



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**  
**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2023-18

**APPLICANT:** GERGELY MIHALY SZABO

**PROPERTY:** 135 Aurora Heights Dr, Aurora, ON L4G2X1  
PLAN 65M2338 LOT 77

**RELATED APPLICATIONS:** n/a

**ZONING:** R3(40) Detached Third Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate Extend the attached garage toward the front yard.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

- 1) Section 7.2 of the Zoning By-law requires a minimum Front Yard setback of 6.0 metres.
  - a) The applicant is proposing a garage extension, which is 4.0 metres 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:** May 11, 2023

**TIME:** 7:00 p.m.

**LOCATION:** Electronic Meeting  
(Please visit <https://www.youtube.com/user/Townofaurora2012> for live stream of the meeting)

**NOTE:** As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. 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](mailto:PFan@aurora.ca) **no later than 4:30pm on May 9, 2023** 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/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on May 11, 2023** 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 [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on May 11, 2023**.

**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](mailto: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 27<sup>th</sup> DAY OF April 2023



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

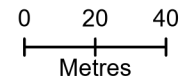
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**135 AURORA HEIGHTS DR**  
**FILE: MV-2023-18**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



**BUILDING LOCATION SURVEY OF  
LOTS 75, 76 AND 77, PLAN 65M-2338  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK**



SCALE 1 : 400



C. P. EDWARD O.L.S. 1986

**METRIC**

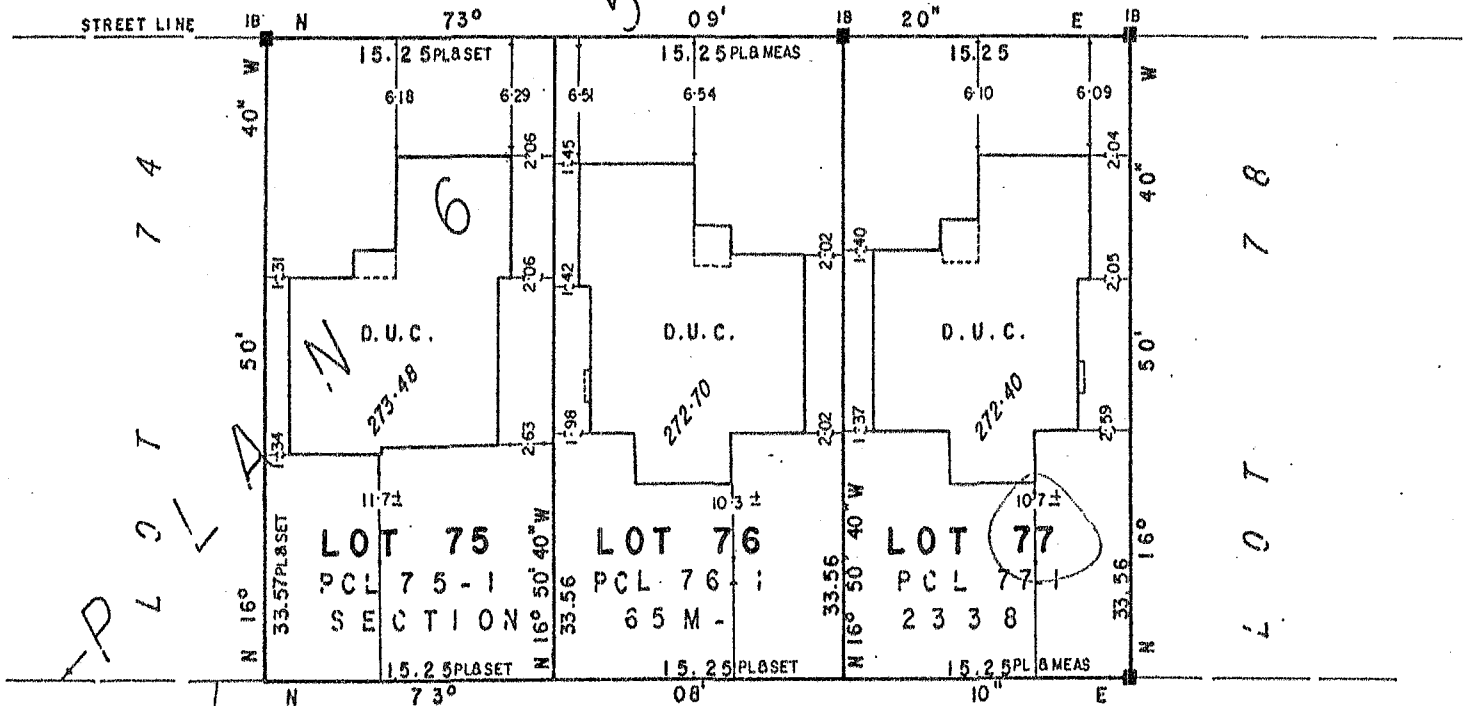
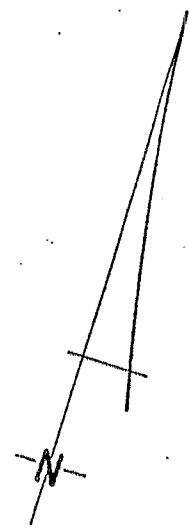
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

