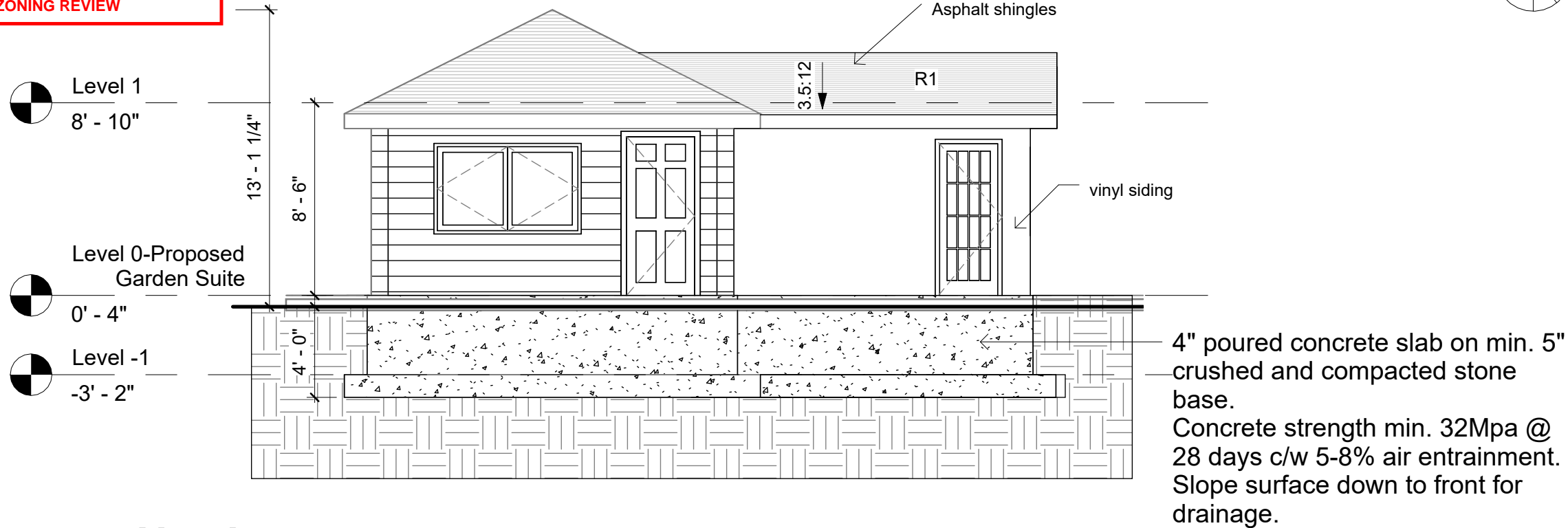
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24 Corbett Crescent Aurora	
REVISIONS	
7/6/2025 11:39:06 PM	
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DRAWING TITLE	
Garden Suite-Proposed Plan	
DRAWING NO. A103	
SCALE @ ARCH D 1 : 50	DATE 02/14/25
DRAWN L.B.	CHECKED Checker
STAGE	REVISION



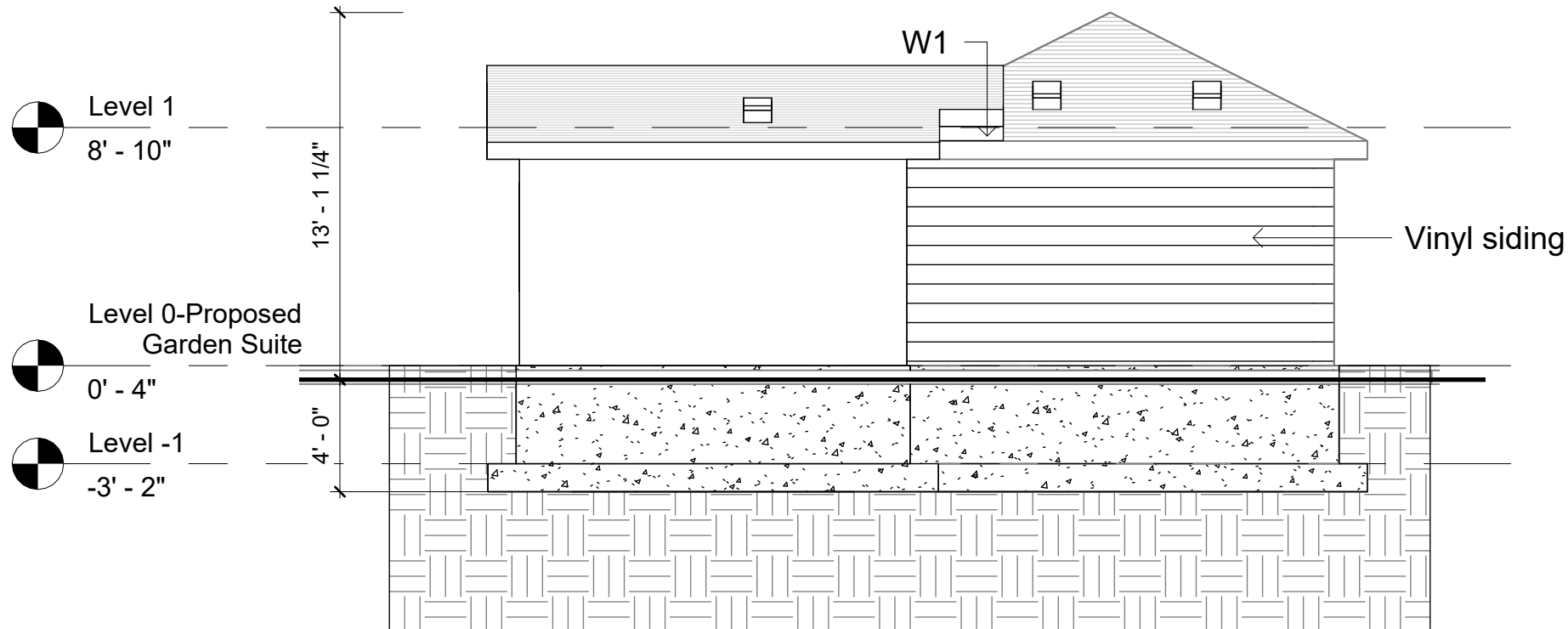
1

Level 0-Proposed Garden Suite

1 : 50



1 North
1 : 70



2 South
1 : 70

PROJECT
24 Corbett Crescent Aurora



REVISIONS	
7/6/2025 11:39:08 PM	



DRAWING TITLE
North-South Facade

DRAWING NO. **A108**

SCALE @ ARCH D 1 : 70	DATE 06/09/25
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DRAWN Author	CHECKED Checker
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STAGE	REVISION
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