



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2026-10

**APPLICANT:** Jonathan Ruscica

**PROPERTY:** 9 Houdini Way, Aurora, ON L4G6X1  
PLAN M-42 LOT 8

**RELATED APPLICATIONS:** n/a

**ZONING:** ER(19) Estate Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the construction of a proposed detached garage and two cabanas.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

- a. A detached garage that is 3.6 meters to the interior property line, whereas the Zoning By-law requires a minimum interior side yard of 9 metres.
- b. A detached garage that is 5.4 meters in height to the mid-point of the roof, whereas the Zoning By-law permits a maximum height of 4.5 metres to the midpoint of the roof.
- c. Two cabanas that are 5.3 meters in height to the midpoint of the roof, whereas the Zoning By-law permits a maximum height of 4.5 metres to the midpoint of the roof.
- d. A detached garage located in the front yard, whereas the Zoning By-Law states that any accessory building, or structure shall be erected in any yard, except the front yard.

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.

<b>DATE:</b>	<b>June 11, 2026</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> 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](mailto:SFebruary@aurora.ca) **no later than 4:30pm on June 9, 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](mailto:SFebruary@aurora.ca) **no later than 12:00pm (noon) on June 9, 2026** 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](mailto:SFebruary@aurora.ca) **no later than 4:30pm on June 11, 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 27<sup>th</sup> DAY OF May 2026



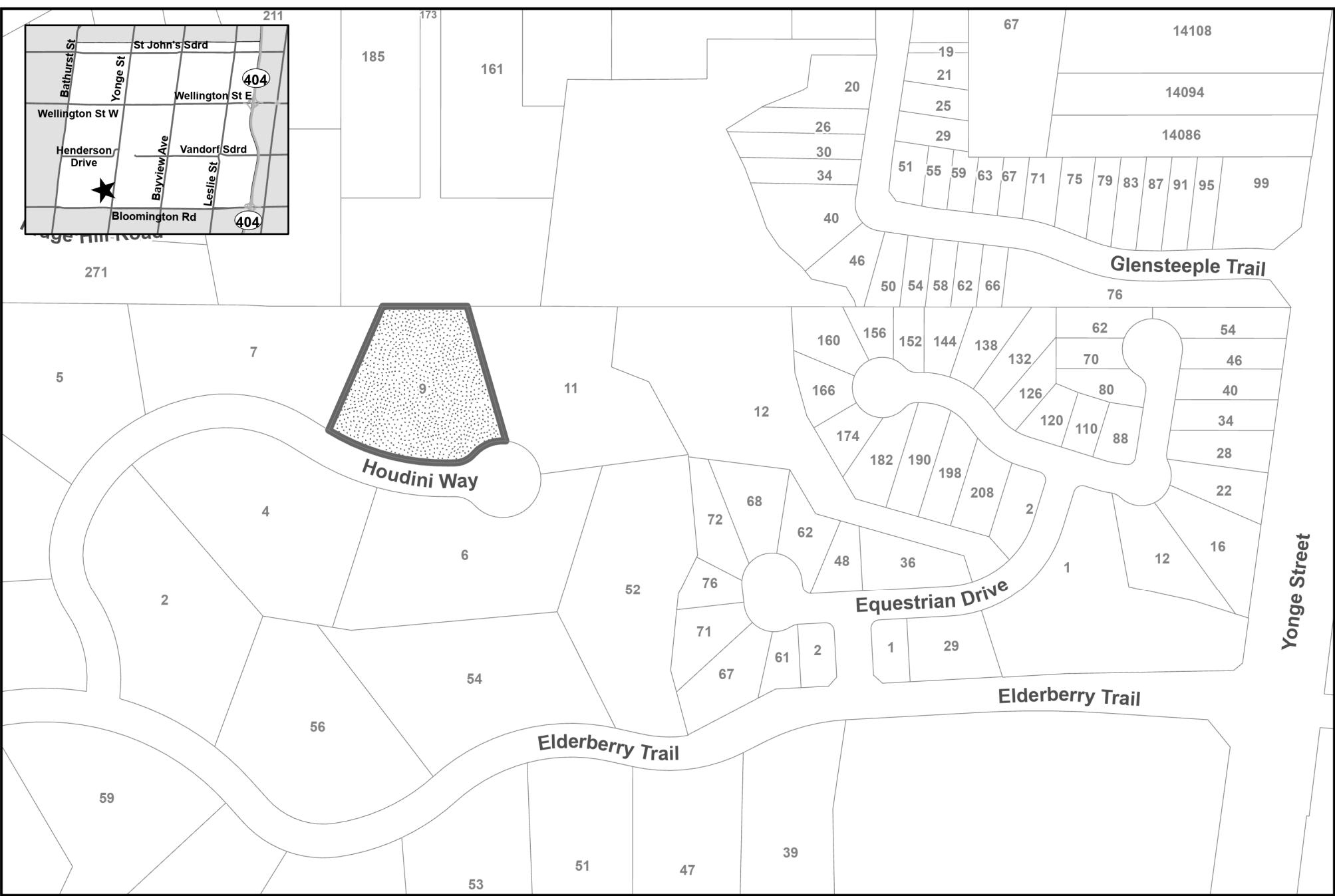
Stephanie February  
Secretary- Treasurer, Committee of Adjustment  
Committee of Adjustment