**AURORA HEIGHTS DRIVE**  
(BY PLAN 65M-2338)

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230505 DATE: Mar. 29, 2023  
APPROVED BY: *Hana Hossain*  
PRELIMINARY ZONING REVIEW

*5 M-2*

*3 38*



*LOT 4  
REG'D PLAN  
500*

*PART OF LOT 81, CONCESSION 1*

*INST. N° 370228*

**NOTE**

D.U.C. DENOTES DWELLING UNDER CONSTRUCTION.

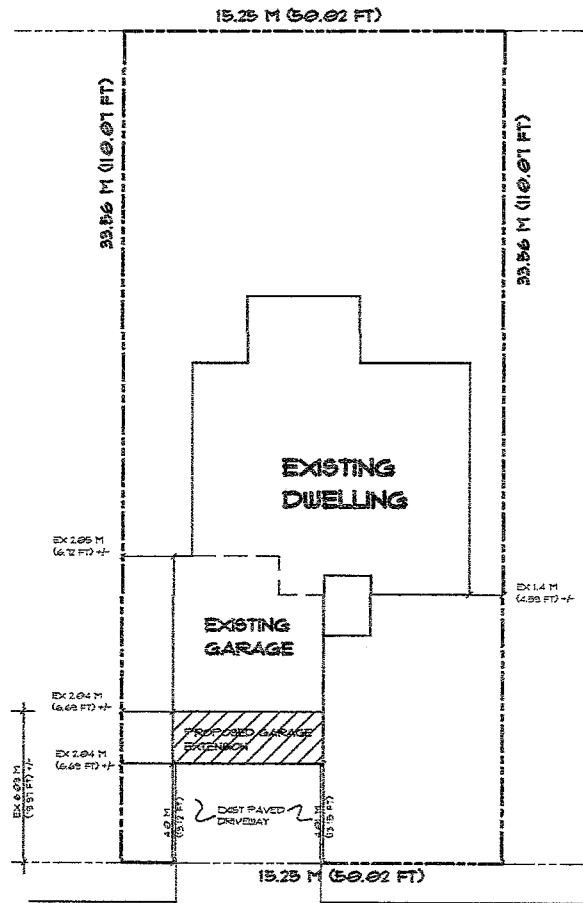
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

# SITE PLAN

SCALE 1-200

INFORMATION FROM  
AS SUPPLIED BY OWNER

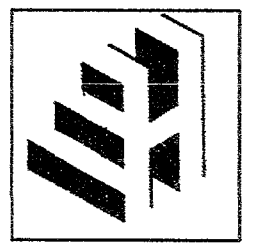


135 AURORA HEIGHTS DR

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20230505  
APPROVED BY: *Maria Harkin*  
DATE: Mar. 29, 2023  
PRELIMINARY ZONING REVIEW

GARAGE EXTENSION AT  
135 AURORA HEIGHTS DRIVE,  
AURORA

REVISIONS		
-PRELIMINARY DRAWINGS		
LG.	SCALE 3/16" = 1'-0" OR AS NOTED	DWG NO. FOUR OF FOUR
MARCH 2023	FILE NO.	

