



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-19

APPLICANT: Mark Sciulli

PROPERTY: 67 Nisbet Dr, Aurora, ON L4G2K6
PLAN 550 LOT 40

**RELATED
APPLICATIONS:** n/a

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

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of a new single detached dwelling.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing a 1.5 metre setback to the interior side property line, whereas the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.
- b) The applicant is proposing a 2.1 metre setback to the interior side property line, whereas the Zoning By-law requires a minimum interior side yard setback of 3.0 metres beyond the main rear wall of the adjacent dwelling.
- c) The applicant is proposing a footprint of 270 square metres, whereas the Zoning By-law permits a maximum footprint of 235 square metres.
- d) The applicant is proposing a gross floor area of 501 square metres, whereas the Zoning By-law permits a maximum gross floor area of 370 square metres.
- e) The applicant is proposing a lot coverage of 36.5 %, whereas the Zoning By-law permits a maximum lot coverage of 35%.

- f) The applicant is proposing a height of 10.2 meters to the peak of the roof, whereas the Zoning By-law permits a maximum height of 9.9 metres to the peak of the roof.

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: | June 11, 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 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 **no later than 12:00pm (noon) on June 11, 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 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 27th DAY OF May 2026



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

ATTACHMENTS

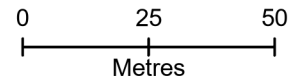
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

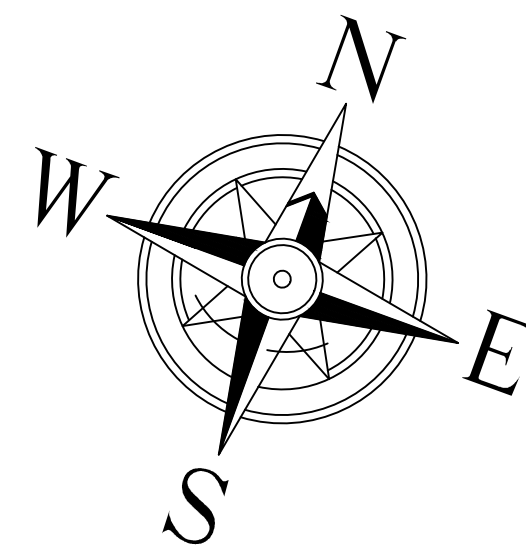
Agenda packages will be available prior to the Hearing at: <https://www.aurora.ca/agendas>



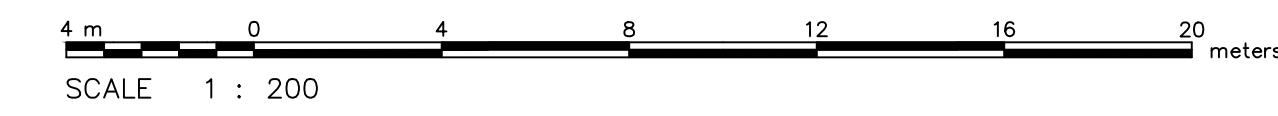
Location Map
67 Nisbet Drive
FILE: MV-2026-19
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**





SURVEYOR'S REAL PROPERTY REPORT OF
 LOT 40, REGISTERED PLAN 550
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK



METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- 927 DENOTES J.R. SNEATH, O.L.S.
- 1110 DENOTES R.D. TOMLINSON, O.L.S.
- P1 DENOTES REGISTERED PLAN 550
- P2 DENOTES SKETCH PREPARED BY J.R. SNEATH, O.L.S. DATED MARCH 30, 1966
- P3 DENOTES BUILDING LOCATION SURVEY PREPARED BY R.D. TOMLINSON, O.L.S. DATED JULY 24, 1984
- P4 DENOTES SKETCH PREPARED BY J.R. SNEATH, O.L.S. DATED DECEMBER 21, 1965
- P5 DENOTES SKETCH PREPARED BY J.R. SNEATH, O.L.S. DATED AUGUST 6, 1965
- LS DENOTES LIGHT STANDARD
- UP DENOTES UTILITY PEDESTAL
- GM DENOTES GAS METER
- * DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- 269.85x DENOTES PROPOSED GRADE

