



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-28

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 facilitate
Please 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 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on July 8, 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, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on July 10, 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/media/otkpozgeu/request-for-decision-fillable.pdf>. 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.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>



NORTH ELEVATION
(FRONT)

This drawing, as an instrument of service, is provided by and is the property of Suriano Design Consultants Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Suriano Design Consultants Inc. of any variations from the drawings.

Suriano Design Consultants Inc. is not responsible for the accuracy of survey structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work. The construction must conform to all applicable codes and requirements. This drawing is not to be scaled.

NO.	DATE	REVISION/ISSUED	BY
5.	FEB. 11/25	ISSUED FOR PRELIMINARY ZONING REVIEW	MS
4.	FEB. 03/25	ISSUED TO CLIENT FOR REVIEW AND APPROVAL	MS
3.	DEC. 09/24	ISSUED TO CLIENT FOR REVIEW AND APPROVAL	MS
2.	NOV. 08/24	ISSUED TO CLIENT FOR REVIEW AND APPROVAL	MS
1.	SEP. 18/24	ISSUED TO CLIENT FOR REVIEW AND APPROVAL	MS

PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

SURIANO.
ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC.
51 Royson Road, Unit 1
Vaughan, Ontario L4L 8P9
T. 905-264-0924

SHEET NAME: NORTH ELEVATION (FRONT)			
PLOTTED:	DRAWN BY:	AREA:	A-4a
FEB. 11/25	JL	1766 SQ. FT.	
DATE:	TYPE:	PAGE NO:	
JULY 10/24			
SCALE:	PROJECT NO:		
3/16"=1'-0"	23-167		

PROPOSED GARAGE
WITH FUTURE ART STUDIO
7 STEEPLCHASE AVENUE
AURORA, ONTARIO