



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2025-01

**APPLICANT:** PESEGI, GILBERTO AND PESEGI, HELEN

**PROPERTY:** 12 Kemano Rd, Aurora, ON L4G 6S3  
PLAN 475 LOT 155

**RELATED APPLICATIONS:** n/a

**ZONING:** R3-SN(497) Detached Third Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate front yard setback

**THE FOLLOWING VARIANCES ARE REQUIRED:**

1. Section 4.20 of the Zoning By-law states open porches require a minimum front yard of 4.5 metres.
  - a. The applicant has constructed a front porch, which is 3.3 metres to the front property line.
2. Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres.
  - a. The applicant has constructed porch steps, which are 1.8 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.

<b>DATE:</b>	<b>March 13, 2025</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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, at [no later than 4:30pm on March 11, 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, at [Pfan@aurora.ca](mailto:Pfan@aurora.ca), [no later than 12:00pm \(noon\) on March 13, 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 **no later than 4:30pm on March 13, 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](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 26<sup>th</sup> DAY OF February 2025



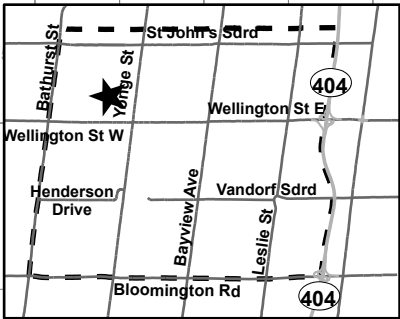
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

### **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Site Plan

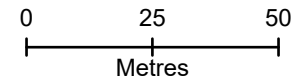
**Agenda packages will be available prior to the Hearing at:**

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



**Location Map**  
**12 Kemanos Road**  
**FILE: MV-2025-01**  
**Town of Aurora**  
**Committee Of Adjustment**

 **SUBJECT LANDS**



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 3.2.4 OF THE BUILDING CODE.

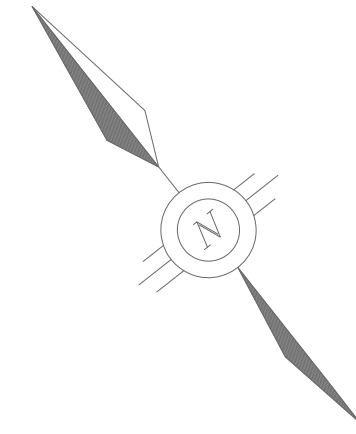
PETER Z. GUDOLIN BCIN SECURITY # 32589

PEDI ENTERPRISES INC. 28411 BCIN SECURITY # 32589

REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5 OF THE BUILDING CODE.

