



**AMENDED NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-03

APPLICANT: ZHENG, WEIMIN

PROPERTY: 43 Valley Cres, Aurora, ON L4G4S4
PLAN 65M 2189 LOT 165

**RELATED
APPLICATIONS:** n/a

ZONING: R3 Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to permit an enclosed basement walk-up stairs

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 7.2 of the Zoning By-law requires a minimum exterior side yard of 6.0 metres.
 - a. The applicant has constructed a one-storey addition, which is 4.6 metres to the exterior side 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:	March 13, 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, 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, [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 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 6th DAY OF March 2025



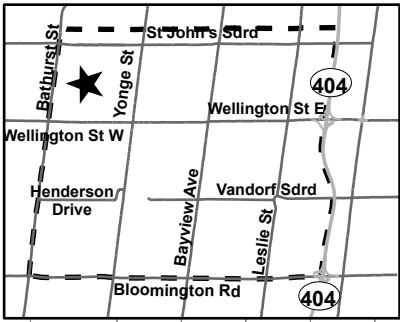
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

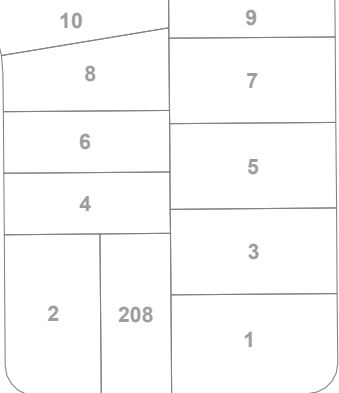
Attachment 1 – Location Map
Attachment 2 – Site Plan

Agenda packages will be available prior to the Hearing at:

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



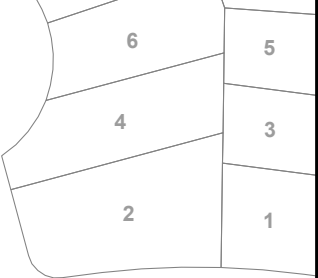
Mendy's Forest



Meadowood Drive



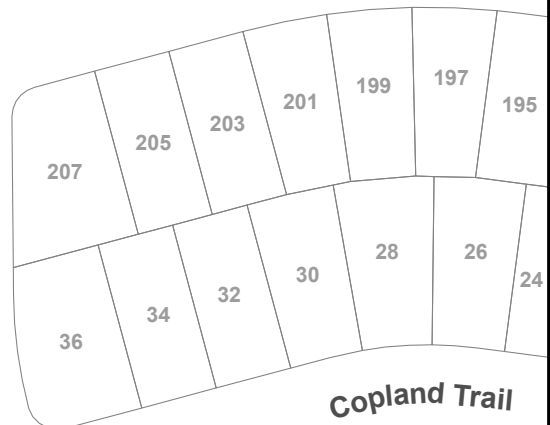
Timbertrail Crescent



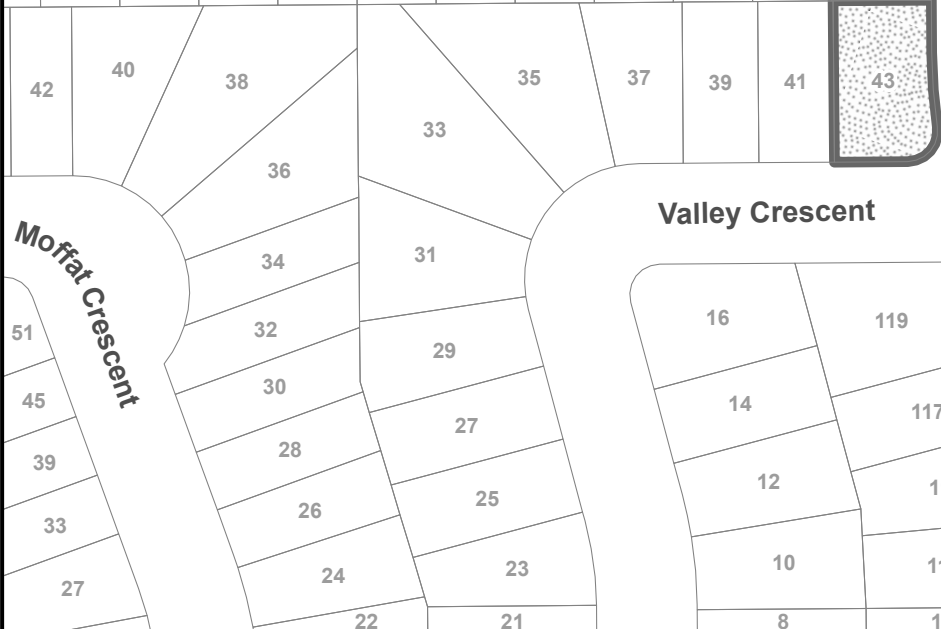
Orchard Heights Boulevard



Orchard Heights Boulevard



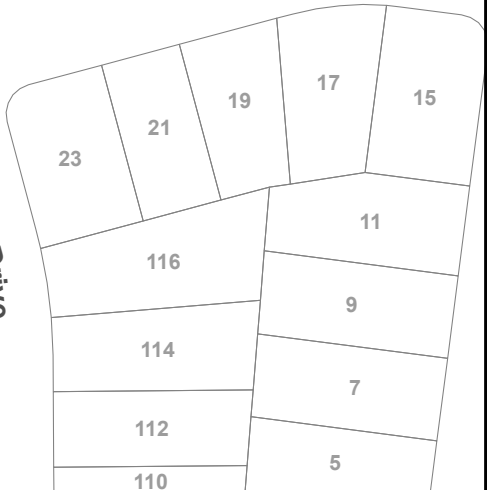
