



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2024-21
- APPLICANT:** AJMAL FARID AHMAD
- PROPERTY:** 45 Steeplechase Ave, Aurora, ON L4G6W6
PLAN M1582 LOT 10
- RELATED APPLICATIONS:** n/a
- ZONING:** ER Estate Residential Zone
- PURPOSE:** A Minor Variance Application has been submitted to facilitate a new 2-storey single dwelling, and relief from building height.
- THE FOLLOWING VARIANCES ARE REQUIRED:**
1. Section 14.1.2(ii) states no development or site alteration shall occur on that portion of said lot that is within the feature, without an amendment to, or relief from the Zoning By-law.
 - a. The applicant is proposing to construct a two-storey detached dwelling unit.
 2. Section 14.1.3(i) states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone, without an amendment to, or relief from the Zoning By-law.
 - a. The applicant is proposing to construct a two-storey detached dwelling unit.
 3. Section 14.1.4(i) states no development or site alteration shall occur on that portion of the lot that contains a significant woodland, without amendment to, or relief from the Zoning By-law.

- a. The applicant is proposing to construct a two-storey detached dwelling unit.
- 4. Section 7.2 of the Zoning By-law requires a maximum building height of 10 metres.
 - a. The applicant is proposing to construct a two-storey detached dwelling, which is 10.6 metres to midpoint 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:	November 14, 2024
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 November 12, 2024** 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 November 14, 2024.** 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 **no later than 4:30pm on November 14, 2024.**