PEDI ENTERPRISES INC. 44897 BCIN

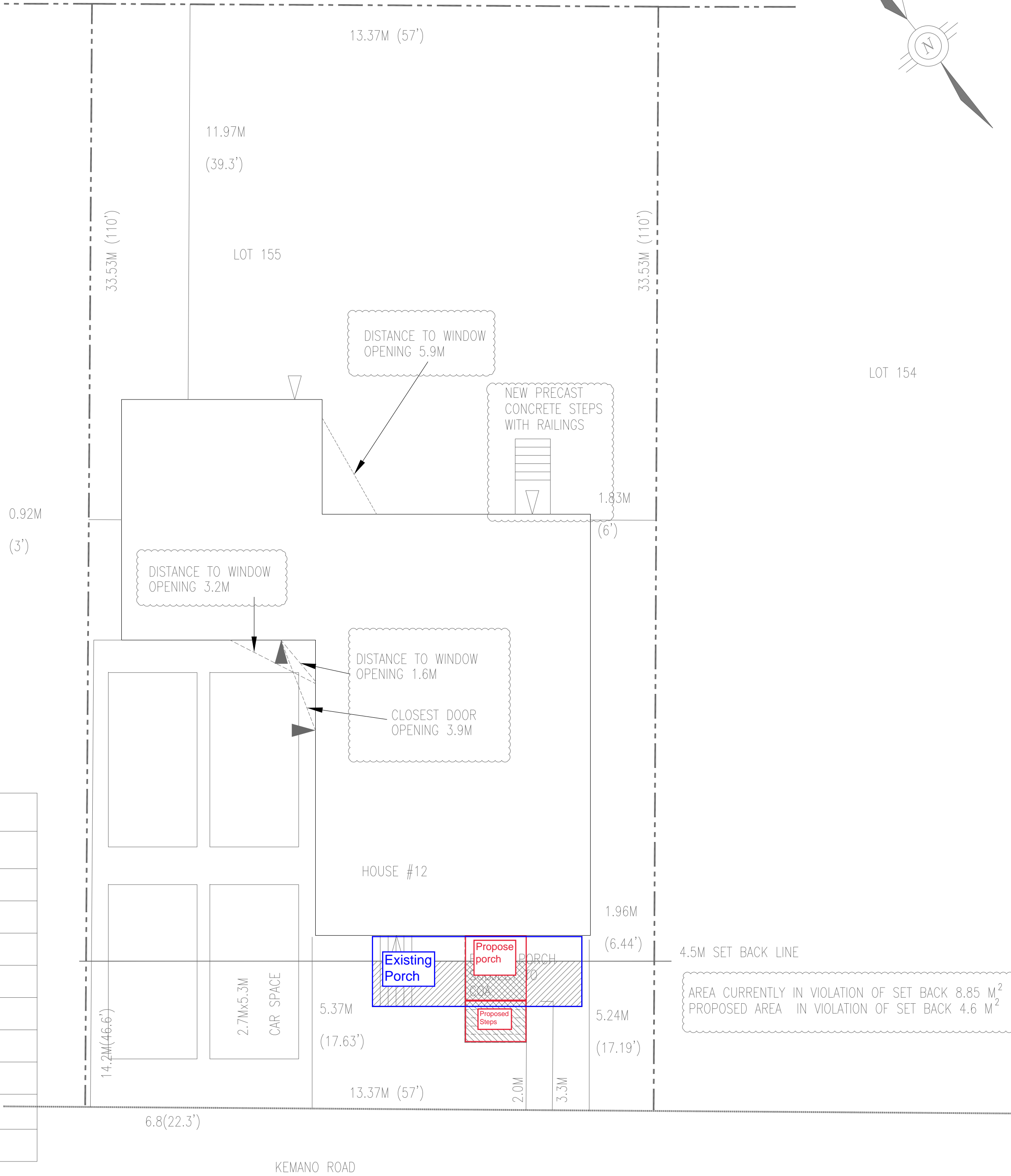
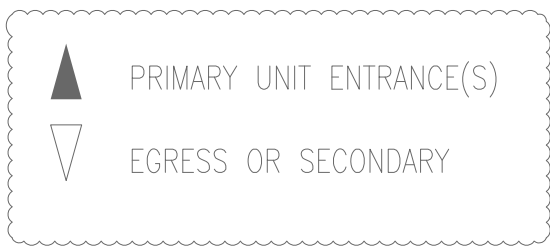
2025 01 JANUARY REVISION NUMBER 2



LOT 156

LOT 155

LOT 154



SITE STATS	
LOT AREA	582.5M (6270SQFT)
BUILDING AREA	150.8M (1623SQFT)
PROPOSED AREA	150.8M (1623SQFT)
HARD SPACE	118.8M (1279SQFT)
GREEN SPACE	312.9M (3368SQFT)
LOT COVERAGE	26.8%
GREEN SPACE	53.7%
PARKING REQ'D	3 SPACES
PARKING PROV'D	4 SPACES
DRIVEWAY	6.8Mx14.2M

General Notes

DRAWINGS ARE NOT TO BE SCALED. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE. REPORT ALL DISCREPANCIES/OMISSIONS TO THE DESIGNER. DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER.

No.	Revision/Issue	Date
3	AS PER CITY	JAN 01/25
2	AS PER CITY	NOV 24/24
1	FOR PERMIT	OCT 15/24

**PEDI ENTERPRISES INC.**  
 32 CHURCH STREET UNIT #308  
 SCHOMBERG, ONTARIO  
 LOG 1 TO  
 Phone (416) 994-8041  
 Email PEDI@rogers.com

PROJECT NAME AND ADDRESS

12 KEMANO ROAD  
 AURORA  
 ONTARIO

SHEET TITLE

SITE PLAN

Project	24-SP-134	Sheet	A0.1
Security	32589		
Scale	1:75		