



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-29

APPLICANT: Heather Manassis

PROPERTY: 23 Cady Crt, Aurora, ON L4G6S1
PLAN 65M2786 LOT 37

**RELATED
APPLICATIONS:** n/a

ZONING: R3(84) Detached Third Density Residential

PURPOSE: The Applicant is proposing a one-storey rear addition

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 7.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres.
 - a) The applicant is proposing a one-storey addition, which is 4.0 metres to the rear property line.
- 2) Section 24.84.1.3 of the Zoning By-law permits a maximum lot coverage of 35.0%.
 - a) The applicant is proposing a one-storey addition, with a lot coverage of 38.6%.

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 sfebruary@aurora.ca **no later than 4:30pm on August 12, 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 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 <https://www.aurora.ca/media/otkpzgeu/request-for-decision-fillable.pdf> 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



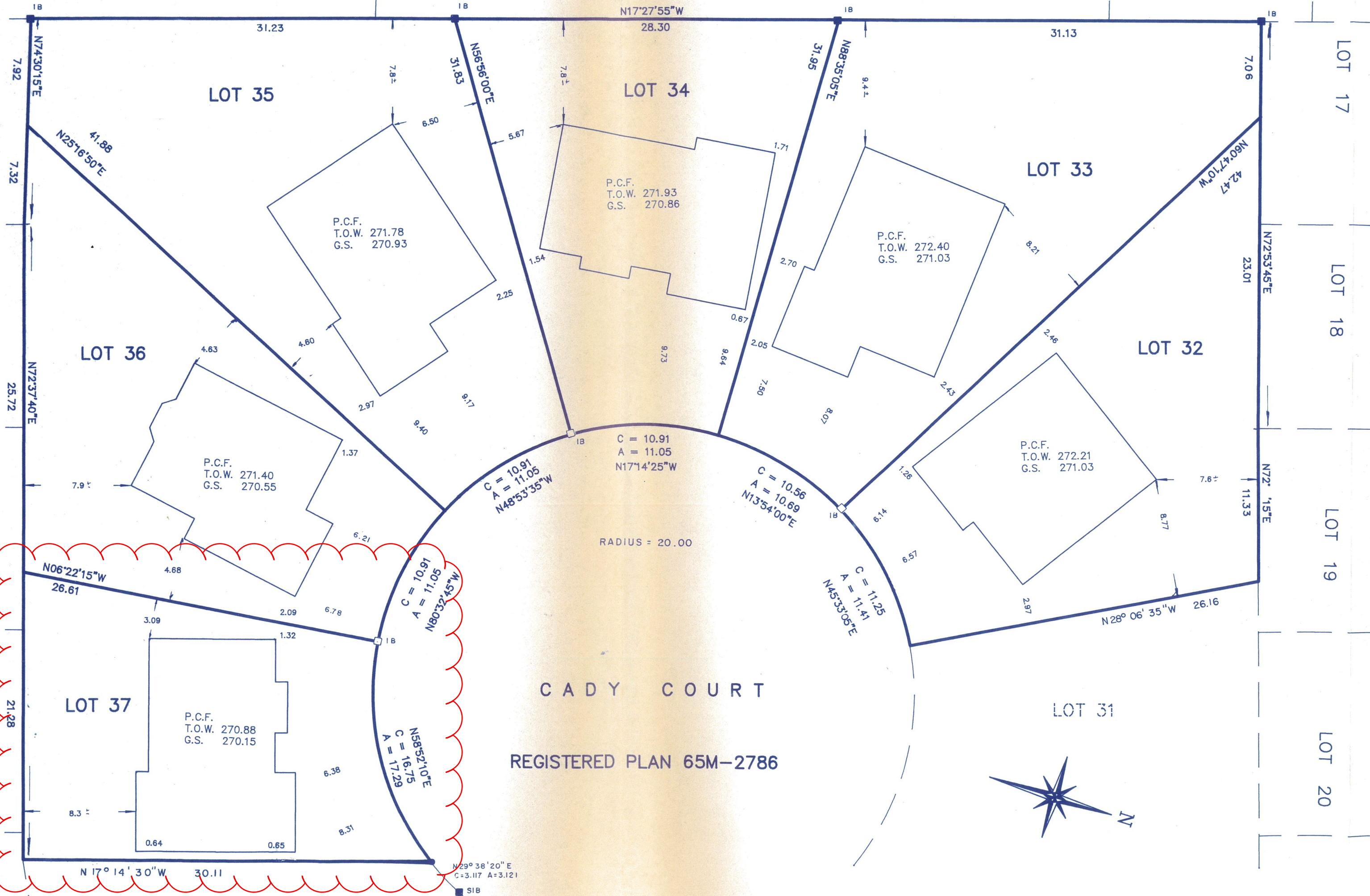
Stephanie February
Secretary – Treasurer
Committee of Adjustment