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 30th DAY OF October 2024



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

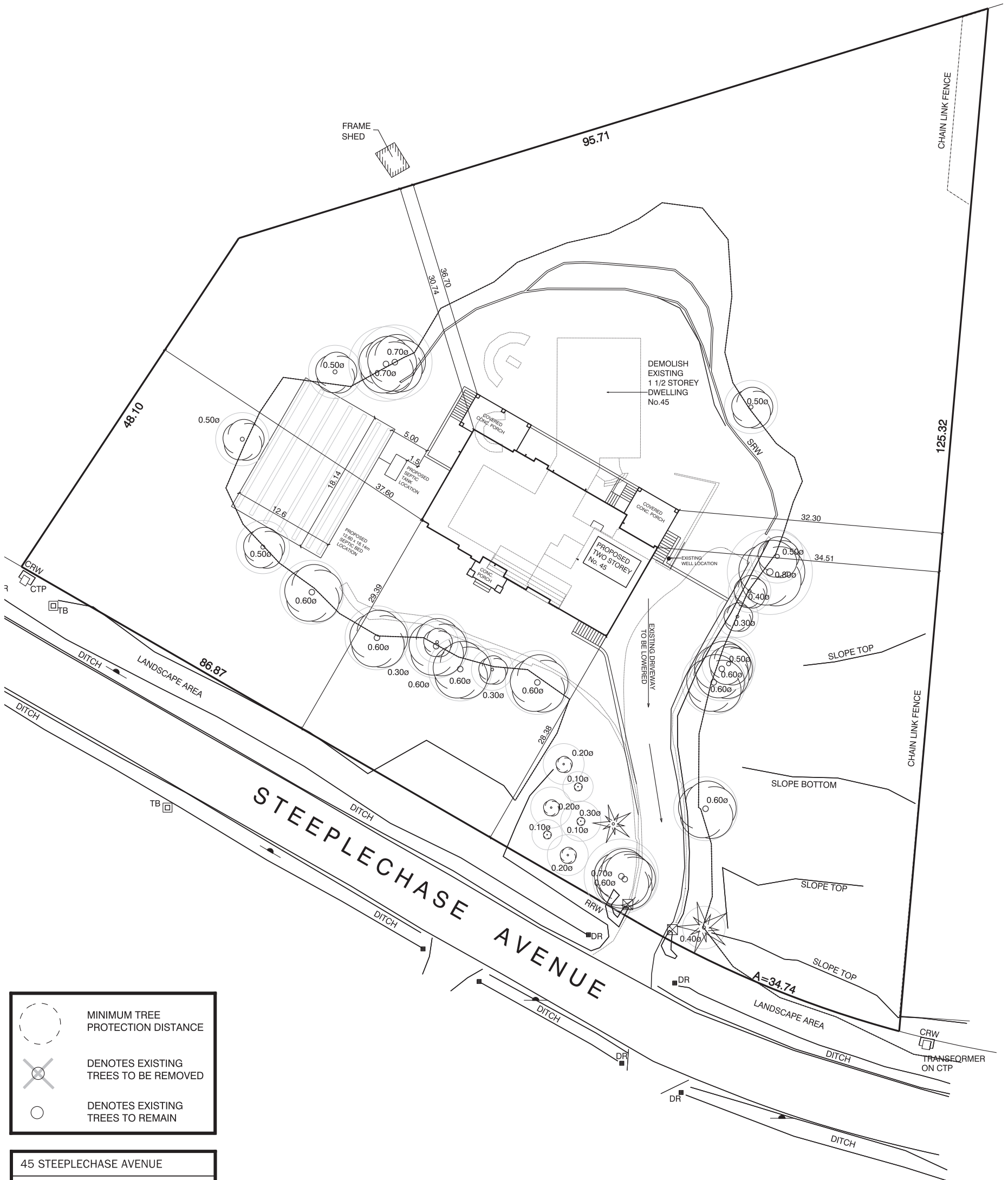
ATTACHMENTS

- 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>

GRADING AND SERVICING
BY OTHERS



- MINIMUM TREE PROTECTION DISTANCE
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES EXISTING TREES TO REMAIN

45 STEEPLCHASE AVENUE	
TOTAL LOT AREA	8683.60 m ²
MAXIMUM COVERAGE	1302.54 m ² (15.0%)
PROPOSED COVERAGE (INCLUDING PORCHES)	427.82 m ² (4.93%)

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**
 PERMIT NO.: PR20240349 DATE: Jul. 4, 2024
 APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW

BCIN INFORMATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under subsections 3.2.4. and 3.2.5. of Division C of the Ontario Building Code.

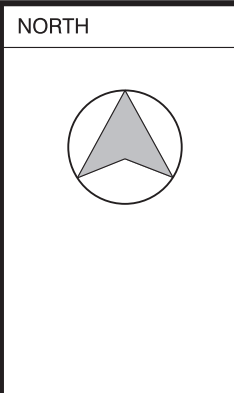
Dean Ruffolo		23640
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

Required unless design is exempt under subsections 3.2.4. and 3.2.5. of Division C of the Ontario Building Code.

Dero Building Designs Consultants Inc.	28051
FIRM NAME	BCIN

This Certification is NOT valid unless accompanied by an original signature.



**SITE PLAN SHOWING
PROPOSED TWO STOREY**

45 STEEPLCHASE AVENUE
TOWN OF AURORA, ON.
REGIONAL MUNICIPALITY OF YORK

R.P.

ANIX DEVELOPMENTS

DERO BUILDING DESIGNS

20 Wertheim Cr. U13
Richmond Hill, Ontario
L4B 3A8
T 905 889 8434
F 905 889 8435
info@derodesigns.com
www.derodesigns.com

DATE : APR 15, 2024	SCALE : 1:500
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METRIC : ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SP1



45 STEEPLECHASE AVENUE TOWN OF AURORA

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information			
Building number, street name	45 STEEPLECHASE AVENUE		Unit no.
Municipality	AURORA	Postal code	Plan number other description
B. Individual who reviews and takes responsibility for design activities			
Name	DEAN RUFFOLO		Firm
Street address	20 WERTHEIM COURT		Unit no.
Municipality	RICHMOND HILL	Postal code	Province
Telephone number	(905) 889-8434	Fax number	Cell number
C. Design activities undertaken by individual identified in Section B. (Building Code Table 3.5.2.1. of Division C)			
<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings <input type="checkbox"/> HVAC - House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing - House <input type="checkbox"/> Plumbing - All Buildings <input type="checkbox"/> On-site Sewage Systems			
Description of designer's work			
PROPOSED TWO STOREY			
D. Declaration of Designer			
I, <u>DEAN RUFFOLO</u> (print name) declare that (choose one as appropriate):			
<input checked="" type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>23640</u> Firm BCIN: <u>28051</u>			
<input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5 of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____			
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
11/18/23		Date	Signature of Designer

