



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-33

APPLICANT: LESLEY CLARE GORDON AND DAVIDE COLAGIACOMO

PROPERTY: 6 Northern Dancer Lane, Unit:26, Aurora, ON L4G7Y7
YORK REGION VACANT LAND CONDO PLAN 1010 LEVEL 1 UNIT 26

RELATED APPLICATIONS: n/a

ZONING: R2(296) Detached Second Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a two-storey garage addition.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres.
 - a. The applicant is proposing a two-storey garage addition, which is 2.4 metres to the interior side property line.
2. Section 24.296.4 of the Zoning By-law allows a maximum driveway width of 6.0 meters at the street line to the private right-of-way.
 - a. The applicant is proposing a driveway width of 7.3 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:	September 11, 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 September 9, 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 September 11, 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 September 11, 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 25th DAY OF August 2025

A handwritten signature in black ink, appearing to read 'Stephanie February', written in a cursive style.

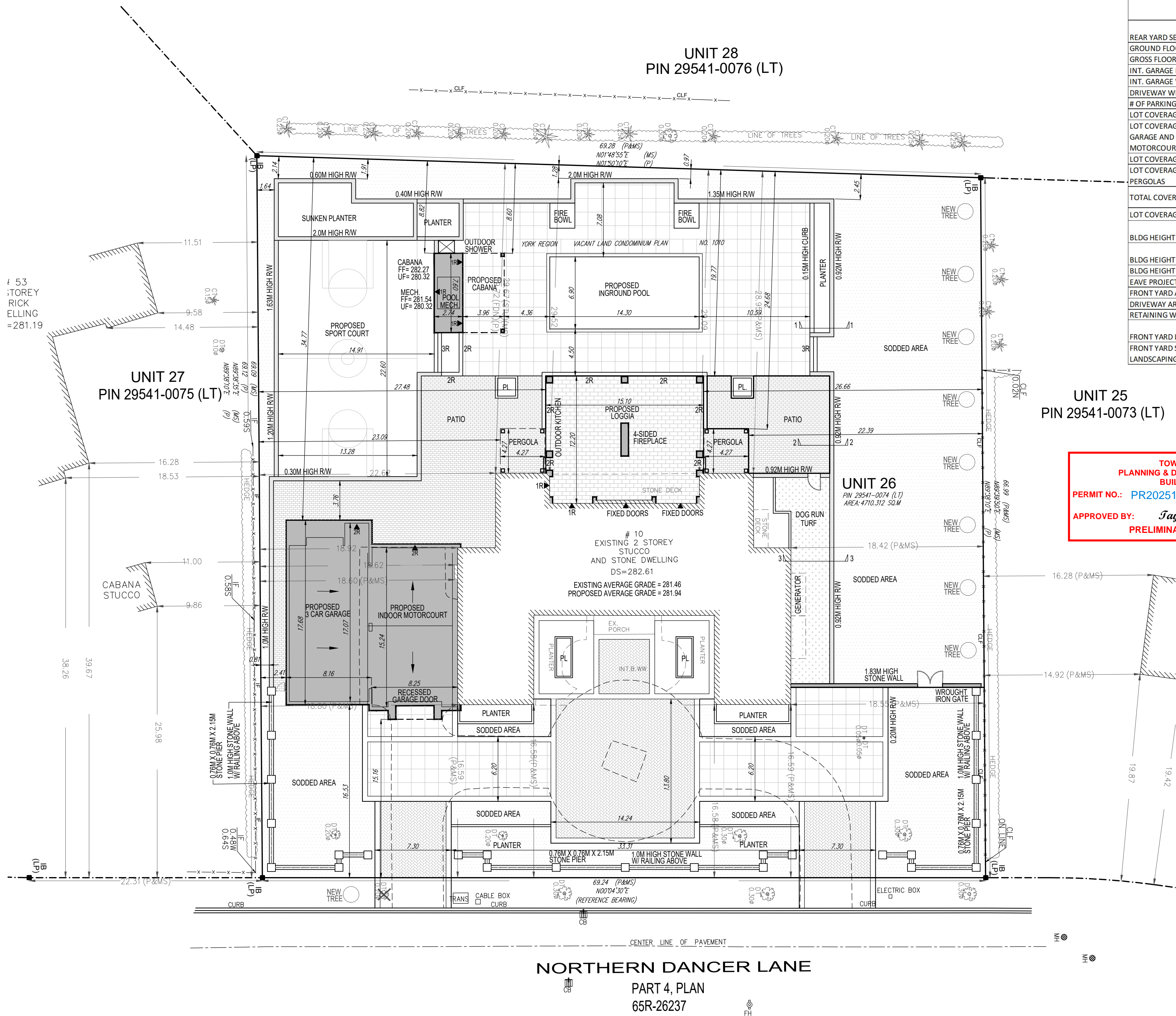
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Elevations

