



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2025-05

**APPLICANT:** ASHRAF MOHAMED ZAGHLOUL

**PROPERTY:** 75 Watkins Glen Cres, Aurora, ON L4G7S6  
PLAN 65M3573 PT BLK 268 RP 65R25480 PARTS 6 TO 8

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R8(265) Townhouse Dwelling Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a proposal to extend a walk/driveway which is needed to accommodate a third car.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

1. Section 5.61(i) of the Zoning By-law allows a maximum driveway width of 3.5 meters if the lot frontage is less than 9.0 meters
  - a. The applicant is proposing a driveway width of 6.0 meters.

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>April 10, 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 April 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on April 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/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 April 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.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 24<sup>th</sup> DAY OF March 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:**

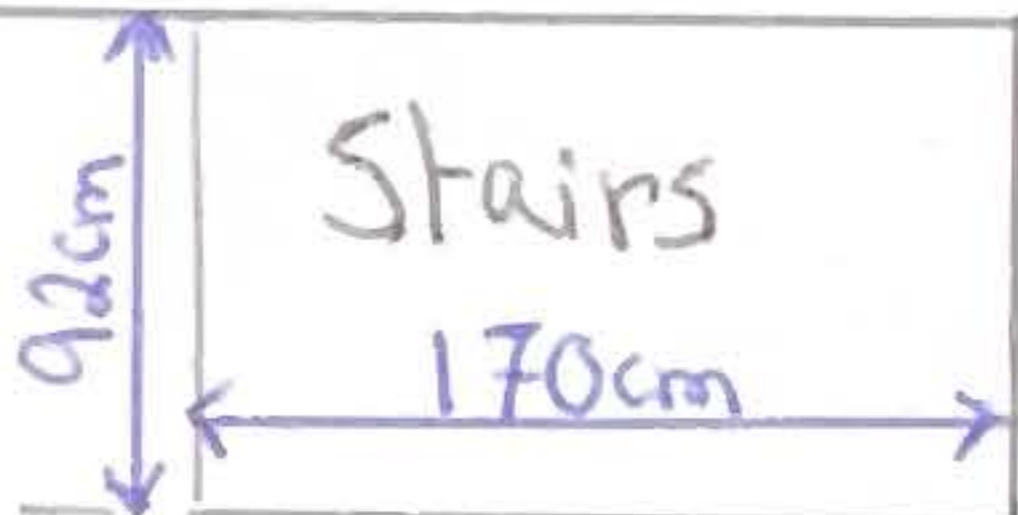
<https://www.aurora.ca/agendas>



House Entrance

Garage Entrance

Main Drive Way



New Interlock  
Walk/Drive Way

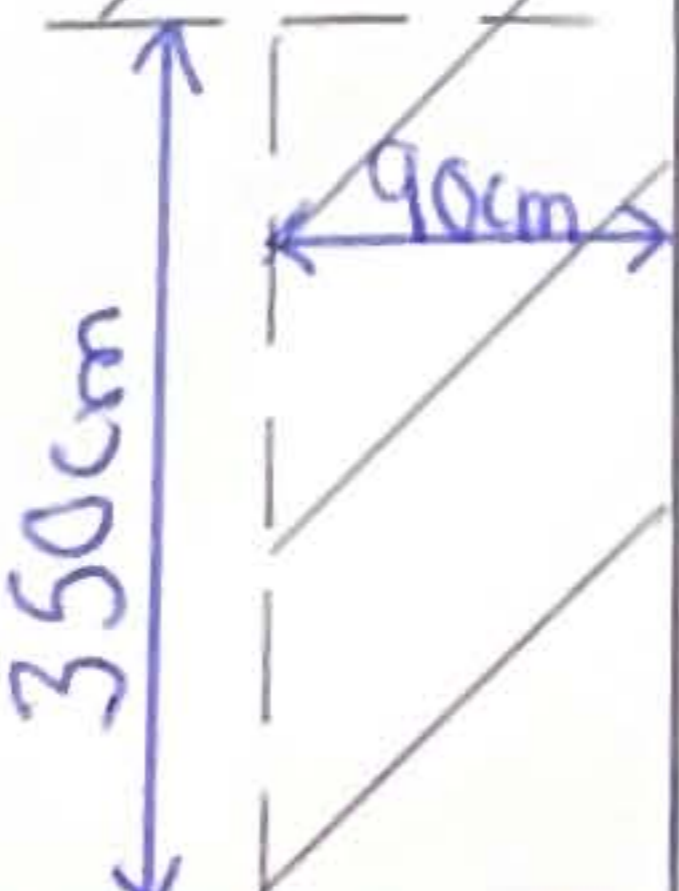
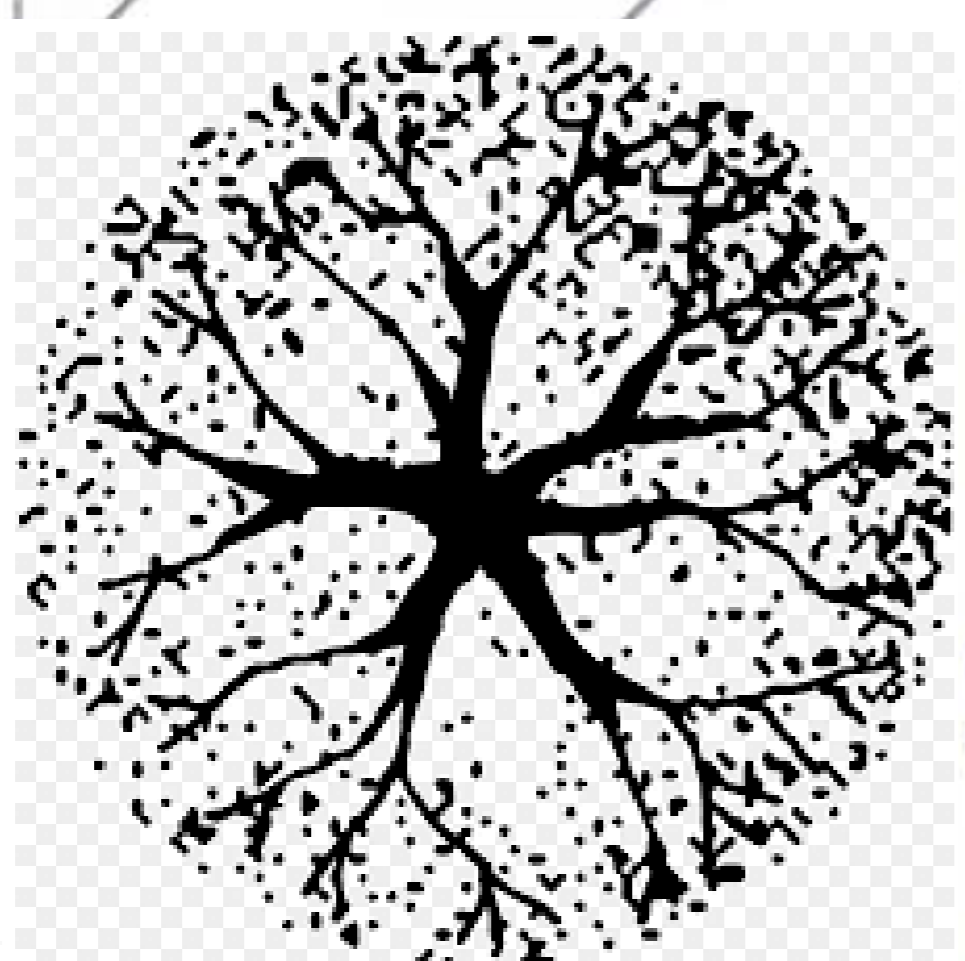
620cm

370cm

280cm

310cm

Tree Dia: 740cm



1140cm

Street & Watkins Glen Cree

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO: PR20250211 DATE: Feb. 7, 2025  
 APPROVED BY: Melissa Besant  
 PRELIMINARY ZONING REVIEW