



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-24

APPLICANT: MCGOWAN, MEGAN JOSIE AND FREIHA, SAMI

PROPERTY: 53 Mosley St, Aurora, ON L4G1G8
PLAN 68 PT LOTS 11 & 12

**RELATED
APPLICATIONS:** n/a

ZONING: R7-SN(497) Detached Special Mixed Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate
a front porch to the existing home.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing an open porch that is 1.95m from front property line, whereas the Zoning By-law requires a minimum front yard setback of 4.5 meters.
- b) The applicant is proposing porch steps that are 0.97 metres from the front property line, whereas the Zoning By-law requires a minimum front yard setback of 4.5 meters.
- c) The applicant is proposing an open porch with a side yard set back of 0.97 metres on the west side, whereas the Zoning By-law requires a minimum side yard of 1.5 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:	August 13, 2026
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 11, 2026.** 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 13.** 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 August 12, 2026.**

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 2026



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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

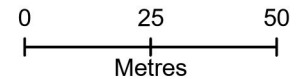
<https://www.aurora.ca/agendas>



Location Map
53 Mosley Street
FILE: MV-2026-24
Town of Aurora
Committee Of Adjustment

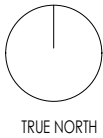
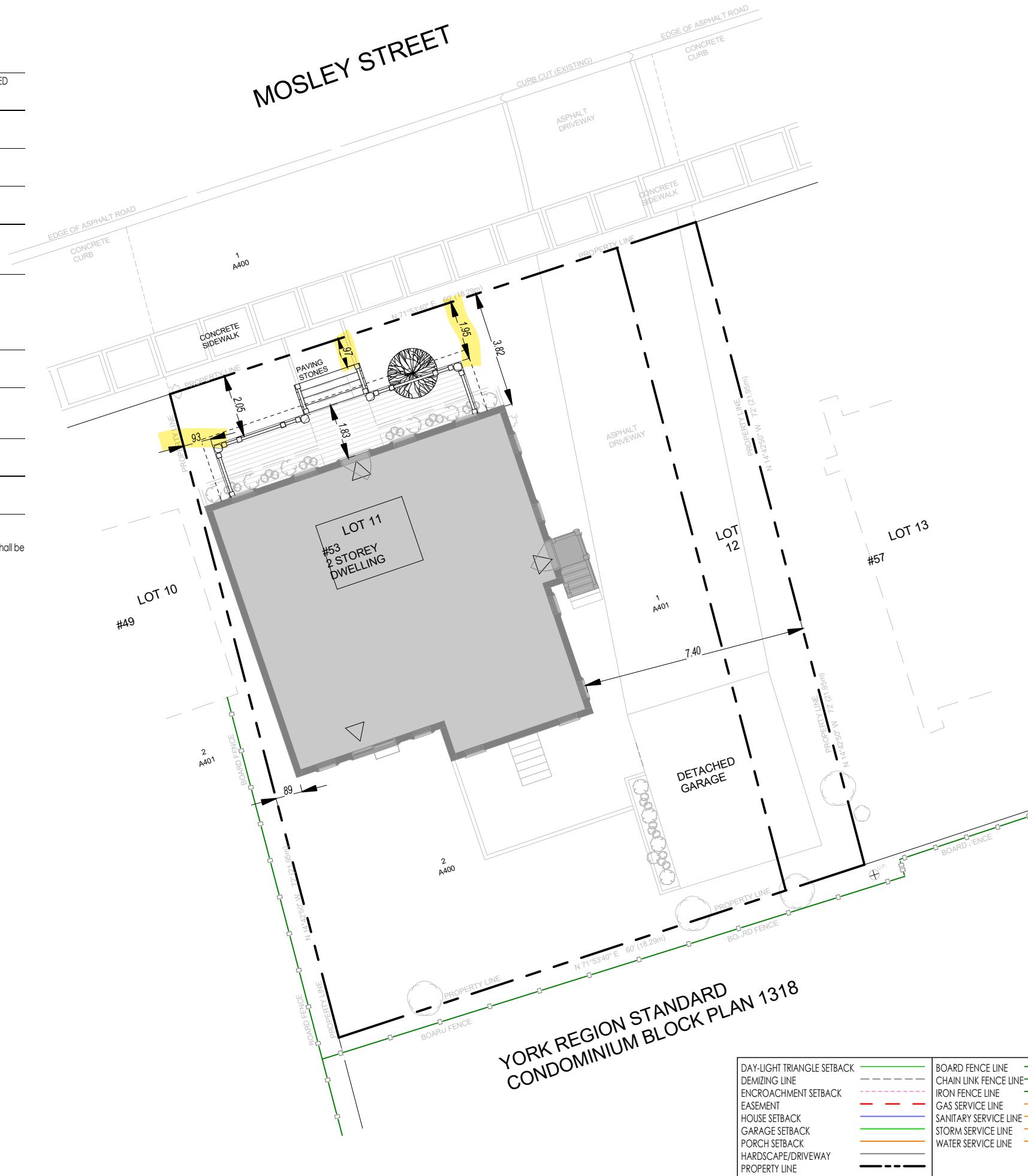