Agenda packages will be available prior to the Hearing at:

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



ZONING		
SITE DATA	BY-LAW 2213-78	PROPOSED
ZONE	R1-31	
LOT FRONTAGE	20.0 M	69.24 M
LOT AREA	2000 M2	4710.31 M2
FRONT YARD SETBACK	9.0 M	15.16 M
SIDE YARD SETBACK	4.50 M	18.42 M
	4.50 M	18.62 M (EXISTING) 2.41 M (PROPOSED)
REAR YARD SETBACK	9.0 M	34.77 M (GARAGE) 8.60 M (CABANA)
GROUND FLOOR AREA	279.0 M2	392.79 M2 (EXISTING)
GROSS FLOOR AREA	N/A	484.58 M2 (EXISTING)
INT. GARAGE LENGTH (MIN)	6.0 M	10.05 M (EXISTING)
INT. GARAGE WIDTH (MIN)	2.9 M	7.30 (EXISTING)
DRIVEWAY WIDTH (MAX)	6.0M	14.60 M COMBINED
# OF PARKING SPACES	3 MIN.	6 +
LOT COVERAGE EXISTING		9.94% (468.04 M2)
LOT COVERAGE DETACHED GARAGE AND COVERED MOTORCOURT		5.95% (280.29 M2)
LOT COVERAGE OF LOGGIA		3.81% (179.58M2)
LOT COVERAGE OF PERGOLAS		0.77% (36.42 M2)
TOTAL COVERAGE	35% (1648.60 M2)	20.47% (964.33 M2)
LOT COVERAGE OF CABANA	15% (706.54 M2)	1.08% (51.10 M2)
BLDG HEIGHT TOP OF FLAT	11.0 M	11.79 M (EXISTING) 10.71 M (NEW GARAGE)
BLDG HEIGHT TO MIDPOINT	11.0 M	7.76 M (NEW GARAGE)
BLDG HEIGHT CABANA	4.50 M	5.06 M (PROPOSED)
EAVE PROJECTION	0.7 M	0.7 M (EXISTING)
FRONT YARD AREA		1176.80 M2
DRIVEWAY AREA		589.05 M2 (PROPOSED)
RETAINING WALLS		42.26 M2 (PROPOSED)
		1176.80-589.05
FRONT YARD LANDSCAPING		=587.75 M2 (49.94%)
FRONT YARD SOFT LANDSCAPING		587.75-42.26
		=545.49 M2 (46.35%)

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251266 DATE: Jul. 17, 2025
APPROVED BY: Taylor Cole
PRELIMINARY ZONING REVIEW

