



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-10

APPLICANT: MUIKILA, MARIA

PROPERTY: 54 Fife Rd, Aurora, ON L4G6Z8
PLAN 65M2977 PT LOT 86 RS65R17470 PART 27

**RELATED
APPLICATIONS:** n/a

ZONING: R6(146) Semi-Detached and Duplex Dwelling Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a driveway widening to accommodate a 3rd parking spot.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 5.6.1(a)(i) of the Zoning By-law permits a maximum driveway width of 3.5 metres.
 - a. The applicant is proposing a driveway width of 5.4 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:	June 12, 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on June 10, 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, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on June 12, 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 PFan@aurora.ca **no later than 4:30pm on June 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 Peter Fan at PFan@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 27th DAY OF May 2025

A handwritten signature in black ink, appearing to read 'Peter Fan', is written over a horizontal line.

Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

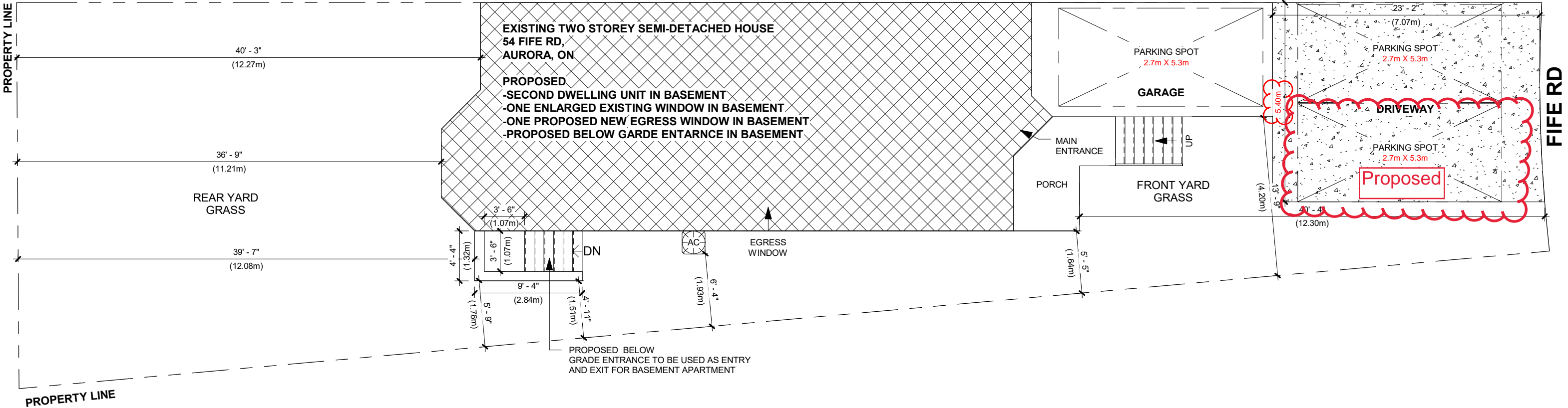
ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:


