

# NOTICE OF PUBLIC HEARING MINOR VARIANCE

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

FILE NUMBER: MV-2025-28

**APPLICANT:** Khoder El-Dassouki

**PROPERTY:** 7 Steeplechase Ave, Aurora, ON L4G6W5

PLAN M1582 LOT 34

**RELATED** 

**APPLICATIONS:** n/a

**ZONING:** ER Estate Residential Zone

**PURPOSE:** A Minor Variance Application has been submitted to facilitate

a garage with an art studio above.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 4.1.2(b) of the Zoning By-law permits a maximum height of 4.5 metres.
  - a) The applicant is proposing a detached garage with a height of 8.07m metres.

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: August 14, 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 <a href="mailto:sfebruary@aurora.ca">sfebruary@aurora.ca</a> <a href="mailto:no later than 4:30pm on August 12, 2025">no later than 4:30pm on August 12, 2025</a>. 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: <a href="https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form">https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form</a>

ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Stephanie February, at <a href="mailto:sfebruary@aurora.ca">sfebruary@aurora.ca</a> no later than 12:00pm (noon) on August 14, 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 <a href="https://www.aurora.ca/media/otkpzqeu/request-for-decision-fillable.pdf">https://www.aurora.ca/media/otkpzqeu/request-for-decision-fillable.pdf</a> This form is to be emailed to sfebruary@aurora.ca **no later than 4:30pm on August 14, 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 29th DAY OF July 2025

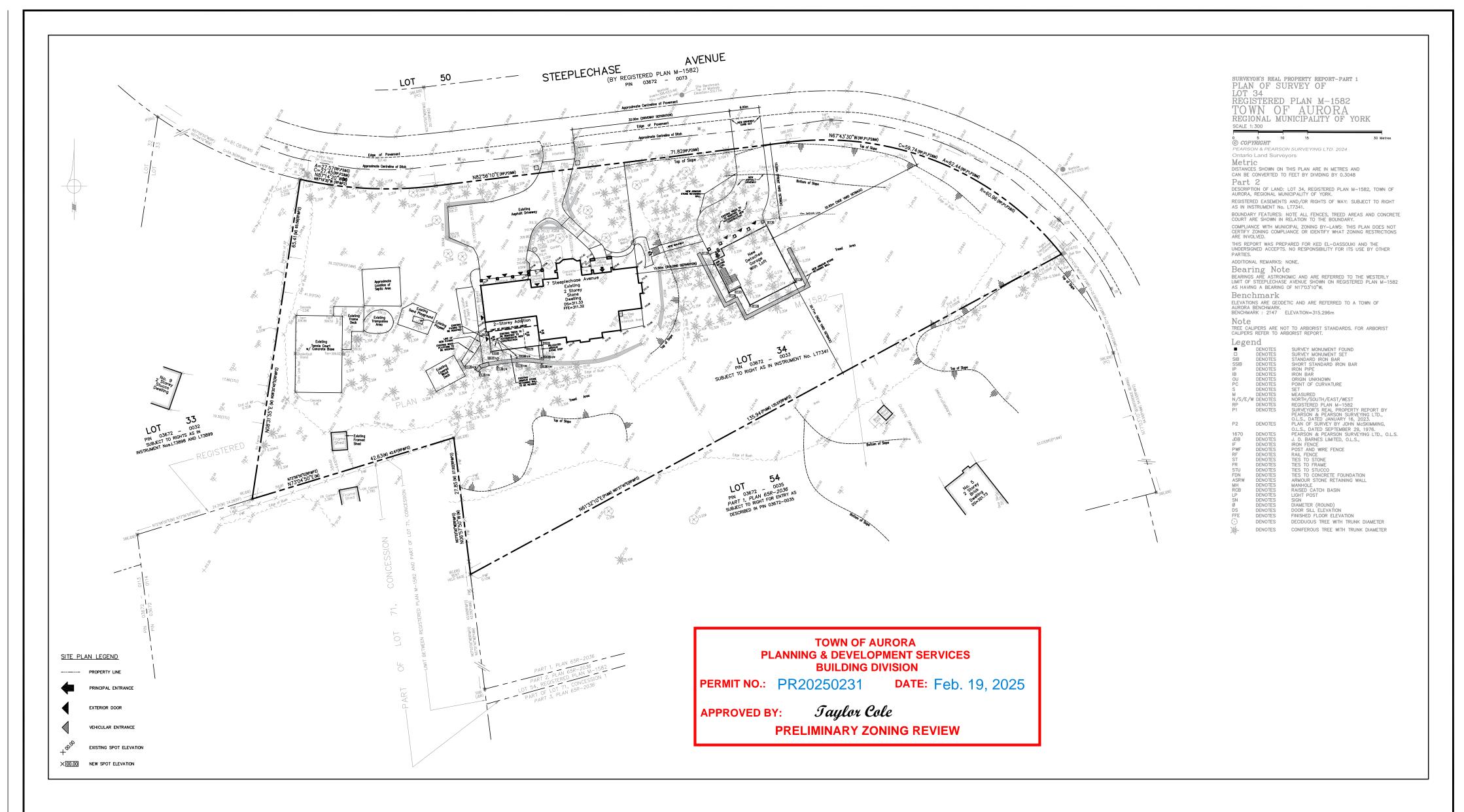
Stephanie February Secretary –Treasurer Committee of Adjustment