SUBJECT LANDS



ZONGING DESIGNATION -		R7-SN, ex 497
	REQUIRED	PROPOSED
PERMITTED USE	SINGLE DETACHED	SINGLE DETACHED
LOT AREA (min.)	460 m ²	SEE CHART
LOT FRONTAGE (min)	15.0 m	-m
FRONT YARD (min)	6.0 m	-m
REAR YARD (min), whichever is greater	7.5 m	-m
-or-	25% Lot depth	m
INT. SIDE YARD (min)	1.5 m	-m
-and-	3.0 metres beyond the Main Rear Wall of the adjacent Dwellings	
EXT. SIDE YARD (min)	6.0 m	-m
LOT COVERAGE (max), whichever is less	215 m ²	SEE CHART
-or-	40 % (- m ²)	SEE CHART
PERVIOUS SURFACE (per front yard)(min)	50% (- m ²)	SEE CHART
HEIGHT (max)	10.0m	-m
GROSS FLOOR AREA (min)	370 m ²	-m

* per 24.497.5 - An Integral Garage or an Accessory Detached Garage shall be flush with, or set back from, the Main front wall of the Detached Dwelling.



FOR DISCUSSION ONLY

LOT AREA BREAKDOWN

Name	Area (sf)	Area (sq m)	Area %
DRIVEWAY	1017.24 SF	94.51 m ²	23.56%
FRONT PORCH	166.65 SF	15.48 m ²	3.86%
GARAGE	315.60 SF	29.32 m ²	7.31%
HARD LANDSCAPING	42.17 SF	3.92 m ²	0.98%
HOUSE	1108.47 SF	102.98 m ²	25.68%
REAR PORCH	16.74 SF	1.56 m ²	0.39%
SIDE PORCH	25.18 SF	2.34 m ²	0.58%
SOFT LANDSCAPING	1625.27 SF	150.99 m ²	37.65%
	4317.32 SF	401.09 m ²	100.00%

SOFT LANDSCAPE (Front Yard)

Name	Area (sf)	Area (sq m)	Area %
SOFT LANDSCAPING	341.71 SF	31.75 m ²	59.15%
HARD LANDSCAPING	42.17 SF	3.92 m ²	7.30%
DRIVEWAY	193.84 SF	18.01 m ²	33.55%
	577.72 SF	53.67 m ²	100.00%

LOT COVERAGE

Name	Area (sf)	Area (sq m)
FRONT PORCH	166.65 SF	15.48 m ²
GARAGE	315.60 SF	29.32 m ²
HOUSE	1108.47 SF	102.98 m ²
REAR PORCH	16.74 SF	1.56 m ²
SIDE PORCH	25.18 SF	2.34 m ²
	1632.63 SF	151.68 m ²

SOFT LANDSCAPE (Per Lot)

Name	Area (sf)	Area (sq m)
HARD LANDSCAPING	42.17 SF	3.92 m ²
SOFT LANDSCAPING	1625.27 SF	150.99 m ²
	1667.44 SF	154.91 m ²

7	-	-
6	-	-
5	-	-
4	-	-
3	REV. AS PER CLIENT CMNTS.	2025-04-08
2	ISSUED FOR CLIENT REVIEW	2026-02-19
1	ISSUED FOR CLIENT REVIEW	2025-12-04

#	DESCRIPTION	DATE
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PRIVATE RESIDENCE

53 MOSLEY ST., AURORA, ONTARIO.

PORCH ADDITION

SEE CHAR

DEC. 2025 ■ CJO ■ 53 MOSLEY, RV

SITE PLAN (PROPOSED)

1 : 150



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