



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-30

APPLICANT: MOHAMMAD HOSSEIN SHABAHANG

PROPERTY: 77 Aurora Heights Dr, Aurora, ON L4G2X1
PLAN 475 LOT 320

**RELATED
APPLICATIONS:** n/a

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a carport.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 metres.
 - a) The applicant is proposing a carport, which is 1.2 metres to the interior side property line.

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

A handwritten signature in blue ink, appearing to read 'S. February', is positioned above the printed name.

Stephanie February
Secretary – Treasurer
Committee of Adjustment

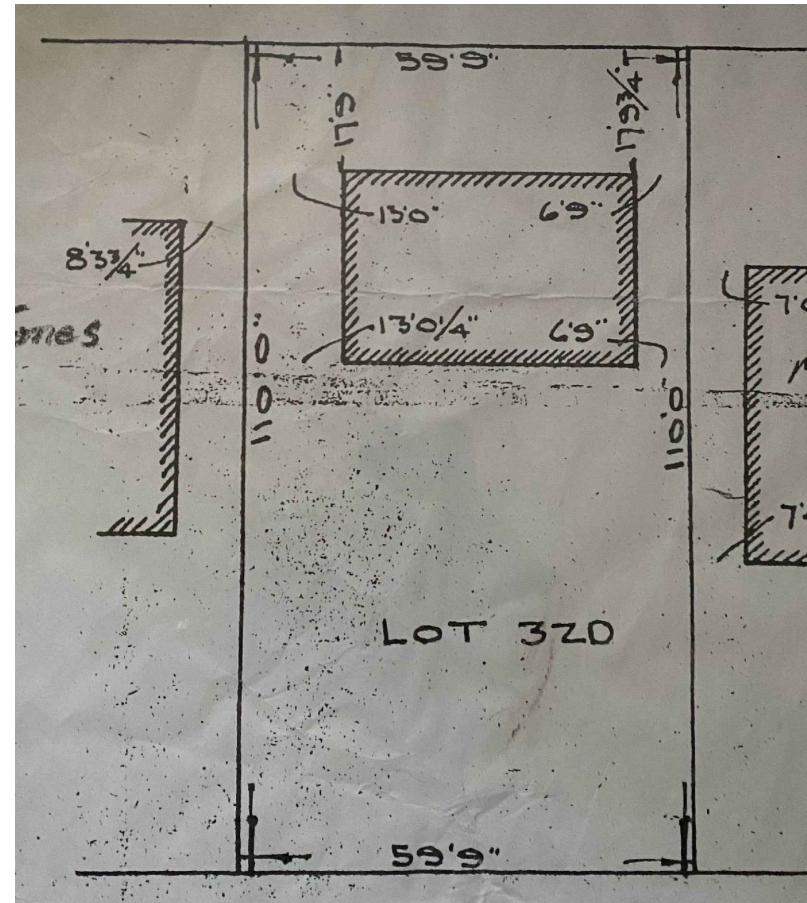
ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