GENERAL INFORMATION:

- GENERAL NOTES:**
- BUILDER / CONTRACTOR TO VERIFY ALL STREET FURNITURE, HYDRO, GAS, TELEPHONE & ANY OTHER UTILITIES LOCATIONS & DIMENSIONS PRIOR TO CONSTRUCTION.
 - IF THE BUILDERS / CONTRACTORS RESPONSIBILITY TO VERIFY ALL STORM / SEWER LOCATIONS & ELEVATIONS PRIOR TO CONSTRUCTION TO DETERMINE IF SEWER INJECTOR PUMPS ARE REQUIRED.
 - UNLESS NOTED HEREIN, NO PREPARATIONS HAVE BEEN MADE FOR THE USE OF SUMP PUMPS AND / OR SEWER INJECTOR PUMPS. IF REQUIRED BY SITE CONDITIONS, BUILDER TO CONTACT DESIGNER FOR LOCATION OF PUMPS.
 - EXISTING GRADES ARE TO REMAIN UNCHANGED.
 - ALL DISTURBED AREAS WITHIN THE MUNICIPAL BELTWAY ARE TO BE RETURNED TO THEIR ORIGINAL STATE TO THE SATISFACTION OF THE LOCAL MUNICIPALITY. ALL DAMAGED & DISTURBED AREAS ON SITE ARE TO BE RESTORED WITH TOPSOIL & SOIL.
 - MAINTAIN GRADES IN AREAS AROUND TREES THAT ARE TO BE PRESERVED.
 - ALL ROOF DOWNSPOUTS FROM EXISTING ARE TO DISCHARGE TO SURFACE GRADE & DRAIN AWAY FROM BUILDING.
 - ALL DOWNSPOUTS SHALL BE MET WITH A SPLASH PAD & DIRECTED AWAY FROM SIDEWALKS, DRIVEWAYS & PATIO AREAS. FINE GRADING TO MATCH EXISTING GRADES AT PROPERTY LINES.
 - NO SODDING IS PERMITTED ON LOT UNTIL PRELIMINARY INSPECTION IS COMPLETED BY THE ENGINEER AND / OR MUNICIPAL INSPECTOR & APPROVED.
 - BUILDER / CONTRACTOR TO VERIFY UNDER SIDE OF FOOTINGS & TOP OF FOUNDATION WALL ELEVATIONS WITH SITE CONDITIONS PRIOR TO FORMING.
 - OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 8" BELOW CROWN / STONE VENEER & 8" FOR SIDING / STUCCO FINISH.
 - DRIVEWAY GRADES SHOULD NOT BE LESS THAN 2% AND NOT GREATER THAN 7%.
 - LAWNS & GRASSES SHALL HAVE A MINIMUM SLOPE OF 2% & A MAXIMUM SLOPE OF 5%.
 - EMBRANKMENT SHALL BE USED, VERTICAL GRADE ELEVATION DIFFERENCES GREATER THAN 1.0m SHALL BE DIVIDED BY A RETAINING WALL BY RAILING.
 - A MINIMUM DEPTH OF 150mm OF CRUSHED STONE SHALL BE PROVIDED ON ENTIRE LENGTH OF THE DRIVEWAY & A MINIMUM OF 75mm COMPACTED DEPTH OF ASPHALT FOR THE DRIVEWAYS ENTIRE LENGTH.
 - ALL UNDER GROUND SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY / REGION STANDARDS & SPECIFICATIONS.
- LEGEND:**
- CATCH BASIN
 - CORNER PROPERTY MARKER
 - ▲ TRANSFORMER
 - ▲ SERVICE CONNECTION DBL
 - ▲ SERVICE CONNECTION
 - WATER CONNECTION
 - STREET LIGHT
 - BELL BOX
 - CABLE BOX
 - TREE
 - SHRUBS
 - MAIL BOX
 - AIR CONDITIONER
 - DOOR
 - WINDOW (S) ON WALL
 - DOWN SPOUT TO SPLASH PAD
 - DN DOWN
 - UP UP
 - R RISER
 - TFE FINISHED FLOOR ELEVATION
 - TFW TOP OF FOUNDATION WALL
 - TBS TOP OF BASEMENT SLAB
 - USF UNDER SIDE FOOTING
 - USFG UNDERSIDE FOOTING GARAGE
 - USFP UNDERSIDE FOOTING PORCH
 - USFR UNDERSIDE FOOTING REAR
 - EWEN EGRESS WINDOW ELEVATION
 - HEIGHT
 - WUB WALK UP BASEMENT
 - CHAIN LINK FENCE
 - WOOD FENCE
 - EXISTING WALLS
 - 240.35x PROPOSED GRADE ELEV.
- CERTIFICATION:**