Copland Trail



Valley Crescent

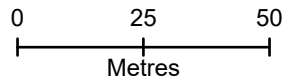
Crawford Rose Drive

Devins Drive

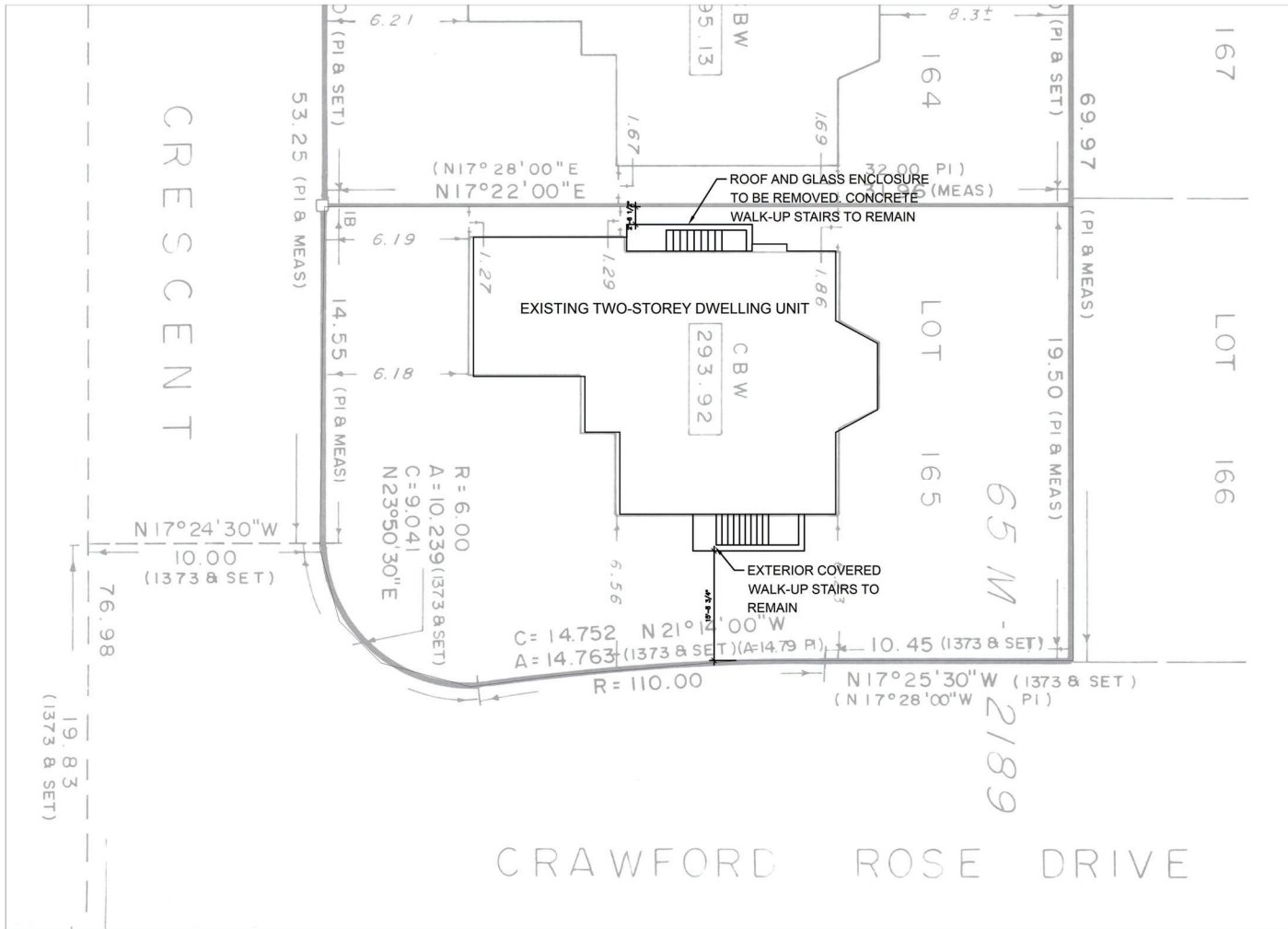


Location Map
43 Valley Crescent
FILE: MV-2025-03
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**



Appendix 'B'



The contractor must verify and accept responsibility for all dimensions and