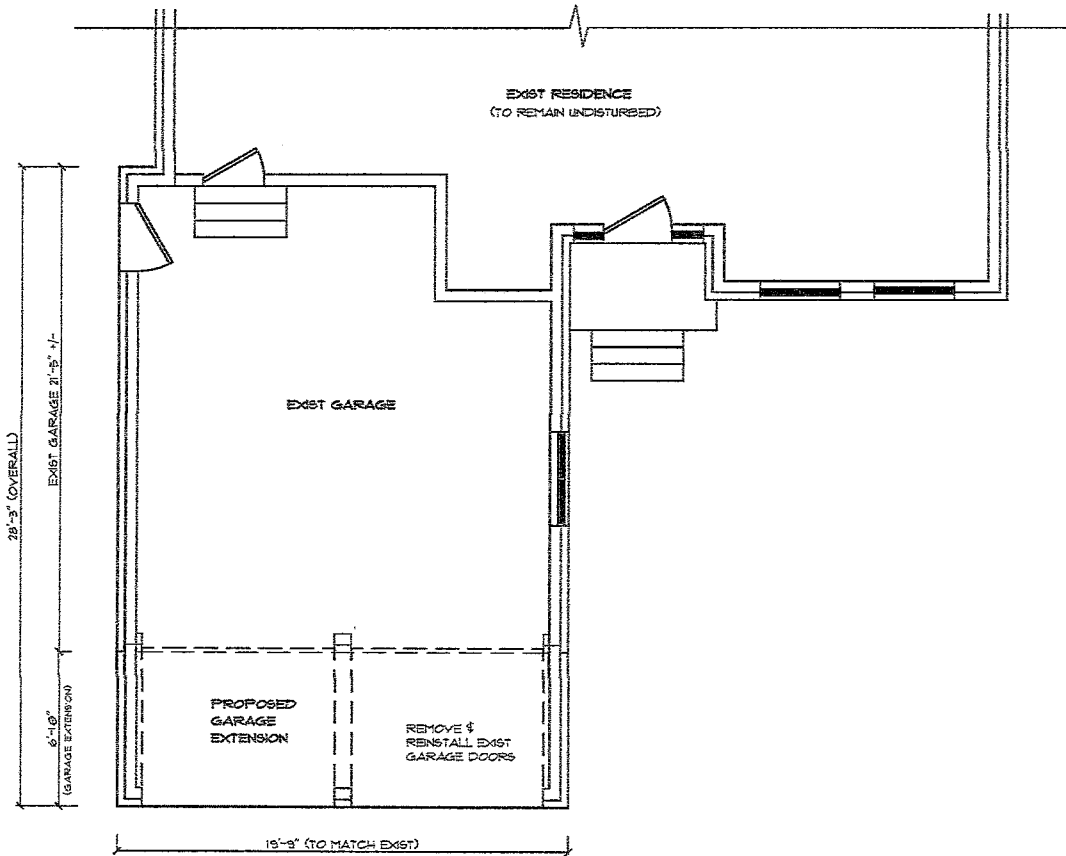


HULL DRAFTING & DEVELOPMENT

Specializing in:

- Commercial, Industrial and Residential Drafting
- Official Plan Amendments
- Site Plan Agreements
- Rezoning

Phone: 905-728-4948 (office) 905-922-8885 (cell)  
Email: 2hulldrafting@gmail.com

