

NOTICE OF PUBLIC HEARING MINOR VARIANCE

Pursuant to Section 45(5) of The Planning Act

FILE NUMBER:	MV-2025-28
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APPLICANT: Khoder El-Dassouki

PROPERTY: 7 Steeplechase Ave, Aurora, ON L4G6W5 PLAN M1582 LOT 34

RELATED

APPLICATIONS: n/a

ZONING: ER Estate Residential Zone

PURPOSE:A Minor Variance Application has been submitted to facilitatePlease refer to provided Application Form and Cover Letter for
context of this submission and proposed variance being sought.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 4.1.2(b) of the Zoning By-law permits a maximum height of 4.5 metres.
 - a) The applicant is proposing a detached garage with a height of 8.07m metres.

A 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 10, 2025
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit <u>https://www.youtube.com/user/Townofaurora2012</u> 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, Peter Fan, at <u>PFan@aurora.ca no later than</u> <u>4:30pm on July 8, 2025.</u> 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: <u>https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form</u>

ii) Provide written comments. Please email your comments to the Secretary – Treasurer, Peter Fan, at <u>PFan@aurora.ca no later than 12:00pm (noon) on July</u> <u>10, 2025 Alternatively, comments may be mailed to Town Hall</u> 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 <u>https://www.aurora.ca/media/otkpzqeu/request-for-decision-fillable.pdf</u>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on July 10, 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 Peter Fan at PFan@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 26th DAY OF June 2025

Peter Fan Secretary-Treasurer/Assistant Planner Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing

at: https://www.aurora.ca/agendas



SITE DATA

SITE DATA	7 Steeplechase Avenue, Aurora, Ontario L4G 6W5
LOT No.	34
REGISTERED PLAN	M-1582
ZONING	Zone 1 ER
OAK RIDGES MORAINE	ORM Settlement Area
LSRCA	Not Applicable
LOT AREA	8,260.33 sm (88,913.45 sf)

COVERAGE	REQUIRED	EXISTING	PROVIDED	SETBACKS	REQUIRED	EXISTING	PROVIDED
MAIN DWELLING	MAXIMUM 15% OF LOT	340.9 sm	402.10 sm (With Addition)	DWELLING FRONT	15m	18.11 m	Existing — No Change
DETACHED GARAGE	AREA (8,260.33 sm)	Not Applicable	150.44 sm (New Garage)	DWELLING REAR	22m	30.85 m	Existing — No Change
FRAMED SHED	= Maximum 1,239.05 sm	11.49 sm	11.49 sm (Unchanged)	DWELLING INTERIOR SIDE YARD	9m and 4.5m	39.33 m	Existing — No Change
TOTAL	$- \operatorname{Maximum} 1,259.05 \operatorname{Sm}$	352.39 sm (4.26% Coverage)	564.03 sm (6.82% Coverage)	GARAGE FRONT	As Per Main Dwelling	Not Applicable	15.00 m
	•		·	GARAGE REAR	4.5m	Not Applicable	20.71 m
BUILDING HEIGHT	REQUIRED	EXISTING	PROVIDED	GARAGE SIDE YARD	As Per Main Dwelling	Not Applicable	32.62 m
MAIN DWELLING	Maximum 10m	8.25 m	Existing — No Change		·		•
DETACHED GARAGE	Maximum 4.5m	Not Applicable	6.88 m				

This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants inc. The contractor must verify and					ARCHITECTURAL SITE PLAN	T NAME.
accept responsibility for all dimensions and conditions on site and must notify Surlano Design Consultants Inc. of any variations from the drawings.			PRELIMINARY DRAWINGS	SURIANO.		PROPOSED ADDITION
Surlano Design Consultants Inc. Is not responsible for the accuracy of survey structural, mechanical, electrical, etc., anginearing information shown on this	5. Feb. 11/25 4. Jan. 31/25	ISSUED FOR PRELIMINARY ZONING REVIEW MS REISSUED TO CIVIL COORDINATION MS ISSUED TO CLIENT FOR REVIEW AND APPROVAL MS ISSUED FOR CIVIL COORDINATION MS	NOT FOR CONSTRUCTION		FEB. 11/25 MAS DATE: TYPE: PAGE No:	7 STEEPLECHASE AVENUE
drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction	 Jan. 24/25 Jan. 22/25 	ISSUED TO CLIENT FOR REVIEW AND APPROVAL ISSUED FOR CIVIL COORDINATION MS	CONSTRUCTION	SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1	DEC. 09/24	AURORA, ONTARIO
and requirements. This drawing is not to be scaled.	1. Dec. 09/24	ISSUED TO CLIENT FOR REVIEW AND APPROVAL REVISION ISSUED: EV:		Vaughan, Ontario L4L 8P9 T. 905-264-0924	1:500 23-167	

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1670	DENOTES	O.L.S., DATED SEPTEMBER 29, 1976. PEARSON & PEARSON SURVEYING LTD., O.L.S.
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TOWN OF AURORA PLANNING & DEVELOPMENT SERVICES **BUILDING DIVISION** PERMIT NO.: PR20250231 DATE: Feb. 19, 2025

> Taylor Cole PRELIMINARY ZONING REVIEW



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The contractor must verify and ept responsibility for all dimensions				
conditions on site and must notify iano Design Consultants Inc. of any				 P
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	SURIANO.	SHEET NAME: NORTH E	LEVATION	I (FRONT)	PROJECT NAME:
PRELIMINARY DRAWINGS	ARCHITECTURAL DESIGN	PLOTTED: FEB. 11/25	drawn by: JL	AREA: 1766 SQ. FT.	PROPOSED GARAGE WITH FUTURE ART STUDIO
NOT FOR CONSTRUCTION	SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughen, Ontario L41, SP9 T. 905-264-0924	date: JULY 10/24 scale:	TYPE: PROJECT No:	A-4a	7 STEEPLECHASE AVENUE AURORA, ONTARIO
	1. 303-204-0324	3/16"=1'-0"	23-167		