#### **ATTACHMENTS**

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

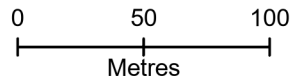
**Agenda packages will be available prior to the Hearing at:**

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



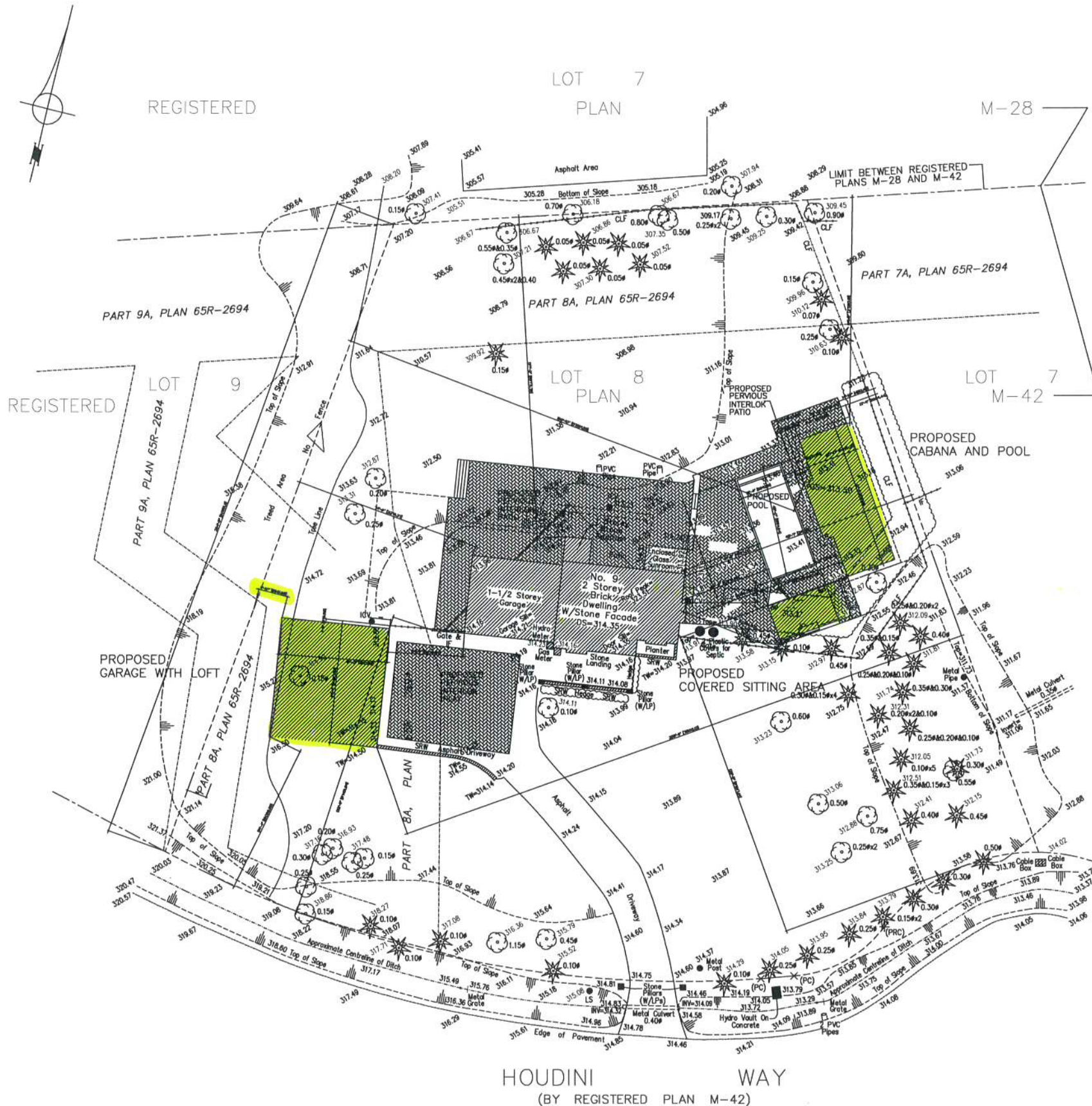
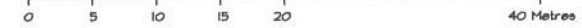
**Location Map**  
**9 Houdini Way**  
**FILE: MV-2026-10**  
**Town of Aurora**  
**Committee Of Adjustment**