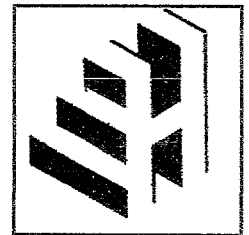


**GROUND FLOOR PLAN**

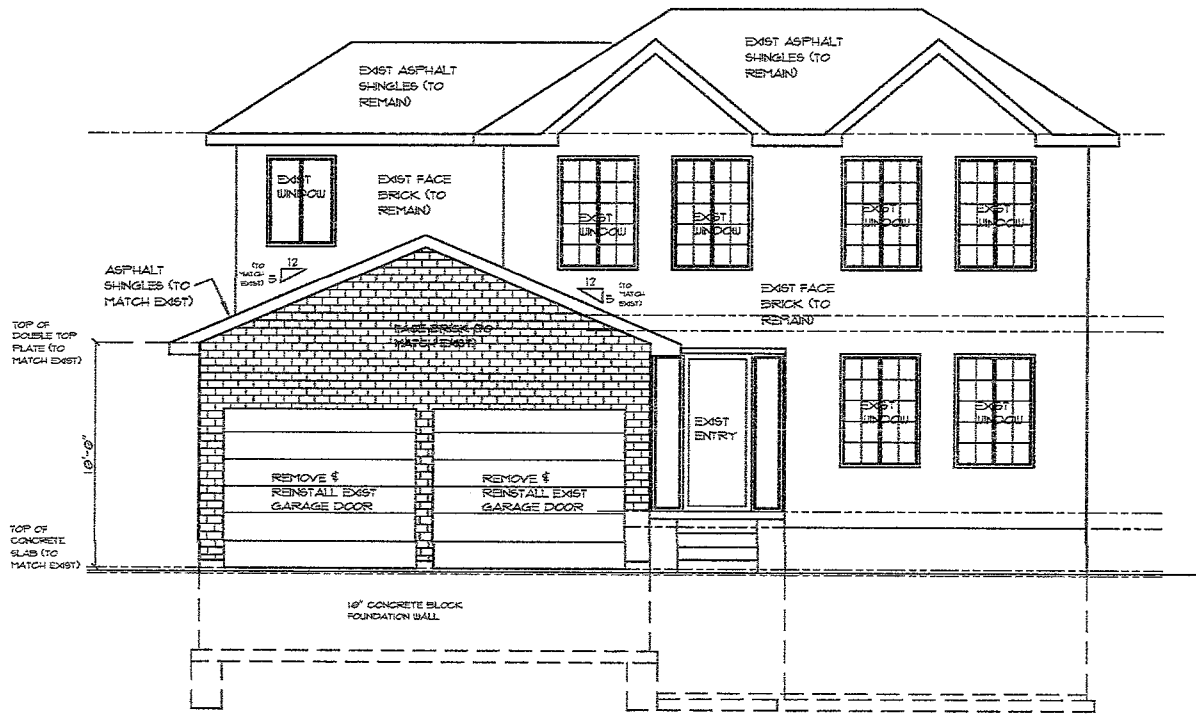
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20230505 DATE: Mar. 29, 2023  
 APPROVED BY: *Shana Korman*  
 PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT  
 135 AURORA HEIGHTS DRIVE,  
 AURORA**

REVISIONS		
-PRELIMINARY DRAWING		
L.G.	SCALE 3/16" = 1'-0" OR AS NOTED	DWG NO THREE OF FOUR
MARCH 2023	FILE NO	



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 Email: zhulldrafting@gmail.com



**FRONT (WEST) ELEVATION**

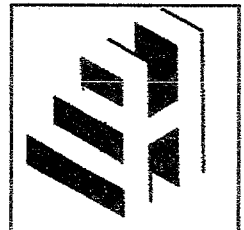
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20230505 DATE: Mar. 29, 2023  
 APPROVED BY: *Anna Pospisil*  
 PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT  
 135 AURORA HEIGHTS DRIVE,  
 AURORA**

REVISIONS

PRELIMINARY ZONING

L.G.	SCALE	DWG NO.
	3/8" = 1'-0" OR AS NOTED	ONE OF FOUR
MARCH 2023	FILE NO.	