conditions on site. This drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

#	ISSUED FOR	DATE
1	PERMIT	2024-12-23

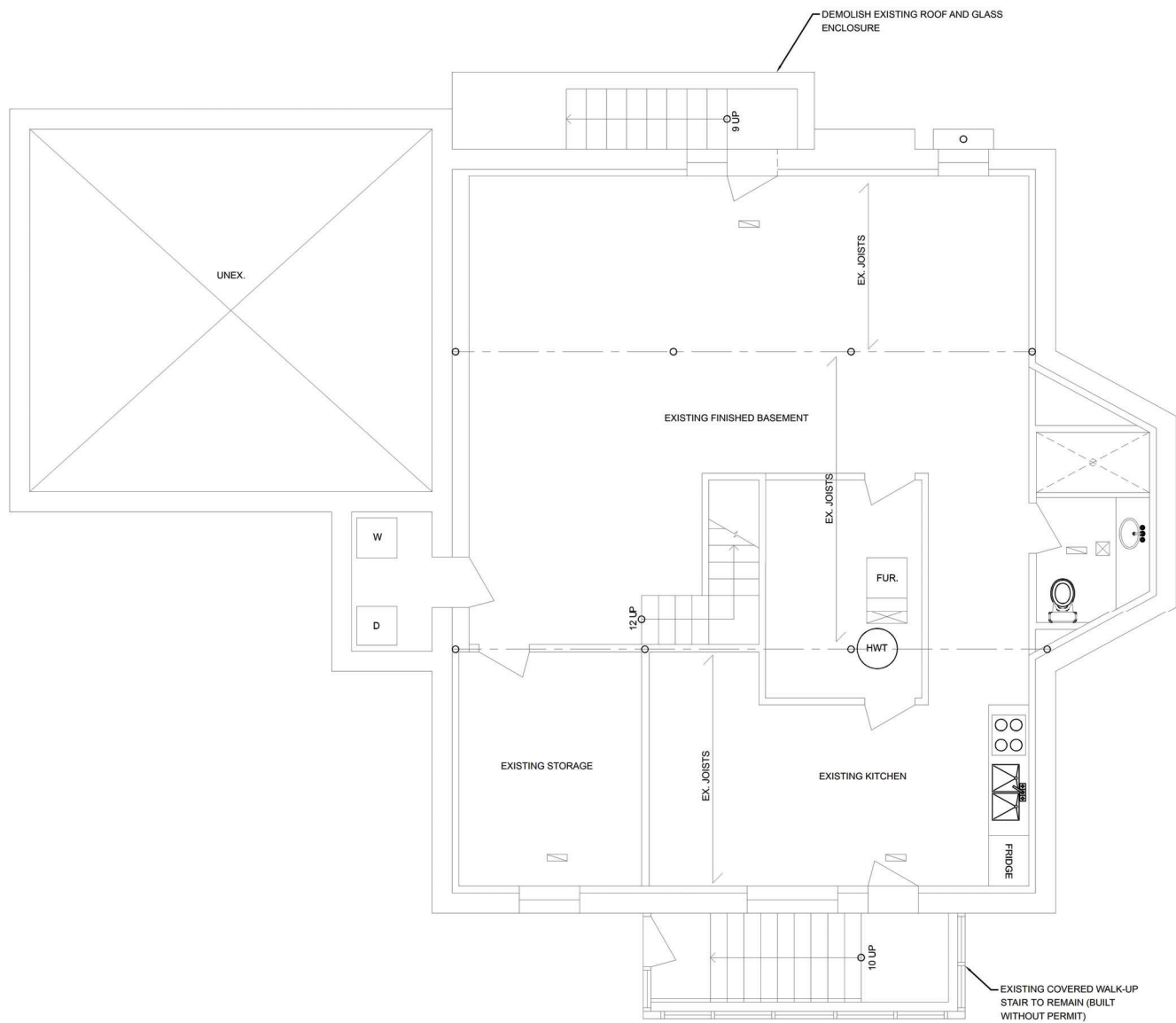
The undersigned has reviewed and takes responsibilities for this design, and has the qualifications and meets the requirements set out in the Ontario building code to be a designer.