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

EGRESS OPTION: DIRECT EXCLUSIVE EXIT



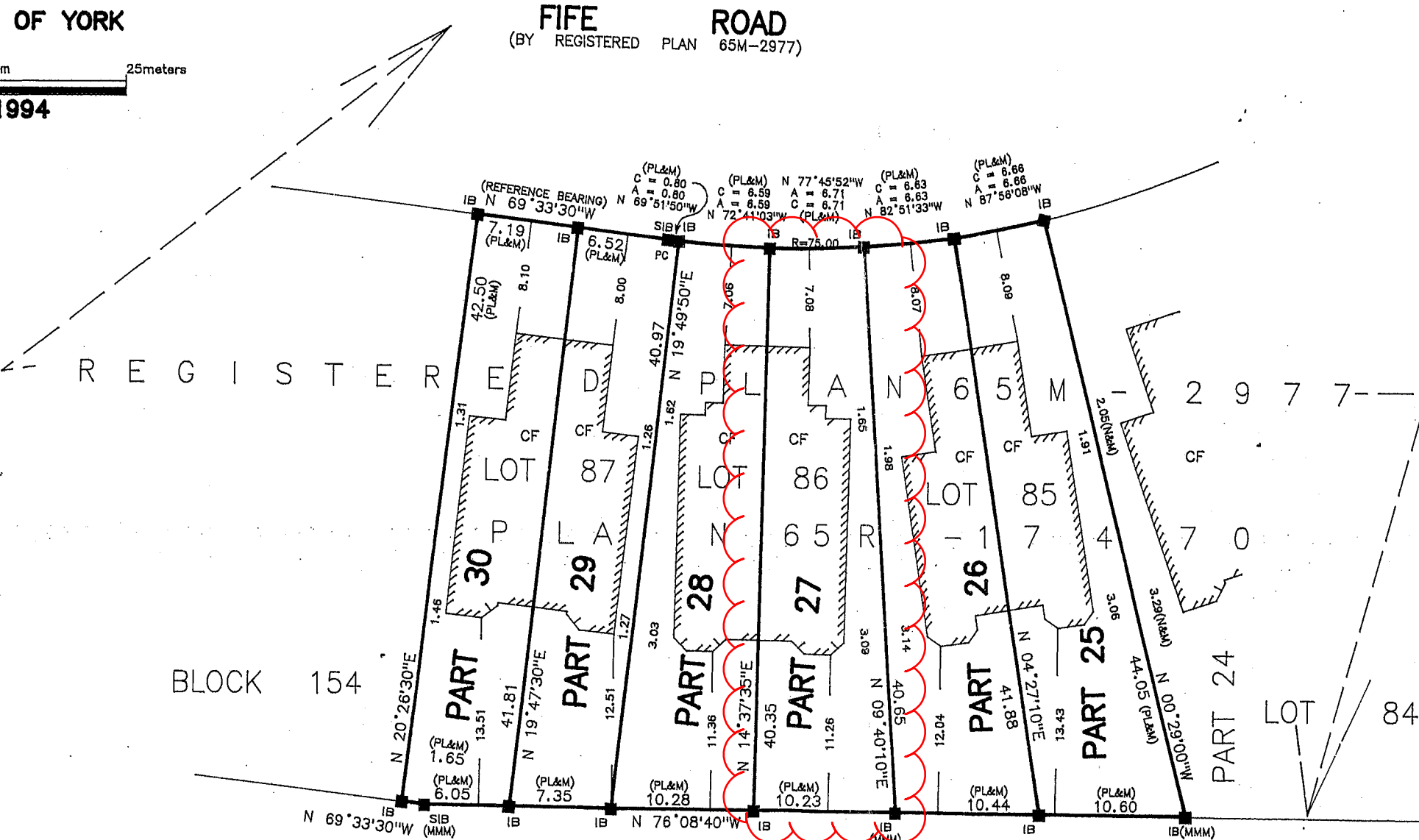
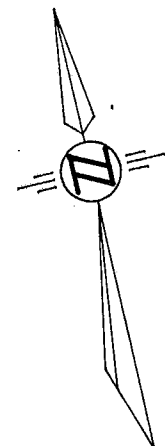
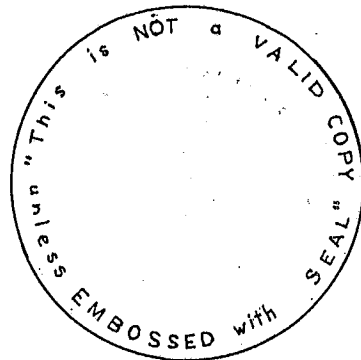
FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	972.34 SF (90.33 SQM)
SECOND FLOOR AREA	1074.17 SF (99.79 SQM)
OWNER'S AREA IN BASEMENT	132.30 SF (12.29 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	2178.81 SF (202.42 SQM)
SECOND UNIT DWELLING AREA	705.70 SF (65.56 SQM)

				54 FIFE RD AURORA, ON	Date 2025-04-11	Scale 1 : 100	
						Drawn By KD	Checked By KS
					SITE PLAN	Project Number 0001	
	2.					SHEET NUMBER A1	
	1.	ISSUED FOR PERMIT		2025-04-11	RJ CAD SOLUTIONS		
	No.	REVISION		DATE			

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 85,86 AND 87
REGISTERED PLAN 65M-2977
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:400
5m 0m 5m 15m 25meters
P. SALNA CO. LTD., 1994

METRIC
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE
CONVERTED TO FEET BY
DIVIDING BY 0.3048



NOTE:
ALL FOUND MONUMENTS ARE BY
P. SALNA CO. LTD., O.L.S.
UNLESS OTHERWISE SHOWN

THIS REPORT WAS PREPARED FOR
DUNADAM DEV. INC
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES

PART 2 (SURVEY REPORT)
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
PARTS 25 & 26 ARE SUBJECT TO A RIGHT OF RE-ENTRY AS IN LT 1001772
PARTS 27 & 28 ARE SUBJECT TO A RIGHT OF RE-ENTRY AS IN LT 1001773
PARTS 29 & 30 ARE SUBJECT TO A RIGHT OF RE-ENTRY AS IN LT 1001774
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
ALL DWELLINGS COMPLY WITH MUNICIPAL ZONING
BY-LAW SETBACK REQUIREMENTS

- LEGEND**
- DENOTES FOUND TEMPORARY WITNESS MONUMENT BY P. SALNA CO. LTD., O.L.S.
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - C DENOTES CALCULATED
 - N DENOTES NOTES BY P. SALNA CO. LTD., O.L.S.
 - M DENOTES MEASURED
 - S DENOTES SET
 - PC DENOTES POINT OF CURVATURE
 - PL DENOTES PLAN 65R-17470
 - CF DENOTES CONCRETE FOUNDATION WALLS
 - TWE DENOTES TOP OF WALL ELEVATION
 - PRC DENOTES POINT OF REVERSE CURVATURE
 - GSE DENOTES GARAGE SILL ELEVATION
 - MMM DENOTES MARSHALL, MACKLIN, MONAGHAN LTD.

NOTES

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF R. SALNA O.L.S.

BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTH-WESTERLY
LIMIT OF FIFE ROAD
AS SHOWN ON REGISTERED PLAN 65M-2977
HAVING A BEARING OF N 69° 33' 30" W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON
THIS PLAN WAS COMPLETED ON THE
1st DAY OF DEC. 1994

DEC. 2/94
DATE

T.A. Senkus
ONTARIO LAND SURVEYOR

P. SALNA COMPANY LTD.,
ONTARIO LAND SURVEYORS
10225 YONGE STREET
RICHMOND HILL, ONTARIO L4C-3B2
PHONE: (905) 884-3988 FAX: (905) 737-7516
DRAWN BY: RAJA
CHECKED BY: SRI
FILE No. 94-49