 **SUBJECT LANDS**



# TOWN OF AURORA

SKETCH SHOWING  
TOPOGRAPHIC FEATURES AND SPOT ELEVATIONS  
PREPARED FOR PROPOSED POOL AND CABANA DESIGN  
No. 9 HOUDINI WAY  
SCALE 1:400



## Legend

PC	DENOTES	POINT OF CURVATURE
PRC	DENOTES	POINT OF REVERSE CURVATURE
MH	DENOTES	MANHOLE
TW	DENOTES	TOP OF WALL ELEVATION
SRW	DENOTES	STONE RETAINING WALL
ASRW	DENOTES	ARMOUR STONE RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
IF	DENOTES	IRON FENCE
INV	DENOTES	INVERT ELEVATION
ICV	DENOTES	IRRIGATION CONTROL VALVE
LS	DENOTES	LIGHT STANDARD
LP	DENOTES	OUTDOOR LAMP
DS	DENOTES	DOOR SILL ELEVATION
?	DENOTES	DIAMETER (ROUND)
☼	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
☼	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER

## Note

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS. FOR ARBORIST CALIPERS REFER TO ARBORIST REPORT.

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20260001 DATE: Apr. 9, 2026  
APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

## SITE DATA:

LOT AREA	7081.37 SQ.M.	
LOT FRONTAGE	105.32 M.	
<b>BUILDING DATA:</b>		
EXISTING HOUSE	193.56 SQ.M.	
GROUND FLOOR	265.33 SQ.M.	
SECOND FLOOR		
TOTAL GFA	408.94 SQ.M.	
GARAGE	82.68 SQ.M.	EXISTING COVERAGE
TOTAL GFA (INCLUDING GARAGE)	491.62 SQ.M.	6.94%
<b>PROPOSED CABANA</b>		
TOTAL GFA	119.63 SQ.M.	
<b>PROPOSED GARAGE</b>		
TOTAL GFA	189.09 SQ.M.	PROPOSED ADDITIONAL COVERAGE
<b>PROPOSED GARAGE AND CABANA</b>		
TOTAL GFA	308.72 SQ.M.	4.35%

CONTRACTOR TO CHECK ALL SPOT ELEVATIONS TO BE AS SHOWN AND CORRECTED TO THE EXISTING SPOT ELEVATIONS FOR THE SITE.  
ALL DIMENSIONS, PERCENTAGES AND BEARING ANGLES ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR AND NOT BE RELIED UPON AS A BASIS FOR CONSTRUCTION.  
CONTRACTOR TO CHECK ALL DIMENSIONS AND BEARINGS TO BE AS SHOWN AND CORRECTED TO THE EXISTING DIMENSIONS AND BEARINGS FOR THE SITE.  
DIMENSIONS ARE TO BE CHECKED.

**INTEL SCHEDULE**  
PROVIDE BY THE CONTRACTOR AT EACH AND EVERY MEETING, LISTED ON A PLAN OF THE BUILDING PERMIT.  
1:1 = 9 1/2" x 9 1/2" x 1/4" (INDIVIDUAL)  
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1:99 = 9 1/2" x 9 1/2" x 1/4" (INDIVIDUAL)  
1:100 = 9 1/2" x 9 1/2" x 1/4" (INDIVIDUAL)



FOR:  
MRS. JONATHAN MUSICA  
AT:  
4 HOUDINI WAY  
AURORA ONTARIO

PROPOSED SITE PLAN

DATE: DEC. 2025  
SCALE: 1:400  
DRAWN BY: AI



# 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](mailto: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