QUALIFICATIONS INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 YUE LI #103525
 Name Signature BCIN/BCDN

PROJECT ADDRESS:
 43 Valley Crescent
 Aurora, ON L4G 454

DRAWING NAME:
 SITE PLAN

PROJ. #:	DATE:
DRAWN BY:	CHECKED BY:
SCALE: 1/16"=1'-0"	
NORTH:	DRAWING #:
→	A001



The contractor must verify and accept responsibility for all dimensions and conditions on site. This drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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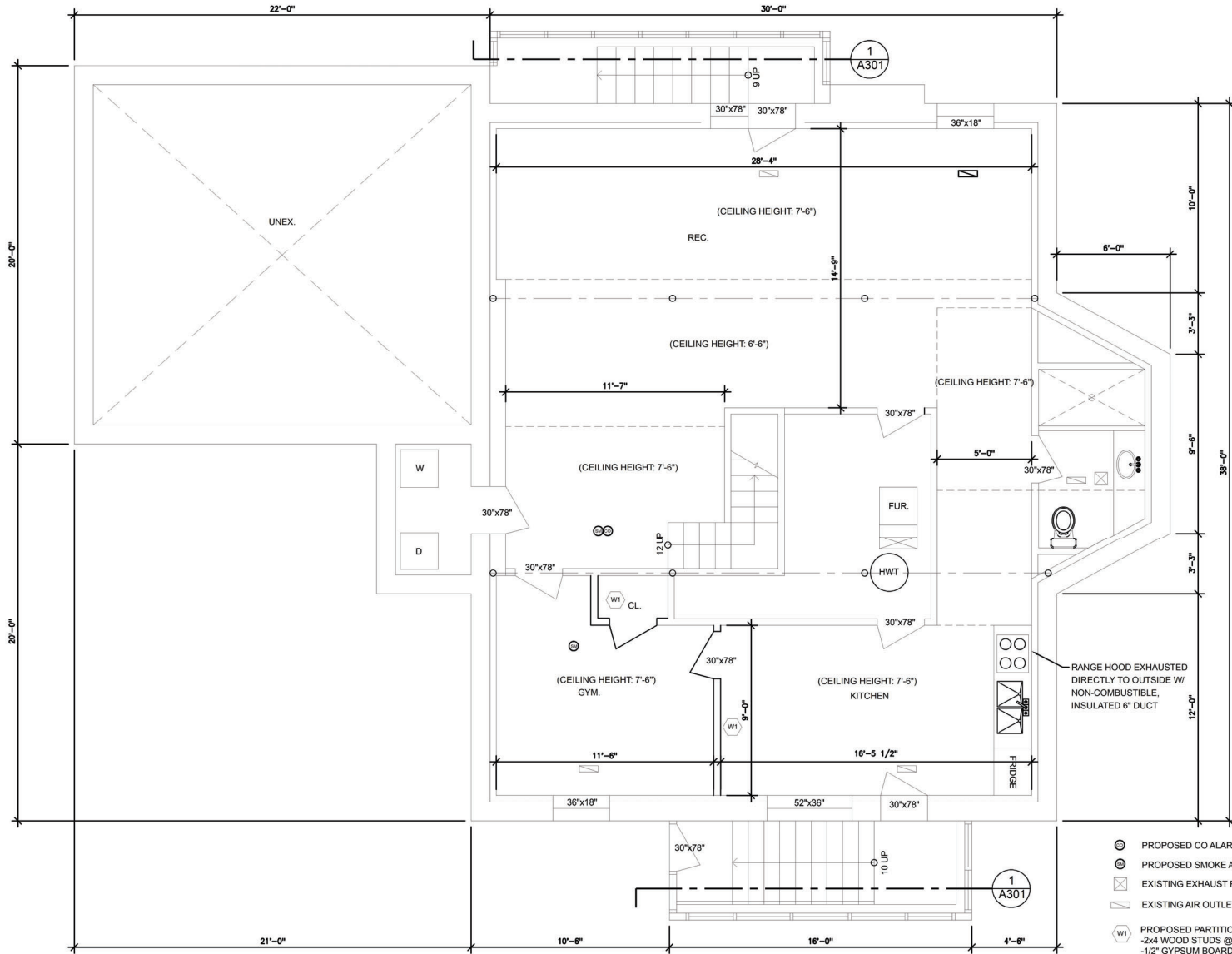
The undersigned has reviewed and takes responsibilities for this design, and has the qualifications and meets the requirements set out in the Ontario building code to be a designer.

QUALIFICATIONS INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 YUE LI #103525
 Name Signature BCIN/BCDN

PROJECT ADDRESS:
 43 Valley Crescent
 Aurora, ON L4G 4S4

DRAWING NAME:
 EXISTING BASEMENT
 FLOOR PLAN

PROJ. #:	DATE:
DRAWN BY:	CHECKED BY:
SCALE: 3/16"=1'-0"	
NORTH:	DRAWING #:
➔	A101



- ⊙ PROPOSED CO ALARM
- ⊙ PROPOSED SMOKE ALARM
- ⊠ EXISTING EXHAUST FAN MIN. 50CFM
- ⊠ EXISTING AIR OUTLET
- ⊙ PROPOSED PARTITION WALL:
-2x4 WOOD STUDS @ 16" O/C
-1/2" GYPSUM BOARD BOTH SIDES