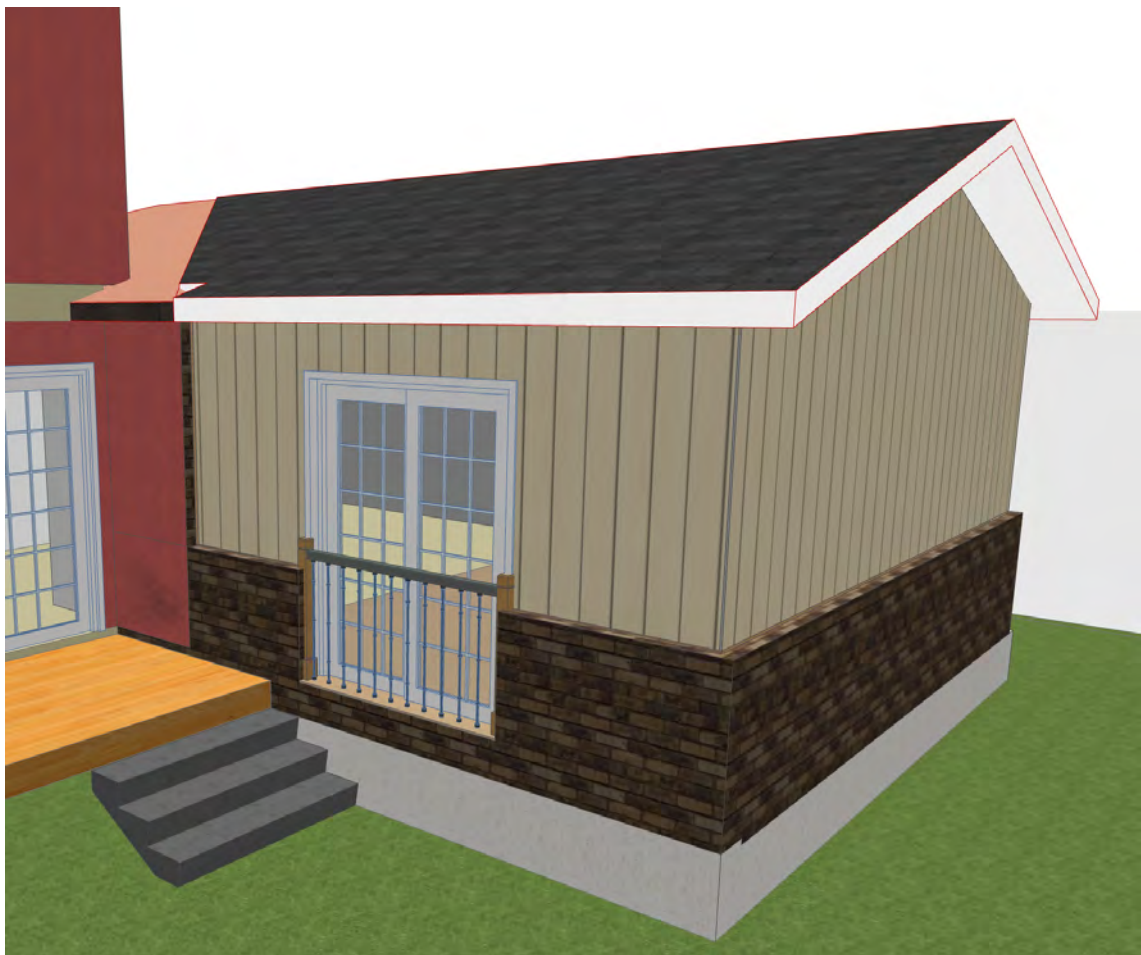
ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

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





PRELIMINARY ZONING REVIEW



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



Date of issue: June 5, 2025