### **ATTACHMENTS**

Attachment 1 - Site Plan

Agenda packages will be available prior to the Hearing at:

https://www.aurora.ca/agendas



SITE DATA	7 Steeplechase Avenue, Aurora, Ontario L4G 6W5
LOT No.	34
REGISTERED PLAN	M-1582
ZONING	Zone 1 ER
OAK RIDGES MORAINE	ORM Settlement Area
LSRCA	Not Applicable
LOT AREA	8,260.33 sm (88,913.45 sf)

MAIN DWELLING	MAXIMUM 15% OF LOT	340.9 sm	402.10 sm (With Addition)
DETACHED GARAGE	AREA (8,260.33 sm)	Not Applicable	150.44 sm (New Garage)
FRAMED SHED	= Maximum 1,239.05 sm	11.49 sm	11.49 sm (Unchanged)
TOTAL		352.39 sm (4.26% Coverage)	564.03 sm (6.82% Coverage)
BUILDING HEIGHT	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROVIDED</u>
MAIN DWELLING	Maximum 10m	8.25 m	Existing — No Change
DETACHED GARAGE	Maximum 4.5m	Not Applicable	6.88 m

REQUIRED

**EXISTING** 

<u>PROVIDED</u>

<u>SETBACKS</u>	<u>REQUIRED</u>	<u>EXISTING</u>	PROVIDED
DWELLING FRONT	15m	18.11 m	Existing — No Change
DWELLING REAR	22m	30.85 m	Existing — No Change
DWELLING INTERIOR SIDE YARD	9m and 4.5m	39.33 m	Existing — No Change
GARAGE FRONT	As Per Main Dwelling	Not Applicable	15.00 m
GARAGE REAR	4.5m	Not Applicable	20.71 m
GARAGE SIDE YARD	As Per Main Dwelling	Not Applicable	32.62 m