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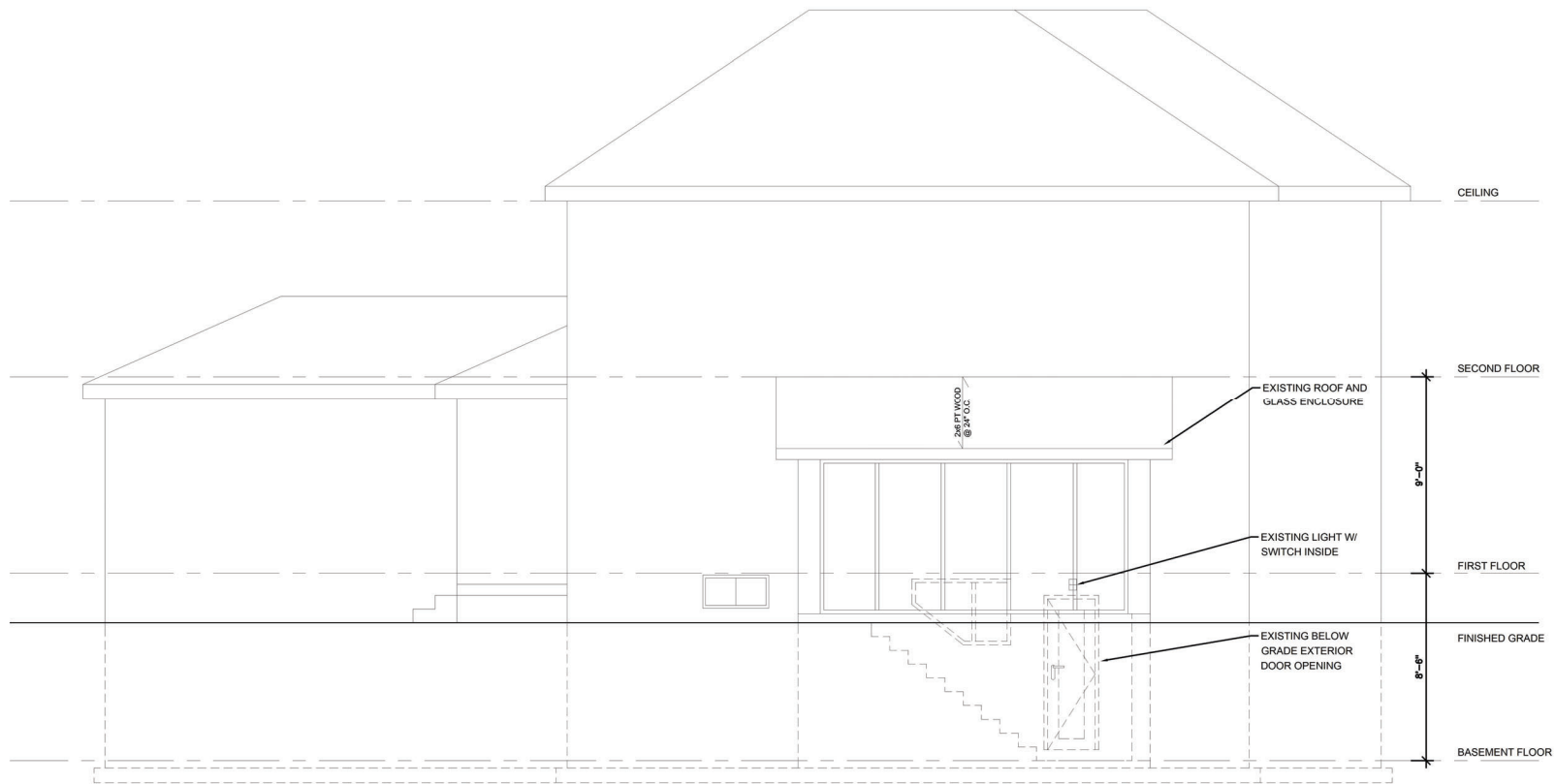
QUALIFICATIONS INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 YUE LI #103525
 Name Signature BCIN/BCDN

PROJECT ADDRESS:
 43 Valley Crescent
 Aurora, ON L4G 4S4

DRAWING NAME:
PROPOSED BASEMENT FLOOR PLAN

PROJ. #:	DATE:
DRAWN BY:	CHECKED BY:
SCALE: 3/16"=1'-0"	
NORTH:	DRAWING #:

➔ **A102**



The contractor must verify and accept responsibility for all dimensions and conditions on site. This drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

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QUALIFICATIONS INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

YUE LI #103525
 Name Signature BCIN/BCDN

PROJECT ADDRESS:
 43 Valley Crescent
 Aurora, ON L4G 4S4

DRAWING NAME:
 EAST
 ELEVATION

PROJ. #:	DATE:
DRAWN BY:	CHECKED BY:
SCALE: 3/16"=1'-0"	
NORTH:	DRAWING #:

A201



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: 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