STATISTIC SCHEDULE

FLOOR AREA INFORMATION	
FIRST FLOOR AREA	3805 SQ. FT. (353.50 m2)
SECOND FLOOR AREA	1875 SQ. FT. (174.19 m2)
TOTAL AREA	5680 SQ. FT. (527.69 m2)
FIN. BASEMENT AREA	2770 SQ. FT. (257.34 m2)
GARAGE AREA	1885 SQ. FT. (175.12 m2)
COVERAGE INFORMATION	
MAIN HOUSE	3850 SQ. FT. (357.68 m2)
FRONT CONC. PORCH	115 SQ. FT. (10.68 m2)
REAR CONC. PORCH (RIGHT)	320 SQ. FT. (29.73 m2)
REAR CONC. PORCH (LEFT)	320 SQ. FT. (29.73 m2)
TOTAL COVERAGE	4605 SQ. FT. (427.82 m2) (4.93%)
ROOF HEIGHT	32'-8" (9.96 m)
 DEAN RUFFOLO M.A.A.T.O DERO BUILDING DESIGNS CONSULTANTS INC.	

NOTES :

The contractor must check and verify all dimensions and report any discrepancies to the designer before commencing construction.

Do not scale drawings.

Joists to be at 12" O.C. where supporting ceramic tile.

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Dean Ruffolo 23640 BCIN

REGISTRATION INFORMATION
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Dero Building Designs Consultants Inc. 28051 BCIN

This Certification is NOT valid unless accompanied by an original signature.

NO.	REVISION	DATE



PROPOSED
 TWO STOREY
 45 STEEPLECHASE AVE.
 AURORA, ON.

FOR
 ANIX
 DEVELOPMENTS

DERO BUILDING DESIGNS
 20 Wertheim Ct. U13
 Richmond Hill, Ontario
 L4B 3A8

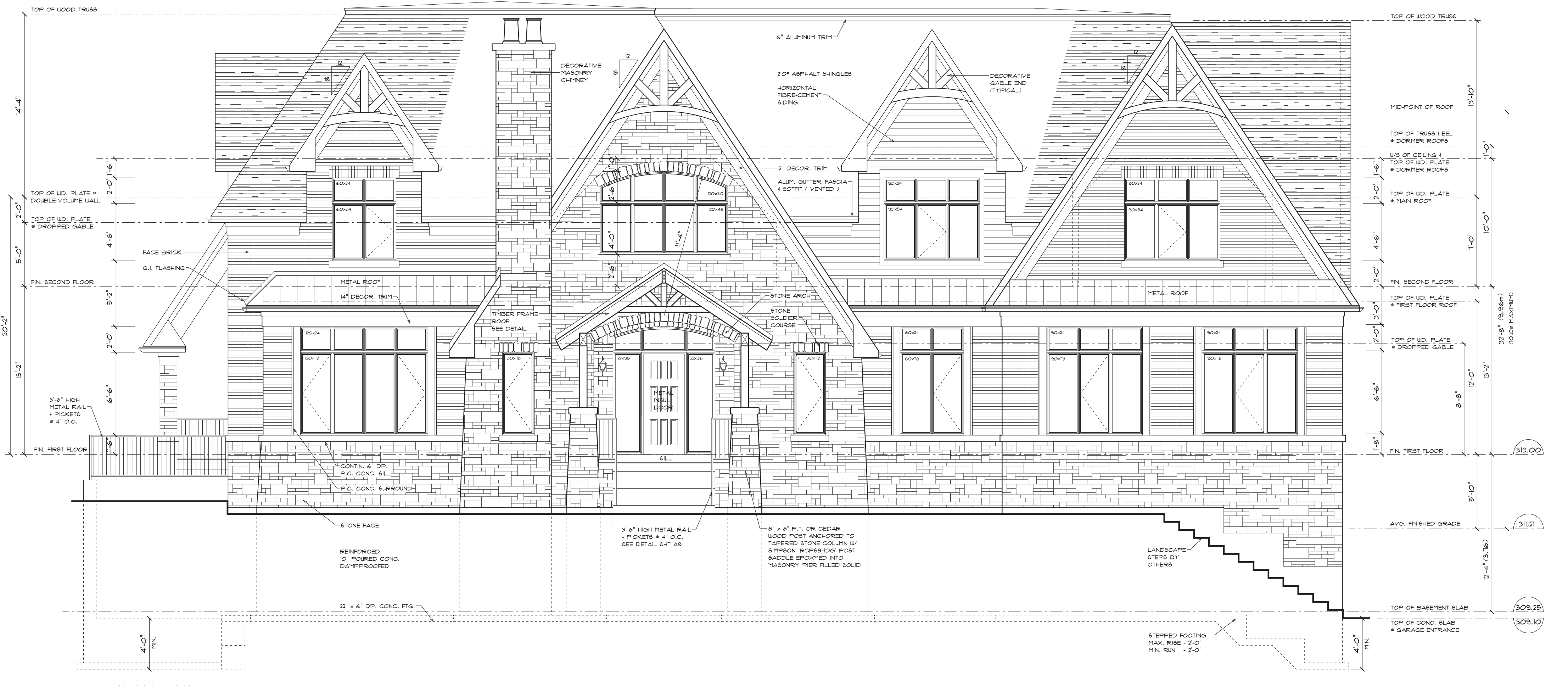
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 www.derodesigns.com