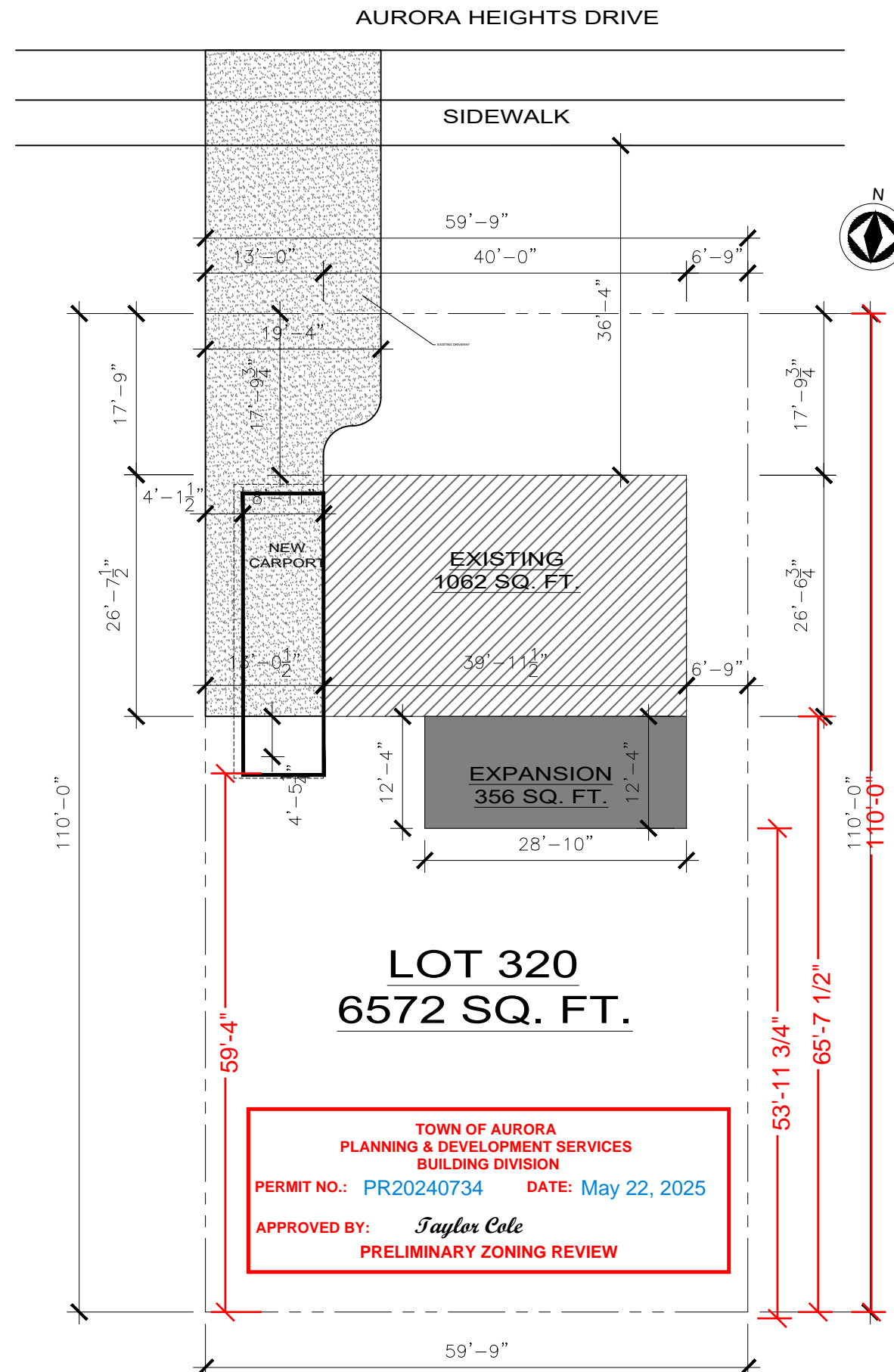
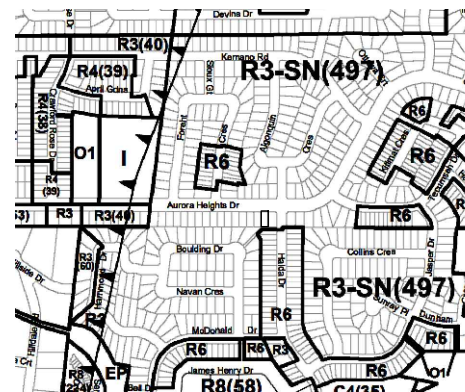
<https://www.aurora.ca/agendas>

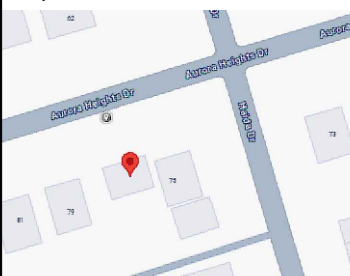

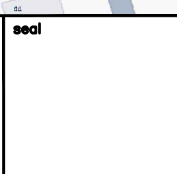
77 AURORA HEIGHTS DR.
L4G 2X1 AURORA ON



ROOF STRUCTURAL DRAWINGS

A0
A1
A2
A3
A5
A6
A7
A8
A9
A10



No.	Revisions	Date	Ck.		
AREA		EXISTING	PROPOSED		
LOT COVERAGE		%16	%21.5		
FIRST FLOOR SQ.FT.		1,062SF	1,418SF		
TOTAL G.F.A. SQ.FT.		1,062SF	1,418SF		
NEW ADDITION SQ.FT.		1,062SF	356SF		
NO. OF STORIES HEIGHT		1 16'-10 ½"	1 16'-10 ½"		
WIDTH LENGTH		AS SHOWN	AS SHOWN		
Key Plan					
					
