



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-37

APPLICANT: Nicholas Dubick

PROPERTY: 20 Birch Crt, Aurora, ON L4G3J9
PLAN 246 PT LOT 110

**RELATED
APPLICATIONS:** n/a

ZONING: R3 Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a one-story garage addition and covered porch.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 7.2 of the Zoning by-law requires a minimum front yard of 6.0 meters
 - a. The Applicant is proposing a one-storey which is 0.1 meters from the front property line
2. Section 4.20 of the Zoning by-law requires porches to be 4.5 meters from the front property line.
 - a. The Applicant is proposing a covered porch which is 1.6 meters from the front property line.
3. Section 4.20 requires a minimum front yard of 4.5 meters.
 - a. The Applicant is proposing porch steps that are 1.1 meters to the front 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:	September 11, 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 September 9, 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 September 11, 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/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 September 11, 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 25th DAY OF August 2025



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

ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Elevations

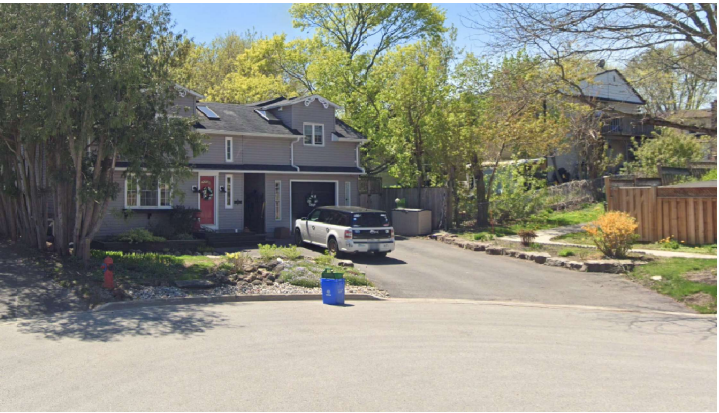
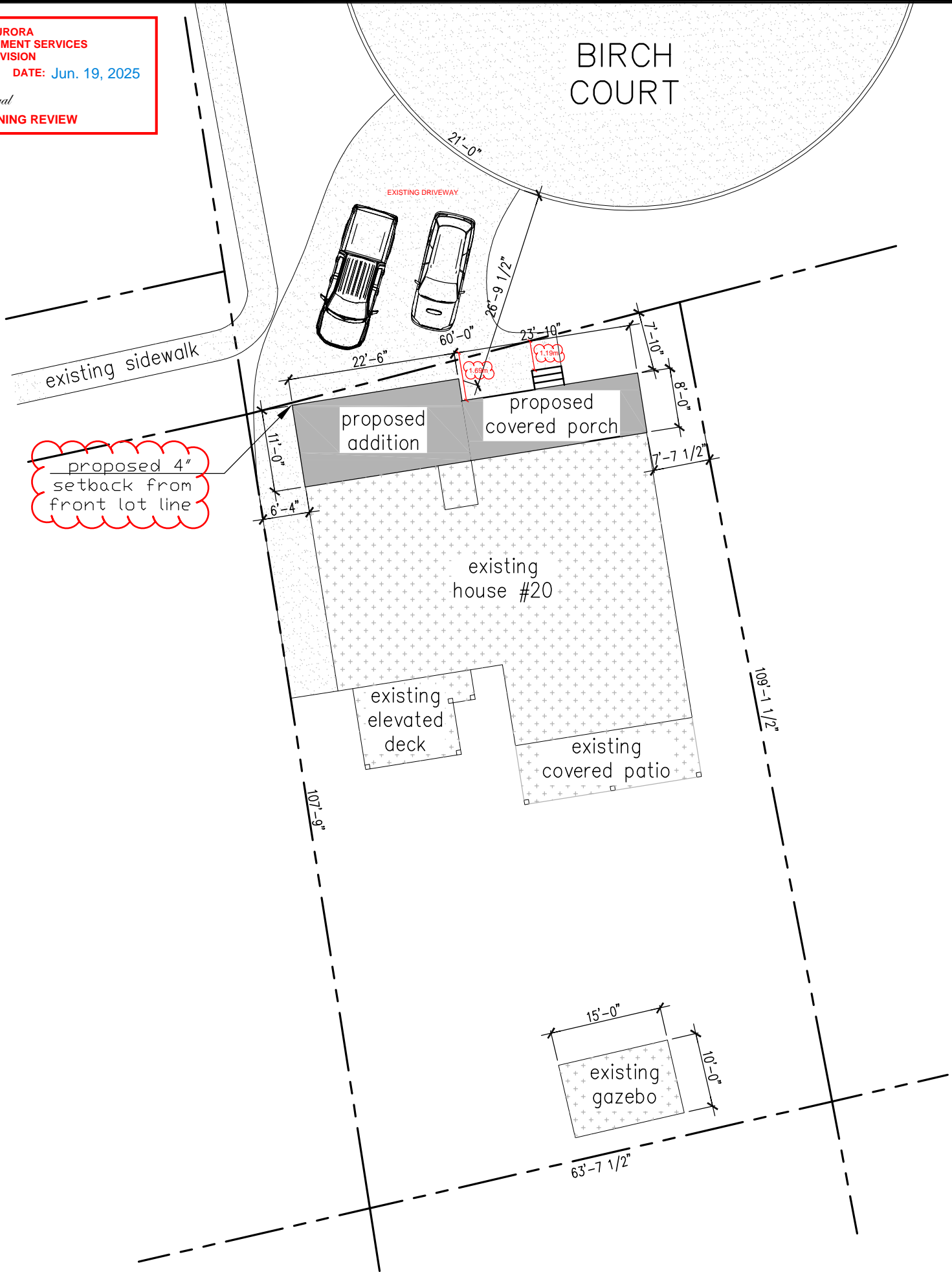
Agenda packages will be available prior to the Hearing at:

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

FOLDER: XXXX

FILE:

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251090 DATE: Jun. 19, 2025
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW



GENERAL NOTES

ALL SITE INFORMATION DERIVED FROM SURVEY BY LLOYD & PURCELL DATED 1-11-1982, AERIAL IMAGING, GIS AND SITE MEASUREMENTS.

THIS IS NOT A SURVEY.

ALL MEASUREMENTS ARE APPROXIMATE IN FEET AND INCHES.

VERIFY ALL SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORK. EXISTING GRADES AT PROPERTY LINES TO REMAIN.

PROPERTY DATA

LOT AREA - 6685.85 sq. ft. 621.14 square metres
EXISTING HOUSE AREA - 1550 sq. ft. 144.0 square metres
COVERED DECK/ELEVATED DECK AREA - 347 sq. ft.
GAZEBO AREA - 150 sq. ft.
PROPOSED ADDITION AREA - 247.5 sq. ft. 22.99 square metres
PROPOSED COVERED PORCH AREA - 191 sq. ft.

TOTAL LOT COVERAGE - 26.9%



I, Warren Northcott, review and take responsibility for the design work on behalf of our firm Sunrise Drafting registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Design Firm BCIN: 100930
Individual BCIN: 40478

Signed:

STATUS:	Preliminary
PLOTTED:	
SCALE:	1:200
PRINT ON	11x17 PAPER
DATE:	May 2025
REV.	

PROJECT	Nick Dubick/ Rebecca Radley-Smith Proposed Garage Extension 20 Birch Court, Aurora	TITLE	Site Plan
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SHEET No.	1 OF 1
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DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO SUNRISE DRAFTING BEFORE PROCEEDING WITH THE WORK.

FOLDER: XXXX

FILE:

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20251090 DATE: Jun. 19, 2025

APPROVED BY: Ashley Vanderwal

PRELIMINARY ZONING REVIEW



EXISTING NORTH
ELEVATION



PROPOSED NORTH
ELEVATION



I, Warren, do hereby certify that I am a duly licensed Professional Engineer under the provisions of the Engineering Act, R.S.O. 1990, Chapter 190, and the firm is registered, in the appropriate classes/categories.

Design Firm BCIN: 100930
Individual BCIN: 44078

Signed: _____

STATUS: Preliminary

PLOTTED:

SCALE: 1/4"=1'-0"

PRINT ON 11x17 PAPER

DATE: May 2025

REV:

PROJECT: Nick Dubick/ Rebecca Radley-Smith
Proposed Garage Extension
20 Birch Court, Aurora

TITLE: Elevations

SHEET No.

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OF

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DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO SUNRISE DRAFTING BEFORE PROCEEDING WITH THE WORK.