DRAWN BY D.R.	CHECKED BY D.R.
DATE APR 15, 2024	DWG. NO. A



REAR ELEVATION



FRONT ELEVATION

NOTES :

The contractor must check and verify all dimensions and report any discrepancies to the designer before commencing construction.

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Dean Ruffolo 23840
 NAME BCIN

Dean Ruffolo
 SIGNATURE

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Dero Building Designs Consultants Inc. 28051
 FIRM NAME BCIN

This Certification is NOT valid unless accompanied by an original signature.

NO.	REVISION	DATE

STRUCTURAL & NAME

LICENCED PROFESSIONAL ENGINEER
 R. J. U
 27115501
 PROVINCE OF ONTARIO

ANIX DEVELOPMENTS

PROPOSED TWO STOREY
 45 STEEPLCHASE AVE.
 AURORA, ON.

FOR
ANIX DEVELOPMENTS

FRONT & REAR ELEVATIONS

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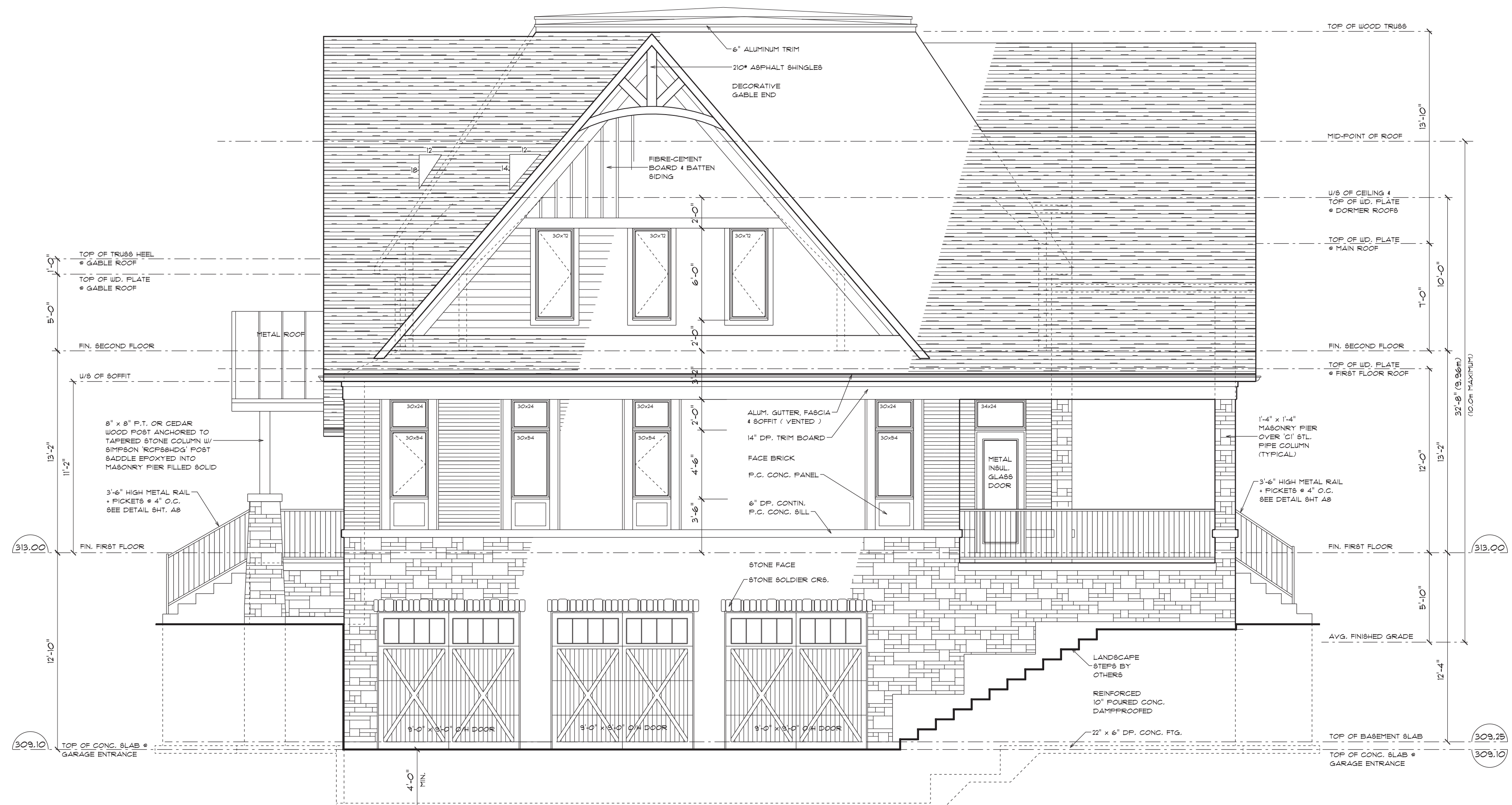
DATE	SCALE
APR 18, 2024	3/16" = 1'-0"

DRAWN BY	CHECKED BY
D.R.	D.R.

PROJ. NO.	DWG. NO.
	A4



LEFT-SIDE ELEVATION
 BUILDING FACE AREA - 1084.2 SQ. FT.
 UNPROTECTED OPENING AREA - 138.8 SQ. FT. (12.8%)
 NOTE - LIMITING DISTANCE CALCULATED USING GLASS AREA ONLY.



RIGHT-SIDE ELEVATION
 BUILDING FACE AREA - 1341.9 SQ. FT.
 UNPROTECTED OPENING AREA - 148.4 SQ. FT. (11.1%)
 NOTE - LIMITING DISTANCE CALCULATED USING GLASS AREA ONLY.

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 Dean Ruffolo 23840
 DATE: [Signature]

REGISTRATION INFORMATION
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 Dero Building Designs Consultants Inc. 28051
 DATE: [Signature]
 This Certification is NOT valid unless accompanied by an original signature.

NO.	REVISION	DATE



PROPOSED TWO STOREY
 45 STEEPLCHASE AVE.
 AURORA, ON.

FOR
ANIX DEVELOPMENTS

LEFT-SIDE & RIGHT-SIDE ELEVATIONS

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DATE	SCALE
APR 18, 2024	3/16" = 1'-0"
DRAWN BY D.R.	CHECKED BY D.R.
PROJ. NO.	DWG. NO. A5



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.

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