



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-07

APPLICANT: MARCIO RAMOS AND JANE RAMOS

PROPERTY: 196 Crane St, Aurora, ON L4G0W3
PLAN 65M4433 LOT 14

**RELATED
APPLICATIONS:** n/a

ZONING: (H)R2-96 Detached Dwelling Second Density Residential Holding
Exception Zone

PURPOSE: A Minor Variance Application has been submitted to permit the
operation of a swim school in the backyard.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 3 of the Zoning By-law does not permit outdoor swimming lessons as a Home Occupation.
 - a. The applicant is proposing outdoor swimming lessons.
2. Section 4.6.1 of the Zoning By-Law states a home occupation shall be conducted entirely within the dwelling or permitted accessory buildings.
 - a. The applicant is proposing outdoor swimming lessons.

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:	April 10, 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 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 **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 24th DAY OF March 2025



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

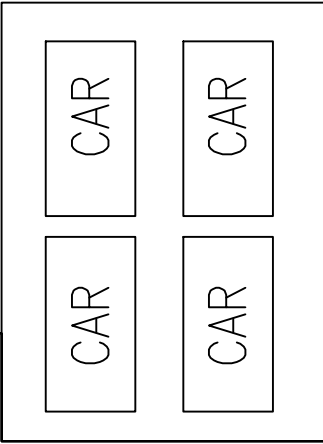
Agenda packages will be available prior to the Hearing at:

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

CRANE STREET

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20250267 DATE: Mar. 20, 2025
APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW

House:
196 Crane Street
(NOT TO SCALE)



MAIN SIDE ENTRANCE
WITH SELF CLOSING LATCH
SWIM SCHOOL ENTRANCE

SIDE ENTRANCE
WITH SELF CLOSING LATCH

FENCED PROPERTY LINE

BALCONY

BASEMENT

POOL ENCLOSURE PERMIT # PR20180209
PAVILION PERMIT # PR20180209-POL1

12ftX14ft
PAVILION

14ftX28ft
POOL

±196"

±86"

±78"

±265"

±359"

