



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-03

APPLICANT: Danny Santilli

PROPERTY: 59 Cranberry Lane PLAN 65M4716 BLK 34

RELATED APPLICATIONS: n/a

ZONING: R3 Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate Proposed Single Family Dwelling

THE FOLLOWING VARIANCES ARE REQUIRED:

- a. A front porch that is 2.5 meters from the front property line, whereas the Zoning By-law states open porches require a minimum front yard of 4.5 metres.
- b. Front porch steps that are 2.0 meters to the front property line, whereas the Zoning By-law states steps require a minimum front yard of 4.5 metres.
- c. A front yard setback of 3.0 meters, whereas as the Zoning By-law requires a minimum front yard setback of 6.0 metres.

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:	March 12, 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 March 10, 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 March 12, 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 March 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 24th DAY OF February 2026



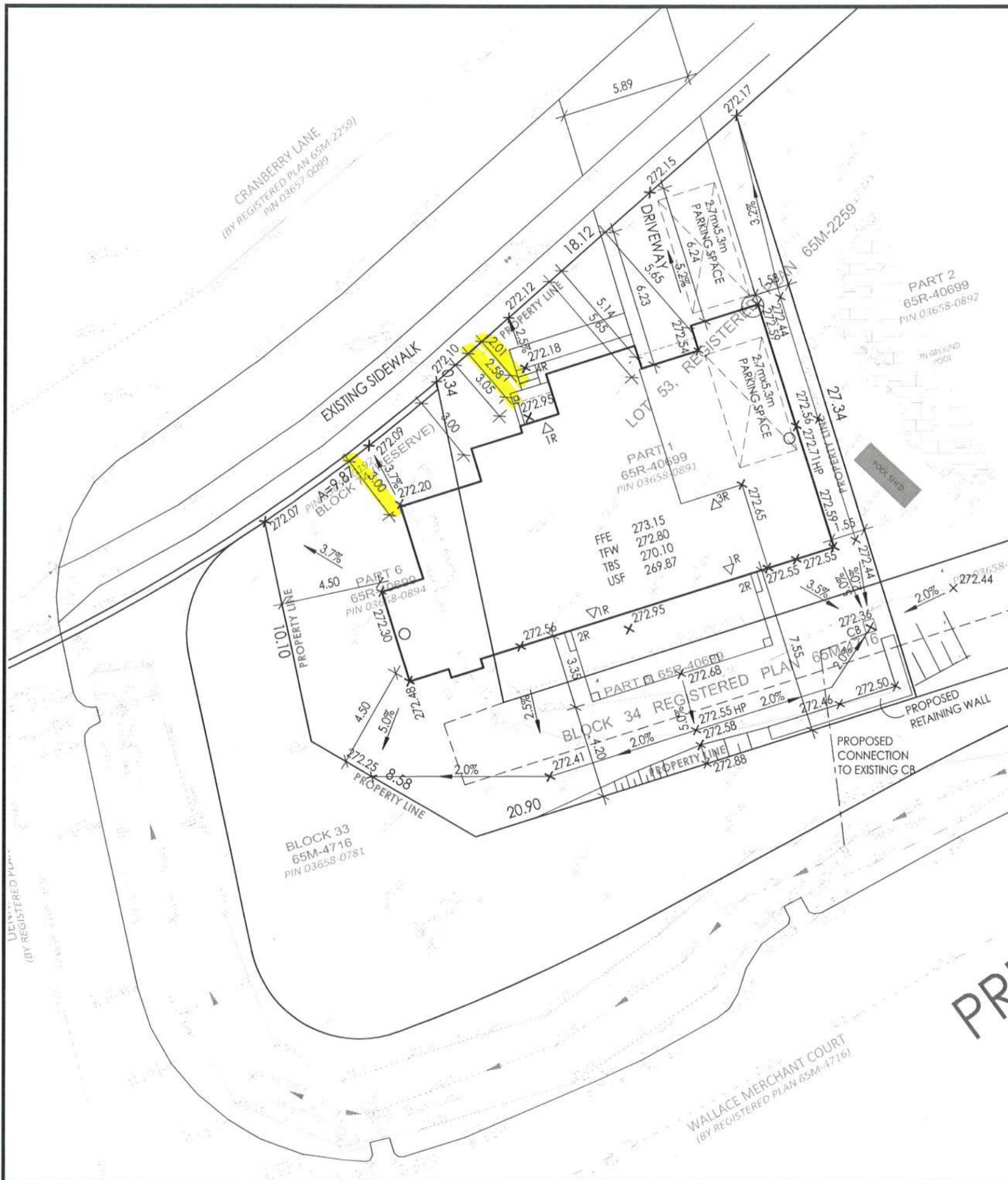
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