 north			 seal		
SITE STATISTICS					
ZONING		R3-SN(497)			
LOT #		320			
PLAN #		PIN 21376 - 0071(LT)			
LOT AREA		6,572 SQ.FT.			
LOT FRONTAGE		59'-9"FT.			
LOT DEPTH		110'-0"FT.			
location 77 AURORA HEIGHTS DR. AURORA, ON L4G 2X1					
drawing title SITE PLAN PLAN					
date: SEP 2023		drawing no.			
scale: 1/16"=1'-0"		A0			
rev. no.					
drawn by: SS					
checked by:					
filename: 77 AURORA HEIGHTS DR.					
last edit date: MAR 1, 2025					



PROP. NORTH ELEVATION
425SF - 125SF OPENING



PROP. SOUTH ELEVATION
425SF - 125SF OPENING

No.	Revisions	Date	Ck.

Key Plan

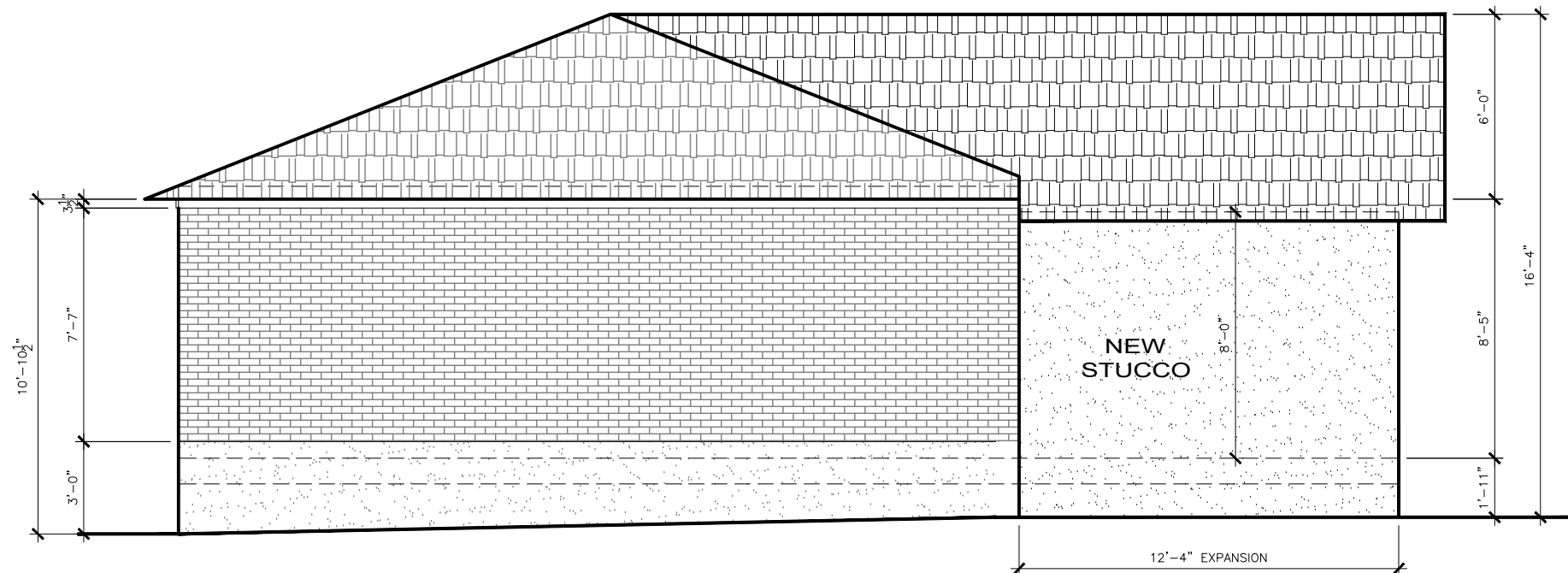
north

seal

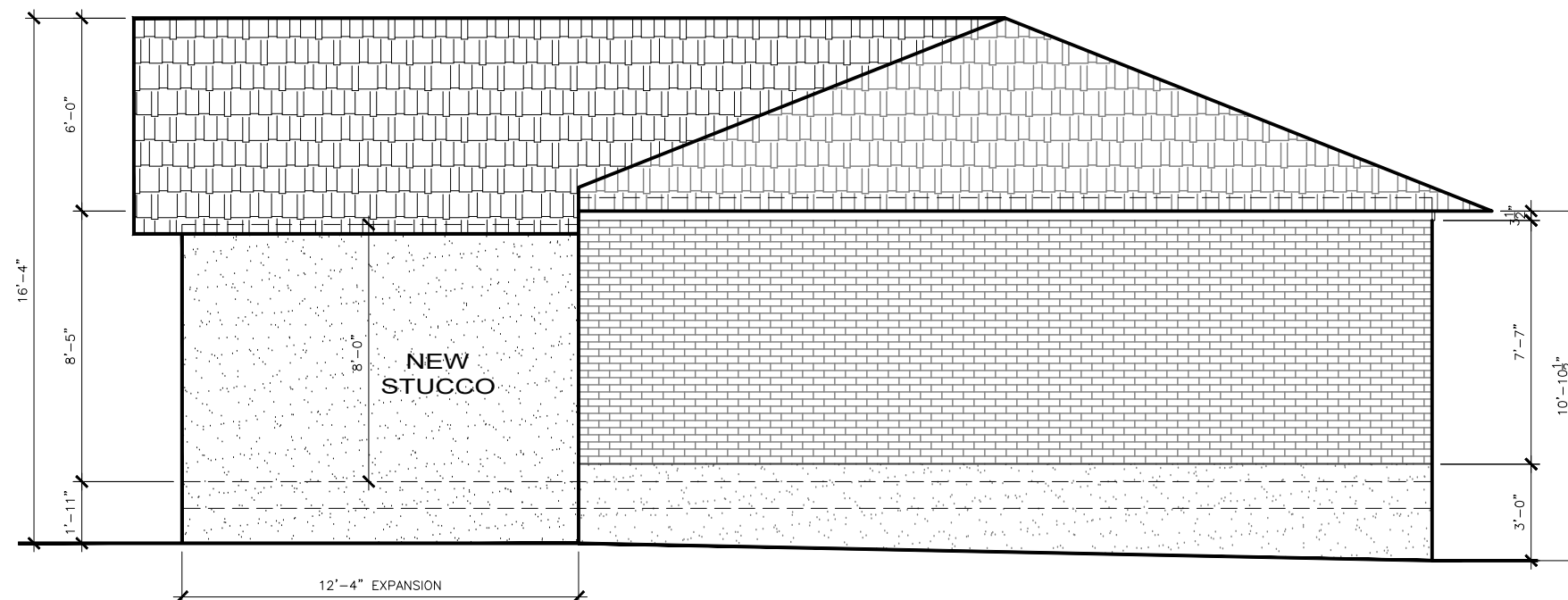
location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
**PROPOSED
NORTH & SOUTH
ELEVATIONS**


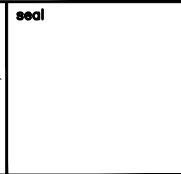
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scale: 1/8"=1'-0"	
rev. no.	
drawn by: SS	
checked by:	
filename: 77 AURORA HEIGHTS DR.	
last edit date: SEP 7, 2023	



PORP. WEST ELEVATION
285.0+118.8SF



PROP. EAST ELEVATION
285.0+118.0SF

No.	Revisions		Date	Ck.	
Key Plan					
					
location 77 AURORA HEIGHTS DR. AURORA, ON					
drawing title PROPOSED EAST & WEST ELEVATIONS					
date: MAR 2024		drawing no.			
scale: 1/8"=1'-0"		A7-2			
rev. no.					
drawn by: SS					
checked by:					
filename: 77 AURORA HEIGHTS DR.					
last edit date: SEP 7, 2023					