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e construction Ilcable codes	2.	Jan. 22/25	ISSUED FOR CIVIL COORDINATION	MS
awing is not to	1.	Dec. 09/24	ISSUED TO CLIENT FOR REVIEW AND APPROVAL	MS
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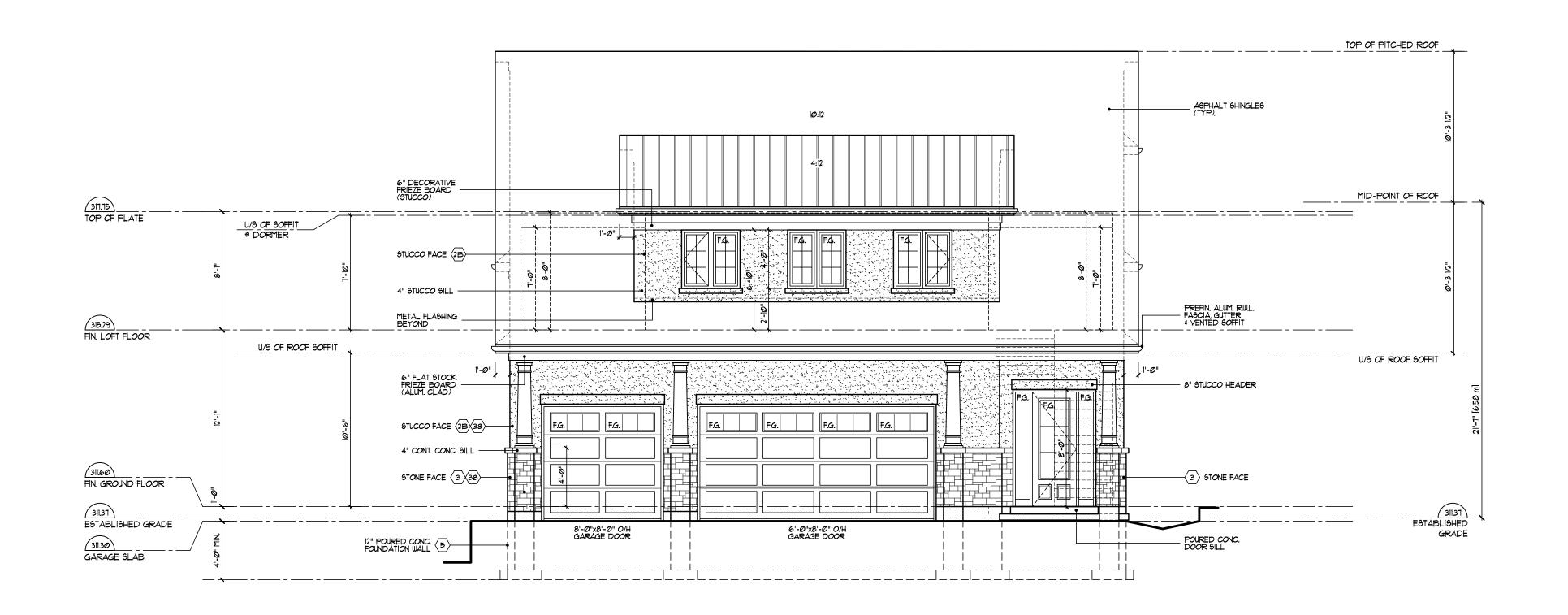
COVERAGE

NARY NGS **DR** CTION

ARCHITECTURAL SITE PLAN SURIANO. ARCHITECTURAL DESIGN FEB. 11/25 MAS SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 DEC. 09/24 A-1 1:500 23-167

PROPOSED ADDITION

7 STEEPLECHASE AVENUE AURORA, ONTARIO



# NORTH ELEVATION (FRONT)

This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Suriano Design Consultants Inc. of any variations from the drawings. NORTH ELEVATION (FRONT) SURIANO. **PRELIMINARY** PROPOSED GARAGE Suriano Design Consultants Inc. is not responsible for the accuracy of survey structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction must conform to all applicable codes and requirements. This drawing is not to be scaled.

5. FEB. 11/25 ISSUED FOR PRELIMIN...

5. FEB. 03/25 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

2. NOV. 08/24 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

3. DEC. 09/24 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

3. SEP. 18/24 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

3. DEC. 09/24 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

4. FEB. 03/25 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

5. FEB. 11/25 ISSUED TO CLIENT FOR REVIEW AND APPROVAL

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8. SEP. 18/24 ISSUED TO CLIENT FOR REVIEW AND APPROVAL ARCHITECTURAL DESIGN **DRAWINGS** WITH FUTURE ART STUDIO FEB. 11/25 JL 1766 SQ. FT. **NOT FOR** 7 STEEPLECHASE AVENUE CONSTRUCTION AURORA, ONTARIO SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Veughen, Onterio L4L 8P9 T. 905-264-0924 JULY 10/24 A-4a 3/16"=1'-0" 23-167