



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2026-23

APPLICANT: Ilona Parkhomenko

PROPERTY: 53 Metcalfe St, Aurora, ON L4G1E5
PLAN 68 PT LOT 7

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate a second storey addition above the existing attached garage.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing a 3.9 meter front yard setback, whereas the Zoning By-law requires a minimum front yard setback of 6 meters.
- b) The applicant is proposing a interior side-yard setback of 1.0 meters, whereas the Zoning By-law requires a minimum interior side-yard setback of 1.5 meters.
- c) The applicant is proposing a gross floor area of 387 square meters, whereas the Zoning By-law permits a maximum gross floor area of 370 square 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:	July 9, 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 July 7, 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 July 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 **no later than 4:30pm on July 9, 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 23rd DAY OF June 2026



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

ATTACHMENTS

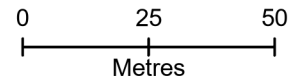
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

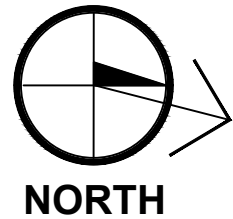
Agenda packages will be available prior to the Hearing at: <https://www.aurora.ca/agendas>



Location Map
53 Metcalfe Street
FILE: MV-2026-23
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**





LOT STATISTICS
ZONING: R3-SN (497) (Detached Third Density Residential Exception Zone),
Town of Aurora Zoning By-law 6000-17 (as amended)

	Allowed	EXISTING
Min. Lot Area: 967.9 m ²	967.9 m ²	967.9 m ²
Min. Lot Frontage: 12.0m	Actual size: 18.1 m	18.1 m
MAX. Height=	11m	9.93m

(measured from established grade to top point of roof)

ENCROACHMENTS:

MAX. ROOF OVERHANG=	0.9m	0.8m
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SETBACKS:

MIN. FRONT YARD=	6.0m	3.58m (existing)
MIN. REAR YARD=	7.5m	30.6m (existing)
MIN. EAST SIDE YARD=	1.5m	1.0m (existing)
MIN. WEST SIDE YARD=	1.5m	3.38m (existing)

SQUAREFOOTAGE

LOT AREA=967.9 m²
 LOT COVERAGE= 27.5% / 267.1 m² (existing)
 (Max.=35% / 338.7m²)
 EXISTING HOUSE GFA=347.6m²
 including:
 GROUND FLOOR GFA=176.4m²
 SECOND FLOOR GFA=144.2m²
 LOFT FLOOR GFA=27.0m²

PROPOSED HOUSE AREA=387.0m²
 GROUND FLOOR GFA=176.4m²
 SECOND FLOOR GFA=183.6m²
 LOFT FLOOR GFA=27.0m²

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

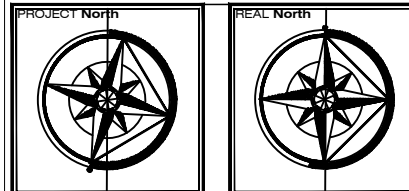
PERMIT NO.: PR20260551 DATE: Jun. 9, 2026

APPROVED BY: *Ashley Vanderwal*
 PRELIMINARY ZONING REVIEW

THE ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC. ENGINEERING INFORMATION SHOWN ON THE DRAWING.
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT/DESIGNER BEFORE PROCEEDING. CONSTRUCTION MUST COMPLY TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/DESIGNER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT/DESIGNER'S PERMISSION.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT/DESIGNER/OWNER.

ISSUED

- FOR ZONING CERTIFICATE
- FOR BUILDING PERMIT



DRAWING TITLE

SITE PLAN

PROJECT ADDRESS

**53 Metcalfe St,
Aurora, ON L4G 1E5**

The undersigned has reviewed and takes responsibility for this design and is deemed a detached house and is exempt from the requirements set out in the Ontario building code for designer qualification & registration.

OWNERS QUALIFICATIONS INFORMATION
Do not Required because design is exempt under 2.17.3.1(a) of the Building Code

Initial Name: _____ Signature: _____
 OWNERS REGISTRATION INFORMATION
Do not Required because design is exempt under 2.17.4.1(b) of the Building Code

