



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-33

APPLICANT: KHASHAYAR IGHANIAN AND JESSICA HUNTER HIRSCHORN

PROPERTY: 23 Steeplechase Ave, Aurora, ON L4G6W6
PLAN M1582 LOT 28

**RELATED
APPLICATIONS:** n/a

ZONING: ER Estate Residential Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a single storey addition to accommodate an indoor pool.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) Proposed development on a lot within a Key Natural Heritage Feature (Section 14.1.2(ii))
- b) Proposed development on a lot with a minimum vegetation protection zone. (Section 14.1.3(i))
- c) Proposed development on a lot that containing a significant woodland. (Section 14.1.4(i))
- d) Proposed impervious area of 17.35%, where the by-law permits a maximum of 15.0% (Section 14.4.1(ii))
- e) One storey addition with a 2.7m side yard setback, where the by-law requires 9.0 (Section 7.2)

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:	October 8, 2026
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, Stephanie February, at SFebruary@aurora.ca **no later than 4:30pm on October 6, 2026.** 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, Stephanie February, at SFebruary@aurora.ca **no later than 12:00pm (noon) on October 8, 2026.** **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 SFebruary@aurora.ca **no later than 4:30pm on October 8, 2026.**

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 Stephanie February at SFebruary@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 23rd DAY OF September 2026



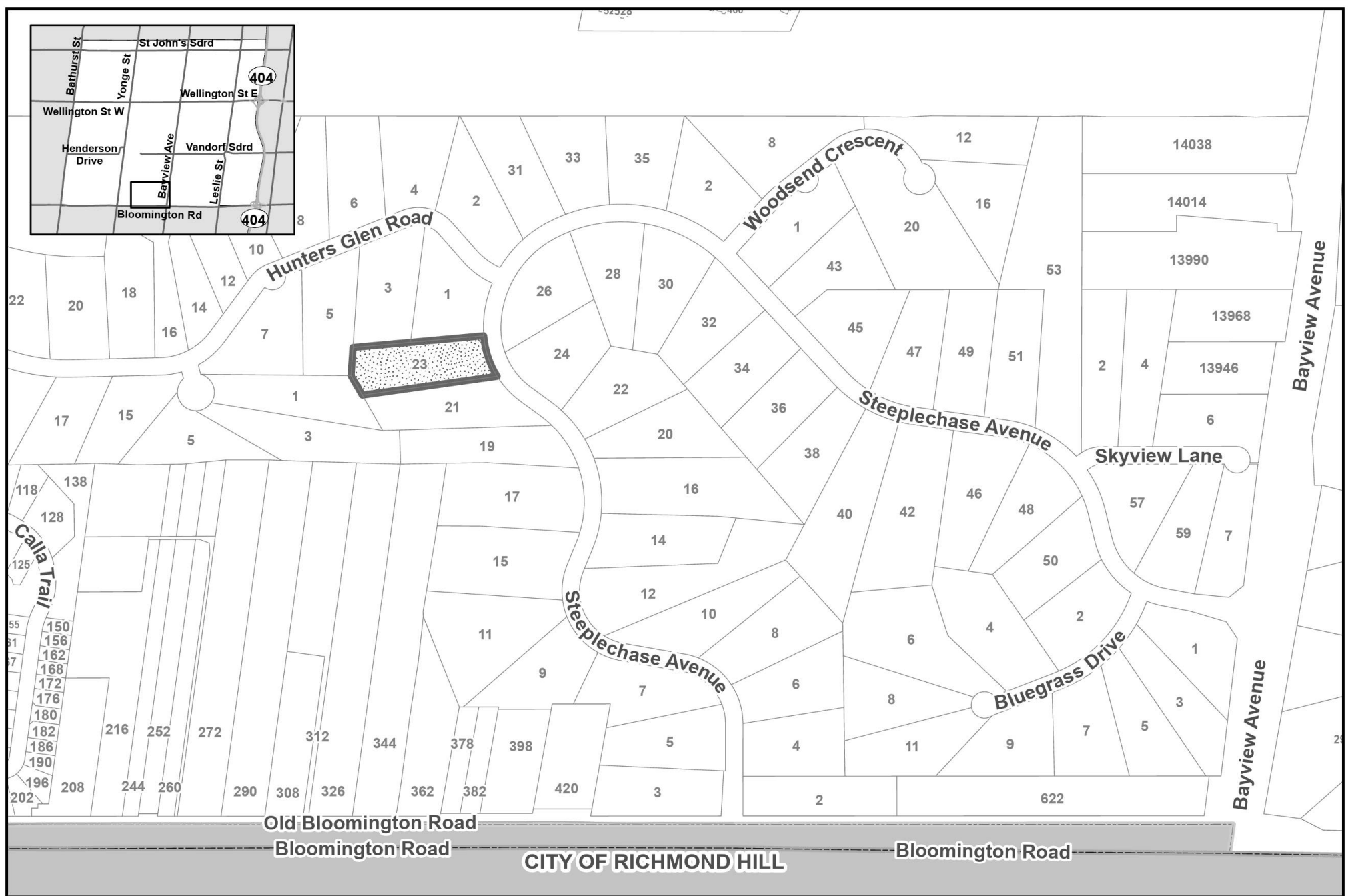
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

