



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-40

APPLICANT: AURORA RENTAL HOLDINGS INC.

PROPERTY: 19 Cousins Dr, Aurora, ON L4E 2X7
PLAN 340 LOT 27

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

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of a one-story additional residential unit (ARU) in the rear yard.

THE FOLLOWING VARIANCES ARE REQUIRED:

1. Section 5.6.1(a)(ii) of the Zoning By-law permits a maximum driveway width of 6.0 metres.
 - a) The applicant is proposing a driveway width of 7.6 meters.
2. Section 24.497.8 of the Zoning By-law permits a maximum gross floor area of 40.0 square metres.
 - b) The applicant is proposing a one-story ARU with a gross floor area of 69.3 meters.
3. Section 24.497.8 of the Zoning By-law permits a maximum height of 3.5 metres to the midpoint of the roof.
 - c) The applicant is one-storey ARU with a height of 4.1 meters to the mid-point of the roof.
4. Section 24.497.8 of the Zoning By-law permits a maximum height of 4.5 metres to the peak of the roof.
 - d) The applicant is proposing a one-storey ARU with a height of 5.1 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.

DATE:	November 13, 2025
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 are 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 November 11, 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 November 13, 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 November 12, 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 24th DAY OF October 2025



Stephanie February
Secretary- Treasurer, Committee of Adjustment
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>

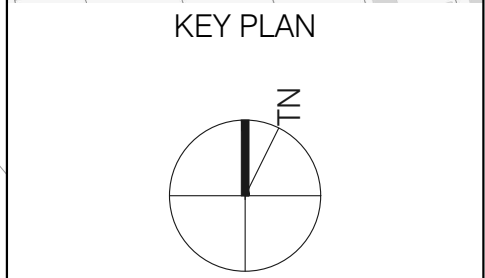
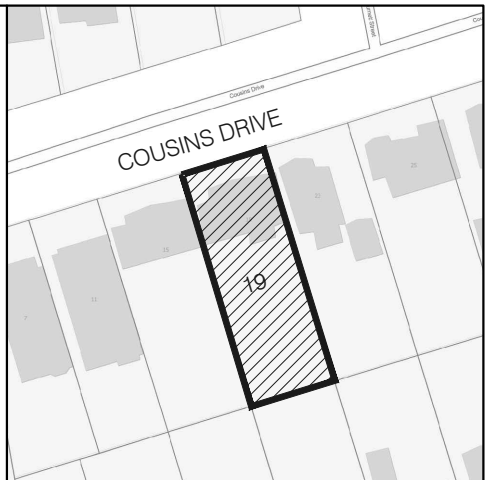
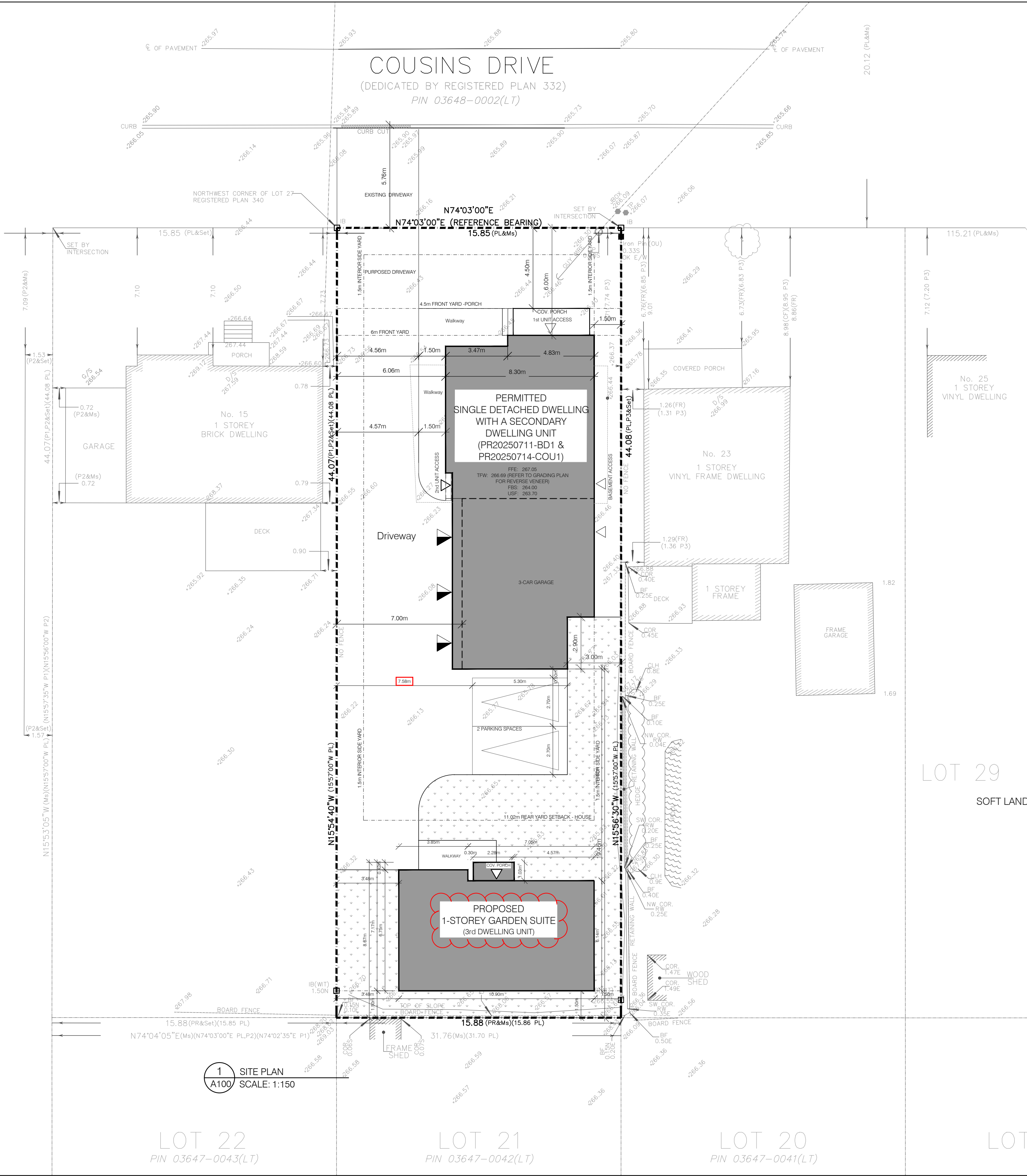
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251466 DATE: Oct. 6, 2025
APPROVED BY: Ashley Vandervaal
PRELIMINARY ZONING REVIEW AMENDED