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>



IMPORTANT FOOTING NOTE:
 - IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
 - LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 4".
 - IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
 - UP TO 9" FOOTING, LOWER USF BY 0.07
 - 10" FOOTING, LOWER USF BY 0.10
 - 11" FOOTING, LOWER USF BY 0.13
 - 12" FOOTING, LOWER USF BY 0.15
 - 13" FOOTING, LOWER USF BY 0.18
 - 14" FOOTING, LOWER USF BY 0.20

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	65M-2259
ZONE	R3
LOT NUMBER	53
LOT AREA(m) ²	.
BLDG AREA(m) ²	.
LOT COVERAGE(%)	.
No. OF STOREYS	X
MEAN HEIGHT(m)	.
PEAK HEIGHT(m)	.
DECK LINE(m)	.

SITE STATISTICS

59 Cranberry Lane
 LOT 53 (PART 1), BLOCK 34 (PARTS 5 & 6)
 REGISTERED PLAN 65M-2259

ZONING DESIGNATION

CITY OF AURORA BY-LAW No. 6000-17

	REQUIRED	PROPOSED
LOT AREA (min)	m ² 460	550.67
LOT FRONTAGE (min)	m 15	28.62
BUILDING AREA (w/o-porch & loggia)	m ² N/A	192.3
LOT COVERAGE (max)	% 35	34.9%
ESTABLISHED GRADE		272.49
BLDG. HT. (max)	m 10	7.61
NUMBER OF STOREYS (max)	2	2

SETBACKS (min)

FRONT YARD (GARAGE)*	m 6	5.65
FRONT YARD (HOUSE)*	m 6	3
REAR YARD	m 7.5	7.55
INTERIOR SIDE YARD	m 1.50	1.55
EXTERIOR SIDE YARD*	m 6.00	4.5

* VARIANCE REQUIRED



LEGEND

FFE FINISHED FLOOR ELEVATION	☐ SUMP PUMP
TFW TOP OF FOUNDATION WALL	☐ BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	☐ CABLE PEDESTAL
USF UNDER SIDE FOOTING	☐ CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	☐ DBL. CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	☐ ENGINEERED FILL
TEF TOP OF ENGINEERED FILL	☐ HYDRO CONNECTION
R NUMBER OF RISERS TO GRADE	☐ FIRE HYDRANT
WOD WALKOUT DECK	☐ STREET LIGHT
LOB LOOKOUT BASEMENT	☐ MAIL BOX
WOB WALK OUT BASEMENT	☐ TRANSFORMER
WUB WALK UP BASEMENT	☐ SEWER CONNECTIONS 2 LOTS
REV REVERSE PLAN	☐ SEWER CONNECTIONS 1 LOT
STD STANDARD PLAN	☐ WATER CONNECTION
△ DOOR	☐ WATER VALVE CHAMBER
○ WINDOW	☐ HYDRANT AND VALVE
☐ AIR CONDITIONING	☐ HYDRO METER
☐ DOWN SPOUT TO SPLASH PAD	☐ GAS METER
☐ DOWNSPOUT CONNECTED TO SIM SWALE DIRECTION	☐ MANHOLE - STORM
	☐ MANHOLE - SANITARY
	☐ CHAINLINK FENCE
	☐ PRIVACY FENCE
	☐ SOUND BARRIER
	☐ FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR PRE-SITE ONLY	22-Sep-25	BS	.
2	ISSUED FOR PRE-SITE ONLY	25-Nov-25	BS	.

RN DESIGN

WWW.RNDESIGN.COM
 T:905-738-3177
 WWW.THEPLUSGROUP.CA

I, _____ DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: _____
 FIRM BCIN: _____
 DATE: _____ DATEOUT: _____

SIGNATURE: _____

CLIENT: **SILVERBROOK HOMES**

PROJECT/LOCATION: **59 CRANBERRY LANE
 AURORA, ONTARIO**

DRAWING: **SITE PLAN**

DRAWN BY	SCALE
---	1:200
PROJECT No.	LOT NUMBER
25033	53

PRELIMINARY ONLY

**TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION**

PERMIT NO.: **PR20251884** DATE: **Nov. 25, 2025**

APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW



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