BCIN DECLARATION:

I DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.

FIRM BCIN: 36501
 DESIGNER BCIN: 21107

SIGNATURE: _____ DATE: _____

DESIGNER CONTACT:
 35 McDONALD STREET
 ALLISTON, ON L4R 1J5
 PH: 416-885-8200

EMAIL: dberry@vulcandesigninc.com
 CONTACT PERSON: DANIEL BERRY

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

PERMIT NO.: PR20260416 DATE: Apr. 28, 2026

APPROVED BY: *Taylor Cole*

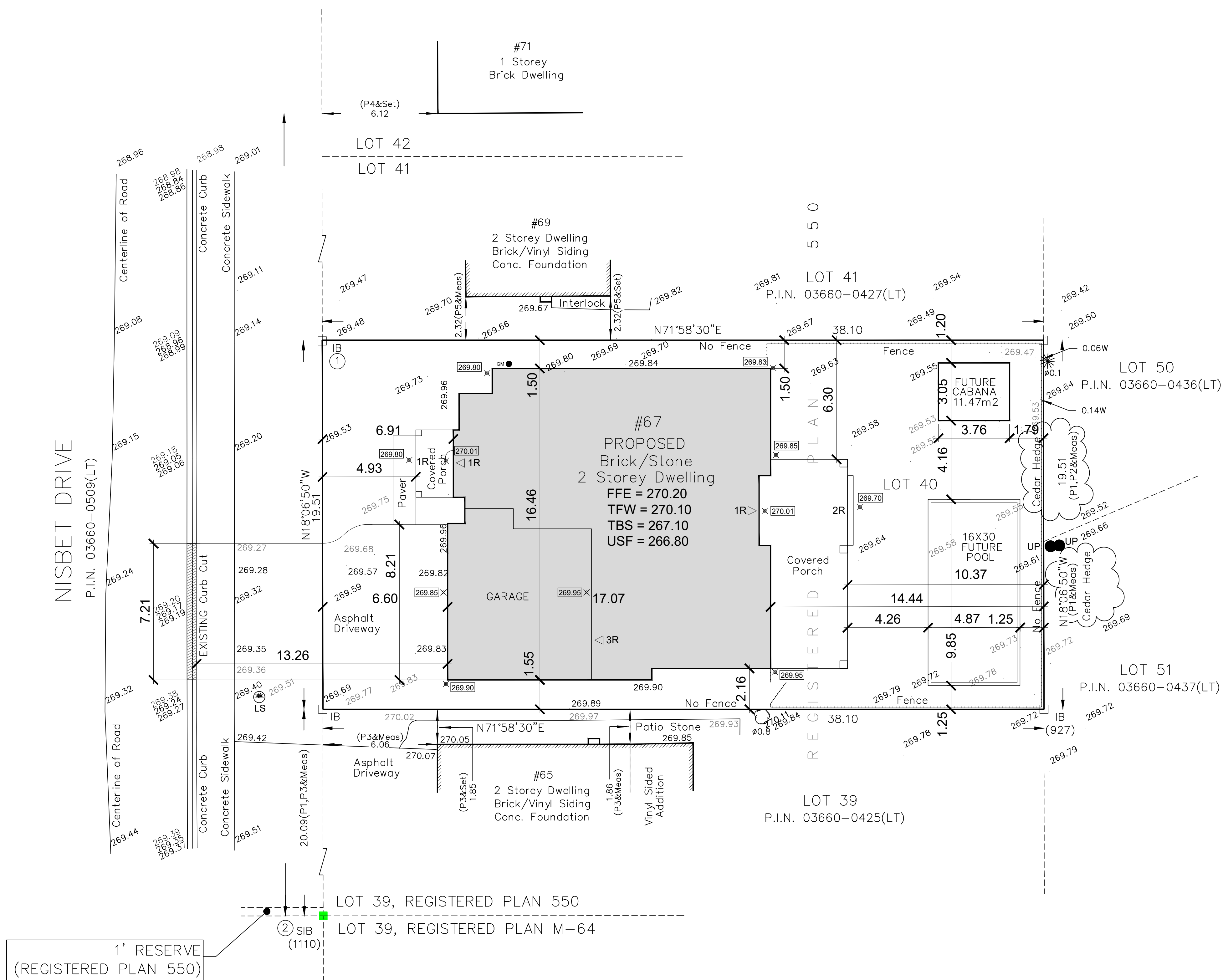
PRELIMINARY ZONING REVIEW

REVIEW FOR SINGLE DETACHED DWELLING ONLY

■ DENOTES NEW DWELLING AREA

LOT STATISTICS:

| LOT STATISTICS: | REQ'D | PROPOSED | DIFFERENCE |
|---|-----------------------|-----------------------|-----------------------|
| ZONE: R3 - SN(497) | | | |
| LOT AREA: (Existing) | 743.16 m ² | 743.16 m ² | - |
| BUILDING AREA: GFA | | | |
| MAIN FLOOR | - m ² | 204.47 m ² | - |
| SECOND FLOOR | - m ² | 259.47 m ² | - |
| INTERNAL GARAGE | - m ² | 63.92 m ² | - |
| TOTAL Gross Floor Area | 370.00 m ² | 527.86 m ² | 157.86 m ² |
| GFA PERCENTAGE: | 49.7 % | 71.0 % | 21.3 % |
| BUILDING AREA: LOT COVERAGE | | | |