Full Name: _____



SCALE: AS SHOWN

DRAWN BY: SP

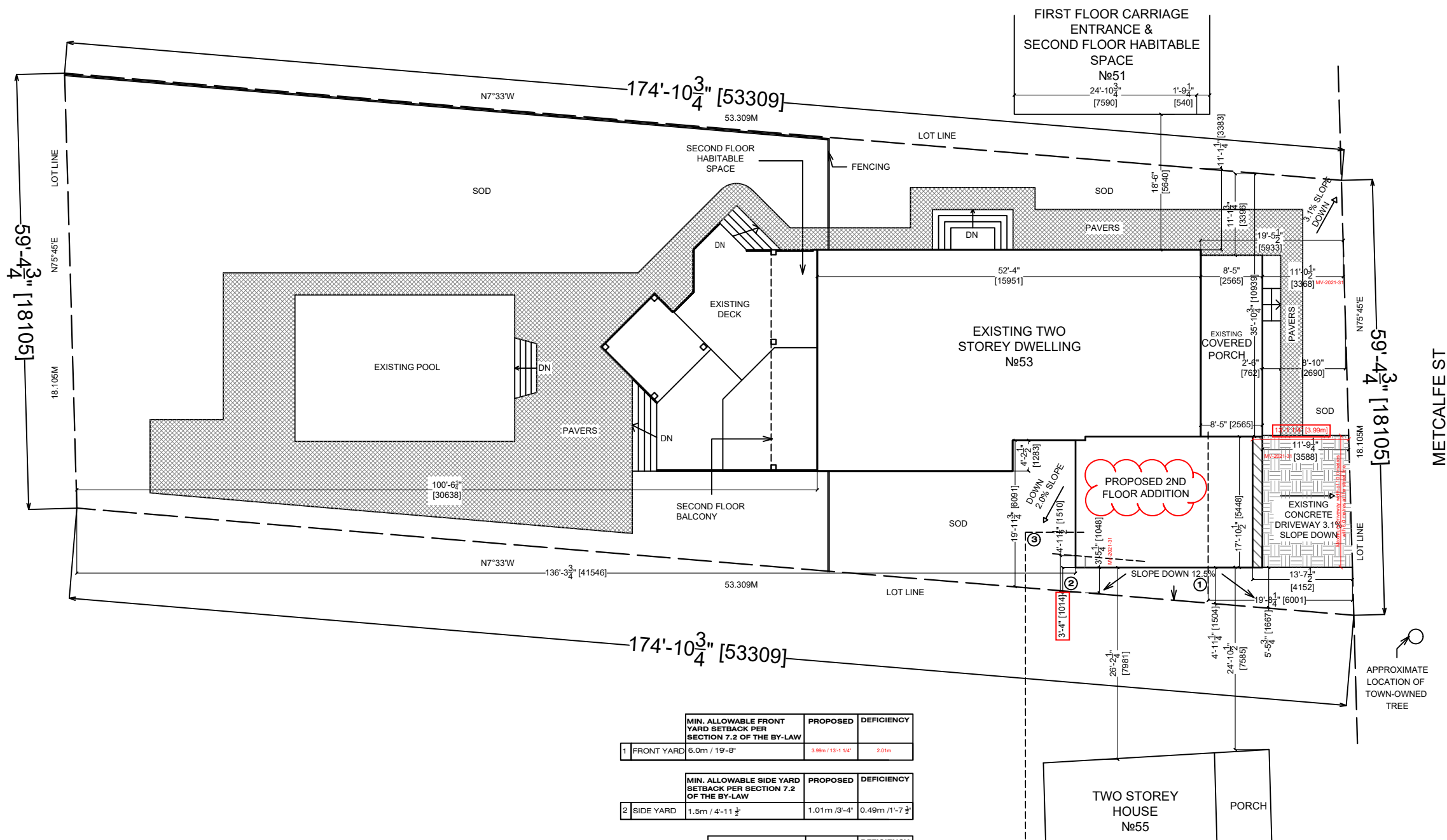
CHECKED BY: AS

DATE: JUNE 09/ 2026

DWG NO.

SP1.1

PAGE 1 OF 1



	MIN. ALLOWABLE FRONT YARD SETBACK PER SECTION 7.2 OF THE BY-LAW	PROPOSED	DEFICIENCY
1	FRONT YARD 6.0m / 19'-8"	3.9m / 13'-1 1/4"	2.0m

	MIN. ALLOWABLE SIDE YARD SETBACK PER SECTION 7.2 OF THE BY-LAW	PROPOSED	DEFICIENCY
2	SIDE YARD 1.5m / 4'-11 1/2"	1.01m / 3'-4"	0.49m / 1'-7 1/2"

	MAX. ALLOWABLE GFA AS PER 24.497.3.3 ZONING BY-LAW	PROPOSED	DEFICIENCY
3	AREA 370.0 sq.m	387.0 sq.m	17.0 sq.m

Information for this drawings taken from:
 Permit # PR20220027

1
Sp1.1

Site Plan



Scale: 1/8" = 12"



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