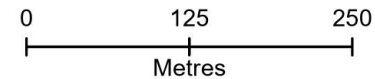
<https://www.aurora.ca/agendas>



Location Map
23 Steeplechase Avenue
FILE: MV-2026-33
Town of Aurora
Committee Of Adjustment



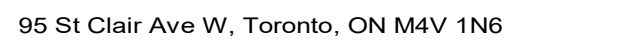
SUBJECT LANDS





Site Statistics					
Address:	23 Steeple Chase Avenue				
Legal Description:	Lot 28 - Registered Plan M-1582				
Zoning:	Aurora Zoning By-law #6000-17	Ward:	Ward 4		
		Zoning Designation:	ER		
Lot Area:	87985.52	ft ²	=	8174.13	m ²
Frontage / Part Frontage					
Minimum Required	147.64	ft	=	45.00	m
Proposed (existing)	162.96	ft	=	49.67	m
Lot Coverage					
Allowable	13197.83	ft ²	=	1226.12	m ² 15.00% (of lot area)
Existing House	5077.75	ft ²	=	471.74	m ² 5.77% House Only
Existing Screen Porch to be Enclosed	352.63	ft ²	=	32.76	m ² 0.40%
Proposed Poolhouse	2076.34	ft ²	=	192.90	m ² 2.36%
Proposed Walkway	123.56	ft ²	=	11.48	m ² 0.14% Cabana Only - Includes Full Roof Overhang
Proposed Covered Porch (Excluded)	335.04	ft ²	=	31.13	m ² 0.38% Excluded
Proposed	7630.28	ft ²	=	708.88	m ² 5.91% Combined Total excluding Covered Porch
Gross Floor Area (GFA) - For Reference					
Existing Ground Floor	3825.00	ft ²	=	355.35	m ² (excluded from total GFA)
Existing Second Floor	2337.00	ft ²	=	217.11	m ² Does not include rear deck.
Proposed Poolhouse and Walkway	2199.90	ft ²	=	204.38	m ² Second Floor Floor Mech. Room
Total GFA	8361.90	ft ²	=	776.85	m ² (of lot area)
			=	9.50	%
Height					
Average Finished Grade	= [304.26 + 304.47+303.92 + 303.64+303.47+304.34+304.34+304.60+304.65+304.51+304.93]/11				
	998.31	ft		304.28	MASL (Was calculated as 304.59 in 2007 Permit)
Geodetic Elevations					
Midpoint of Existing House Roof	1024.02	ft	=	312.12	m 7.84 m Height, Per 2007 Permit
Top of Proposed Poolhouse	1016.96	ft	=	309.97	m 5.69 m Height
Minimum Required Setbacks					
Front					
Minimum Required	49.21	ft	=	15.00	m
Proposed	186.32	ft	=	56.79	m Existing to Remain
Side (South)					
Minimum Required	14.76	ft	=	4.50	m
Proposed	18.80	ft	=	5.73	m Existing to Remain
Side (West)					
Minimum Required	14.76	ft	=	4.50	m
Proposed	9.02	ft	=	2.75	m To Proposed Poolhouse
Rear					
Minimum Required	29.53	ft	=	9.00	m
Proposed	221.78	ft	=	67.6	m Existing to Remain