| MAIN FLOOR | - m ² | 204.47 m ² | - |
| GARAGE AREA | - m ² | 63.92 m ² | - |
| TOTAL BUILDING AREA | 235.00 m ² | 268.39 m ² | +33.39 m ² |
| LOT COVERAGE | 31.6 % | 36.1 % | +4.5 % |
| FRONT YARD SETBACK | 6.0 m | 6.6 m | + 0.6 m |
| REAR YARD SETBACK | 9.52 m | 14.44m | + 4.92m |
| SIDE YARD SETBACK (North) | 1.5 m | 1.5 m | - |
| SD. YD. Beyond main rear wall of adjacent bldgs | 3.0 m | 1.5 m | - 1.5 m |
| SIDE YARD SETBACK (South) | 1.5 m | 1.55 m | + 0.05 m |
| SD. YD. Beyond main rear wall of adjacent bldgs | 3.0 m | 2.16 m | - 0.84 m |
| BUILDING HEIGHT (PEAK) | 9.9 m | 10.2 m | + 0.3 m |



1' RESERVE (REGISTERED PLAN 550)

| 1 | APR 15 2026 | ISSUED FOR TENDER |
|----------------------------|-------------|-------------------|
| REF: | DATE : | REVISION : |
| dberry@vulcandesigninc.com | | |

**VULCAN
 DESIGN INC.**
 Professional Service, Exceptional Value

www.vulcandesigninc.com

PROJECT ADDRESS:
**67 NISBET DRIVE
 AURORA, ONT.**

PG. CONTENT:
SITE PLAN

SHEET: 24" X 36" DWN BY: D.C.B.
 SCALE: 1:250 PAGE:
 PROJECT No:
 V25-0791 **SP**



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