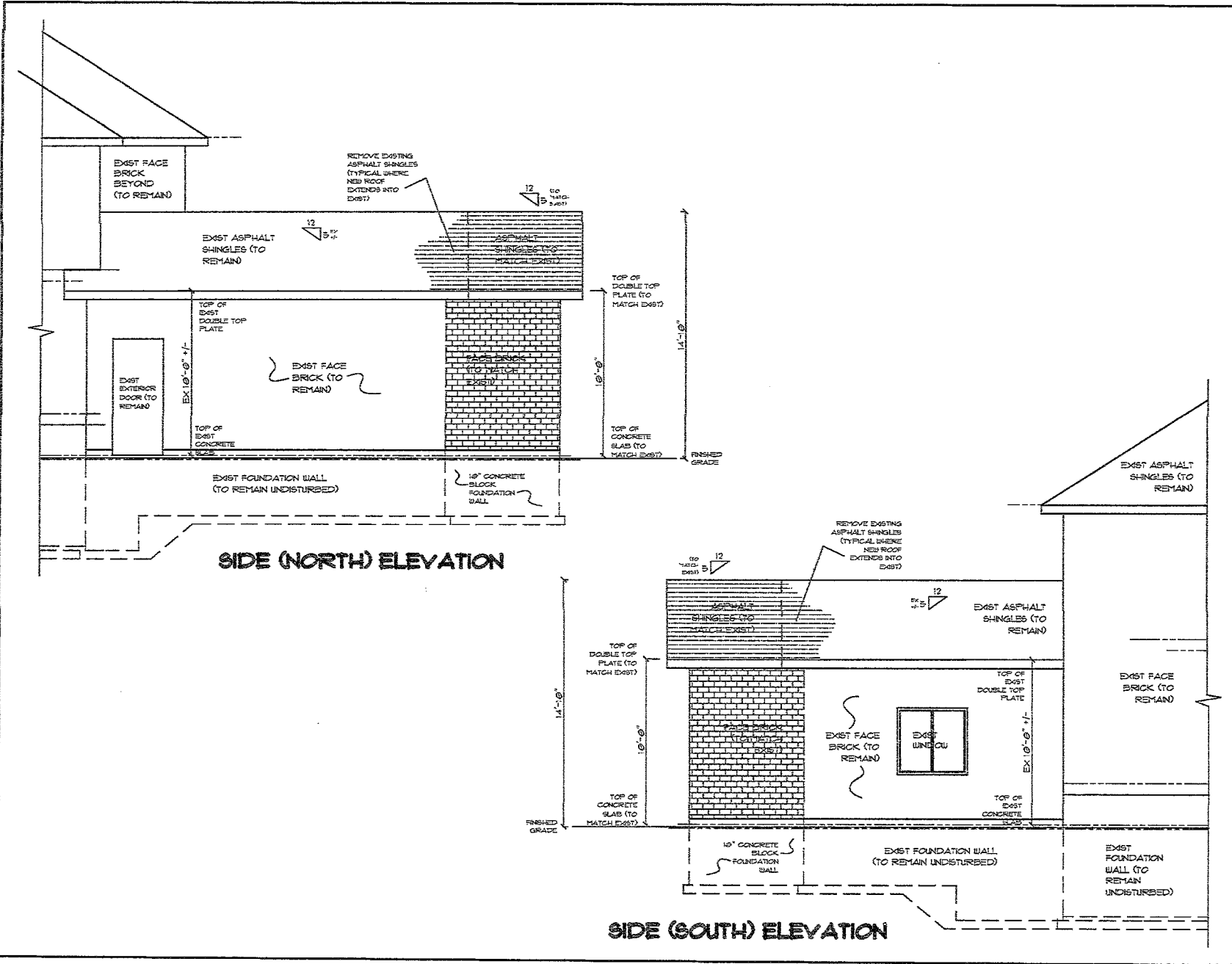
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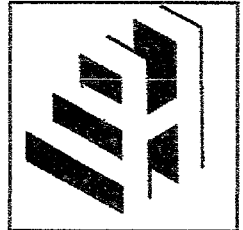
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 PERMIT NO.: PR20230605  
 DATE: Mar. 29, 2023  
 APPROVED BY: *Hanna Hawkins*  
 PRELIMINARY ZONING REVIEW

**GARAGE EXTENSION AT  
 135 AURORA HEIGHTS DRIVE,  
 AURORA**

REVISIONS

-PRELIMINARY DRAWINGS

L.G.	SCALE	DWG NO.
	3/8" = 1'-0" OR AS NOTED	TWO OF FOUR
MARCH 2023		FILE NO.



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 Email: 2hulldrafting@gmail.com



# 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:** Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at [pfan@aurora.ca](mailto:pfan@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