SITE DEVELOPMENT			
	REQUIRED	PROVIDED	COMPLIANCE
ZONE	R3-SN(497)		
LOT AREA	460m2	700m2	YES
LOT FRONTAGE	15m	15.85m	YES
FRONT YARD - HOUSE	6m	6m	YES
FRONT YARD - PORCH	4.5m	4.5m	YES
REAR YARD - HOUSE	11.02 (GREATER OF 7.5m OR 25% OF LOT DEPTH) (EXC. 497)	19.46m	YES
INTERIOR SIDE YARD - HOUSE	1.5m & 3m BEYOND MAIN REAR WALL OF THE ADJACENT DWELLING (EX. 497) R3-12m(4.5m) +5m(2.5m)	1.5m & 3m BEYOND MAIN REAR WALL OF THE ADJACENT DWELLING	YES
LOT COVERAGE - HOUSE	LESSER OF 35% OR 235m2	21.5% (150m2)	YES
GROSS FLOOR AREA (INCLUSIVE OF GARAGE)	370m2	262.80m2	YES
SECONDARY SUITE DWELLING AREA	35m2	87.40m2	YES
HEIGHT - HOUSE	SLOPE > 20° : LESSER OF 9.0m TO MID OF ROOF 9.9m TO TOP OF ROOF	8.05m MID OF ROOF 9.56m TOP OF ROOF	YES
REAR YARD - ACC. STRUCTURE	1m	1.5m	YES
INTERIOR YARD - ACC. STRUCTURE	1.2m (1st STOREY) 1.5m (2nd STOREY)	1.5m (E) 3.48m (W)	YES
HEIGHT - ACC. STRUCTURE	4.5m TO PEAK 3.5m TO MID OF ROOF (EXC. 497) R3-4.5m	5.10m TO PEAK 4.07m TO MID	NO
LOT COVERAGE - ACC. STRUCTURE (EXCLUDED FROM ZONE COVERAGE)	40m2 (EXC. 497) R3-15% (105m2)	69.30 m2 ACC. STRUCTURE + 2.34 m2 PORCH	NO
PARKING	4 (2 FOR HOUSE + 2 FOR ADDITIONAL UNITS)	5	YES

GROSS FLOOR AREA - HOUSE		
	AREA (SM)	AREA (SF)
1ST FLOOR	69.40m2	748SF
2nd FLOOR	129.30m2	1,392SF
GARAGE	64.10m2	690SF
BASEMENT	73.00m2	785SF
GROSS FLOOR AREA (EXCLUDING BASEMENT)	262.80m2	2,830SF

GROSS FLOOR AREA - GARDEN SUITE		
	AREA (SM)	AREA (SF)
1ST FLOOR	69.30m2	746SF
GARAGE	-	-
GROSS FLOOR AREA	69.30m2	746SF

LEGEND
▼ GARAGE DOOR
▽ MAN DOOR



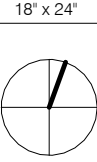
No.	DESCRIPTION	DATE
02	ISSUED FOR CMA	2025-09-29
02	ISSUED FOR ZONING REVIEW	2025-08-27
01	ISSUED FOR ZONING REVIEW	2025-08-06

REVISIONS	
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.	
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.	
DO NOT SCALE DRAWINGS.	

FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:	PROPOSED GARDEN SUITE 19 COUSINS DR. AURORA, ON, L4G 1B2	
DRAWING:	SITE PLAN	
PLOTTED:	N/A	
DATE:	09/29/25	2025-01
SCALE:	AS NOTED	DRAWING No:
DRAWN BY:	REVIEWED BY:	A100
P.S.	F.C.	



1 NORTH ELEVATION - G.S.
1 : 50



2 SOUTH ELEVATION - G.S.
1 : 50

Revision Number	Revision Description	Revision Date
8	ISSUED FOR CMA	2025-09-29
7	ISSUED FOR ZONING REVIEW MV	2025-08-27
6	ISSUED FOR ZONING REVIEW MV	2025-07-25

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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