43 York Downs Drive, North York, ON
M3H 1H7



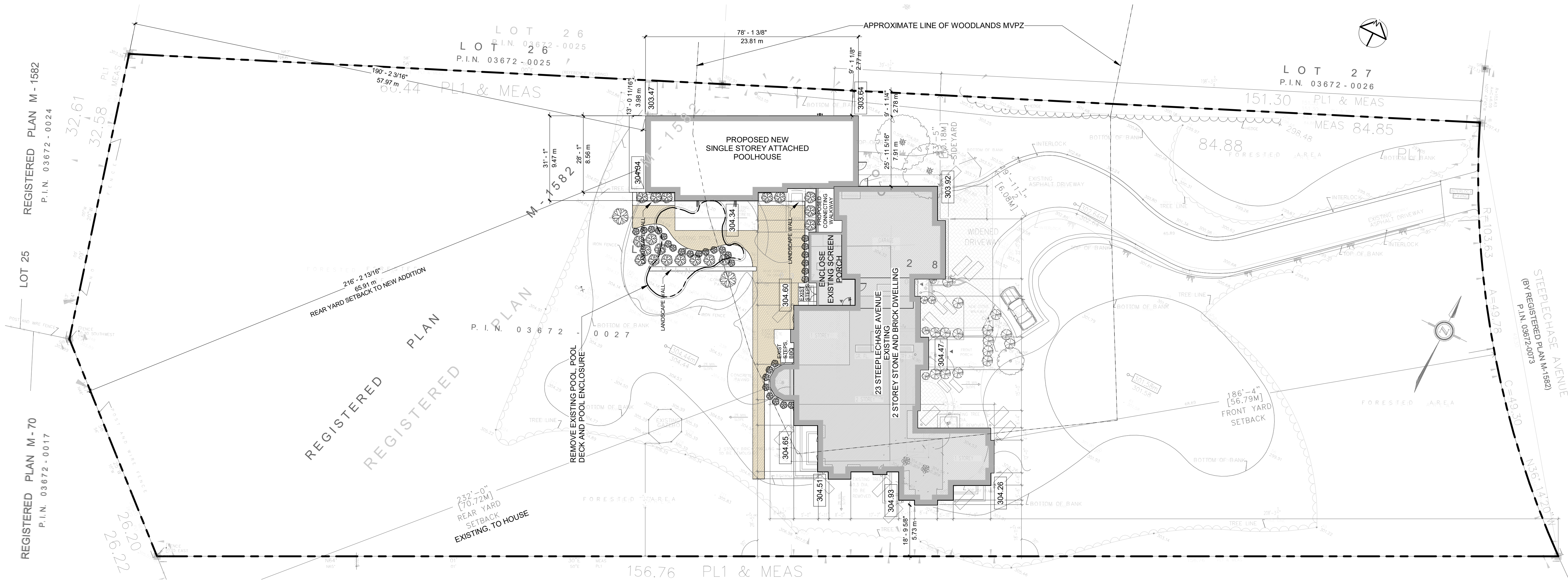
Contractor must verify all dimensions and be responsible for same reporting any discrepancies to architect before commencing the work. The drawing is an instrument of service and shall remain the property of the architect; the copyright of this drawing and work executed from the same being reserved. Do not scale drawing.

This drawing shall not be used for construction unless signed by the architect.

Date	7/6/2026 10:35:37 AM	Project No.
Sheet Title	19575	

Dwg. File Name		
C:\Users\jpleffler\Documents\23 Steeplechase - 4 Longer JimPleffler.nvt		
Scale	As indicated	Drawn
Original is 36" x 24"		
Do not scale contents of this drawing.	Author	Checker
Sheet Number		

A-000



1 SITE AND GRADING PLAN
A-000 1 : 250



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 Stephanie February, Secretary-Treasurer, at sfebruary@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