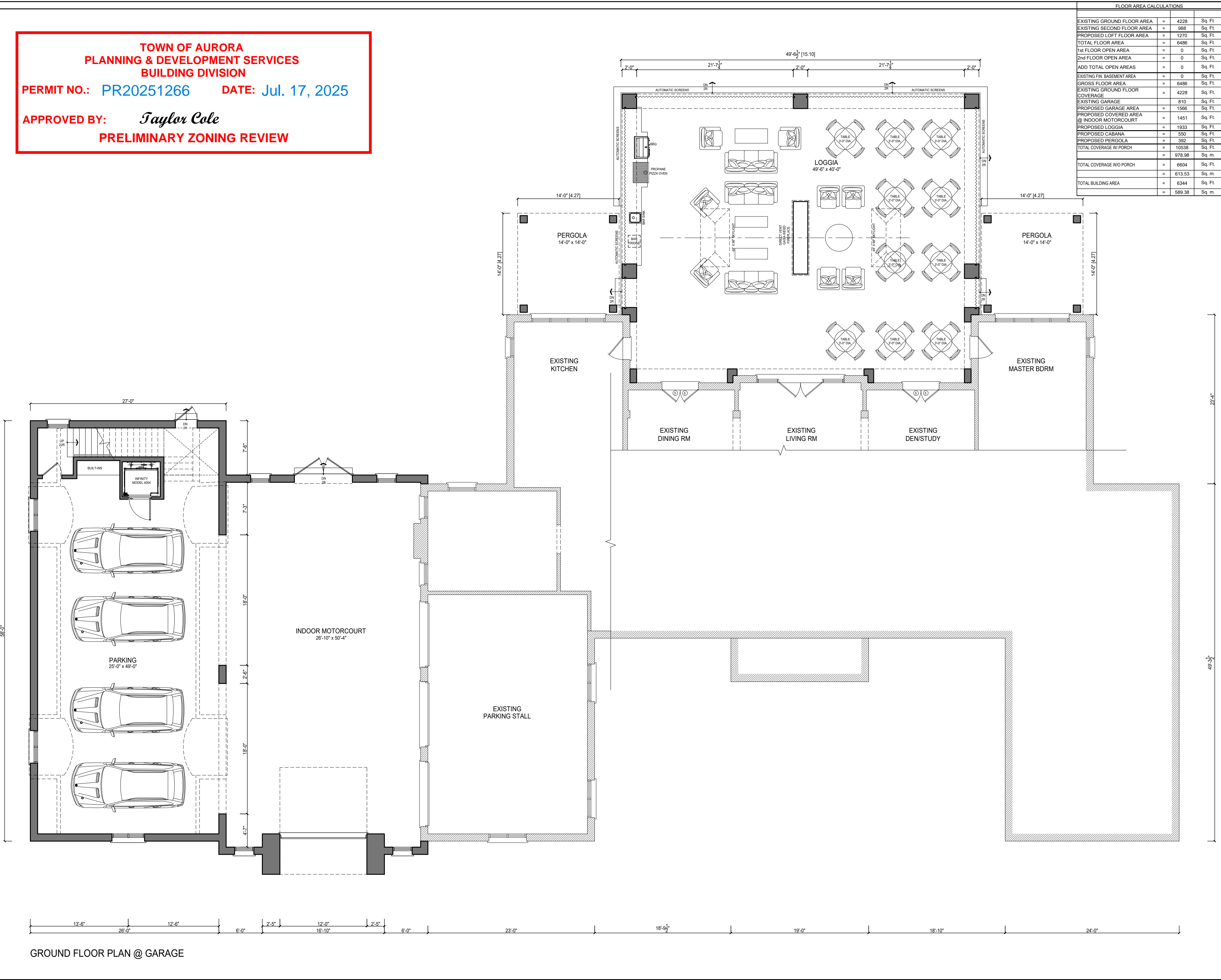
6 NORTHERN DANCER LANE		SHEET TITLE:		SITE PLAN	
FILE NO: XX/XXX		CLIENT:		CUSTOM RESIDENCE	
		REVISIONS		PROJECT:	
		1 JULY 14/25 ISSUED FOR ZONING REVIEW		PROJECT NUMBER: 25-06	
				DRAWN BY: BM	
				SCALE: 1:250	
				DRAWING NO.: 1 OF 1	

6 NORTHERN DANCER LANE
FILE NO: XXXXX

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20251266 DATE: Jul. 17, 2025

APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW



CLIENT: CUSTOM RESIDENCE

PROJECT: 6 NORTHERN DANCER LANE, TOWN OF AURORA

REVISIONS

1 JULY 14/25 ISSUED FOR PRELIM. ZONING REVIEW

SHEET TITLE: GARAGE, INDOOR DRIVEWAY & LOGGIA

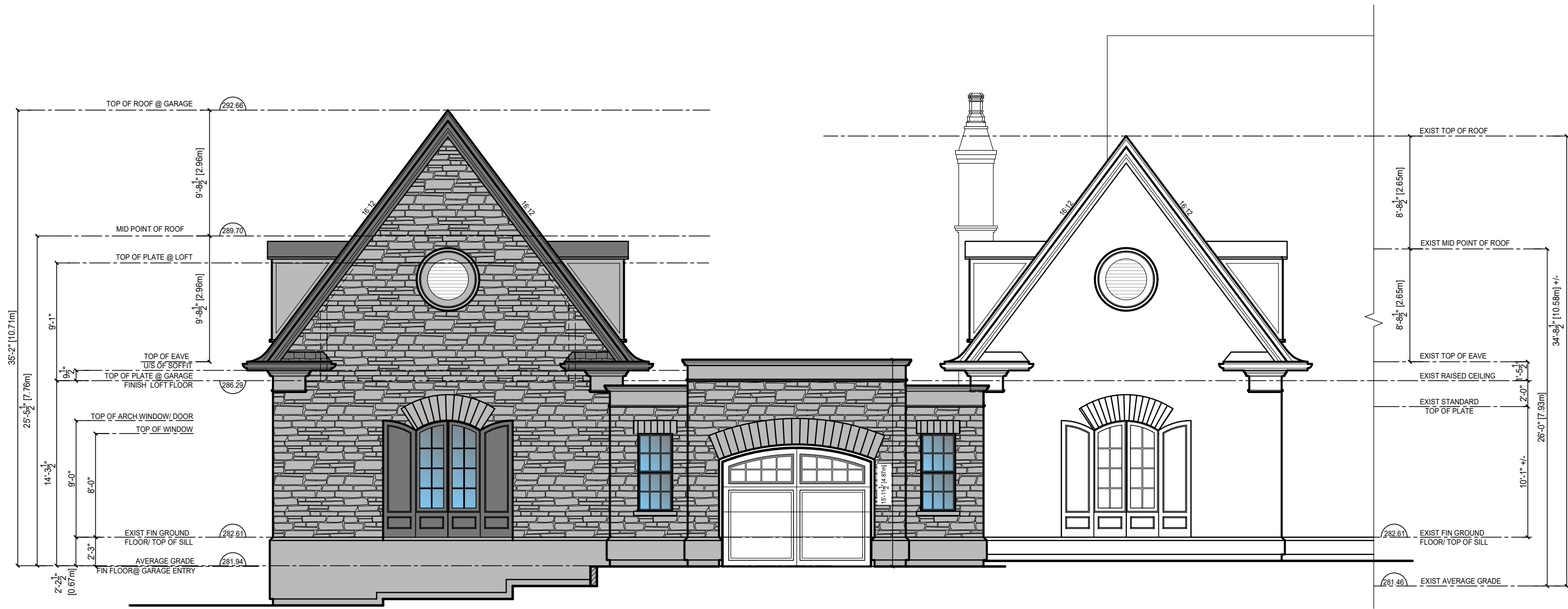
PROJECT NUMBER: 25-06

DRAWN BY: AE

DRAWING NO.: 2 OF 7

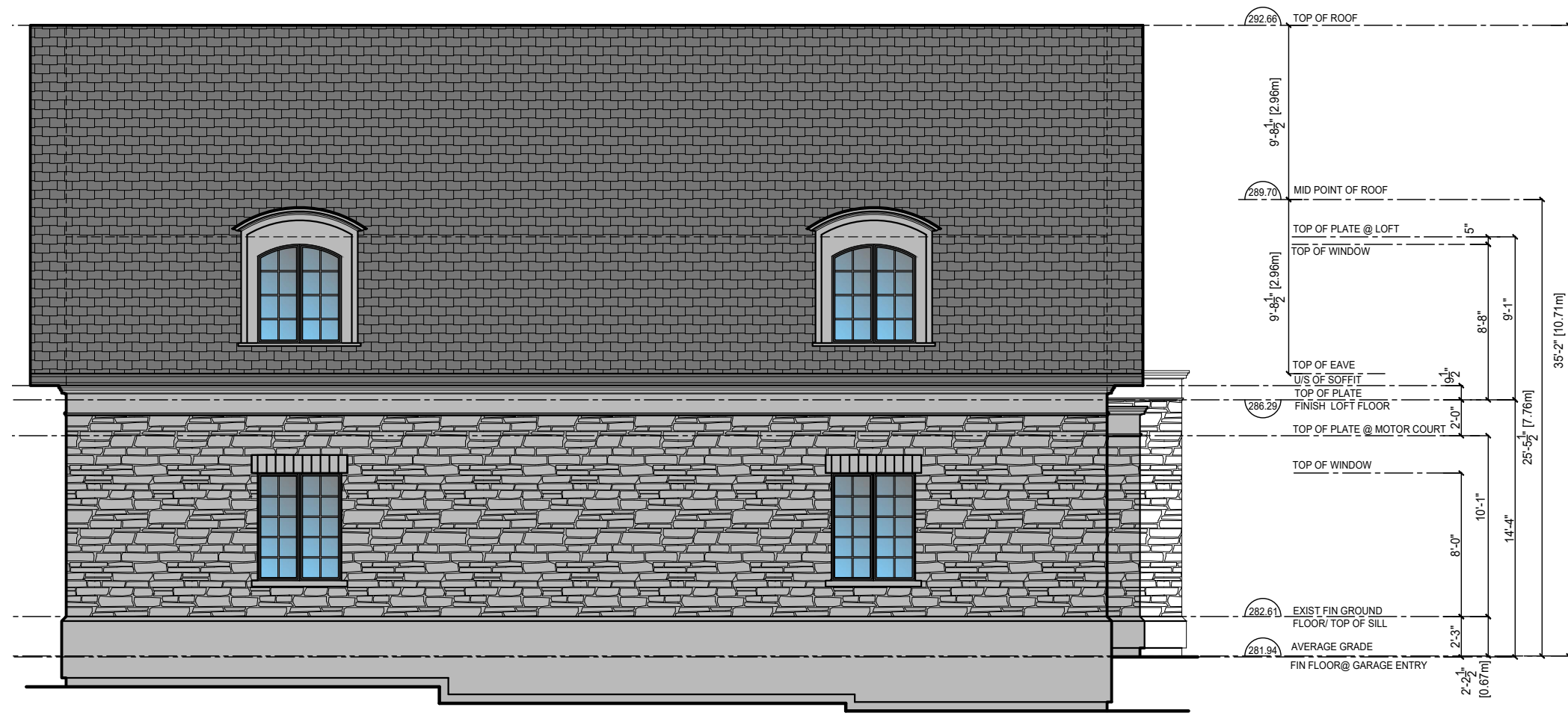
6 NORTHERN DANCER LANE

FILE NO: XX/XXX



NEW FRONT ELEVATION @ GARAGE

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251266 DATE: Jul. 17, 2025
APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW



NEW LEFT ELEVATION



NEW REAR ELEVATION @ GARAGE

REVISIONS		CLIENT: CUSTOM RESIDENCE		SHEET TITLE: ELEVATIONS	
1	JULY 14/25	ISSUED FOR PRELIM. ZONING REVIEW	PROJECT: 6 NORTHERN DANCER LANE, TOWN OF AURORA	PROJECT NUMBER: 25-06	DRAWN BY: AE
				SCALE: 1/8" = 1'-0"	DRAWING NO.: 5 OF 7

6 NORTHERN DANCER LANE
FILE NO: XX/XXX