NOTICE OF PUBLIC HEARING
MINOR VARIANCE

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

FILE NUMBER: MV-2026-43

APPLICANT: AJMAL FARID AHMAD

PROPERTY: 45 Steeplechase Ave, Aurora, ON L4G6W6
PLAN M1582 LOT 10

RELATED APPLICATIONS: n/a

ZONING: ER Estate Residential Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate Construction of a rear yard cabana on the northwest portion of the property.

THE FOLLOWING VARIANCES ARE REQUIRED:

a. The applicant is proposing to construct a cabana. Where the by-law states that no development or site alteration shall occur on that portion of said lot that is within a key natural heritage feature without an amendment to, or relief from the Zoning By-law.

b. The applicant is proposing to construct a cabana. Where the by-law states that no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone, without an amendment to, or relief from the Zoning By-law.

c. The applicant is proposing to construct a cabana. Where the by-law state that no development or site alteration shall occur on that portion of the lot that contains a significant woodland, without amendment to, or relief from the Zoning By-law.

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:	**November 12, 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 November 10, 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 November 12, 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 November 12, 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 28th DAY OF October 2026

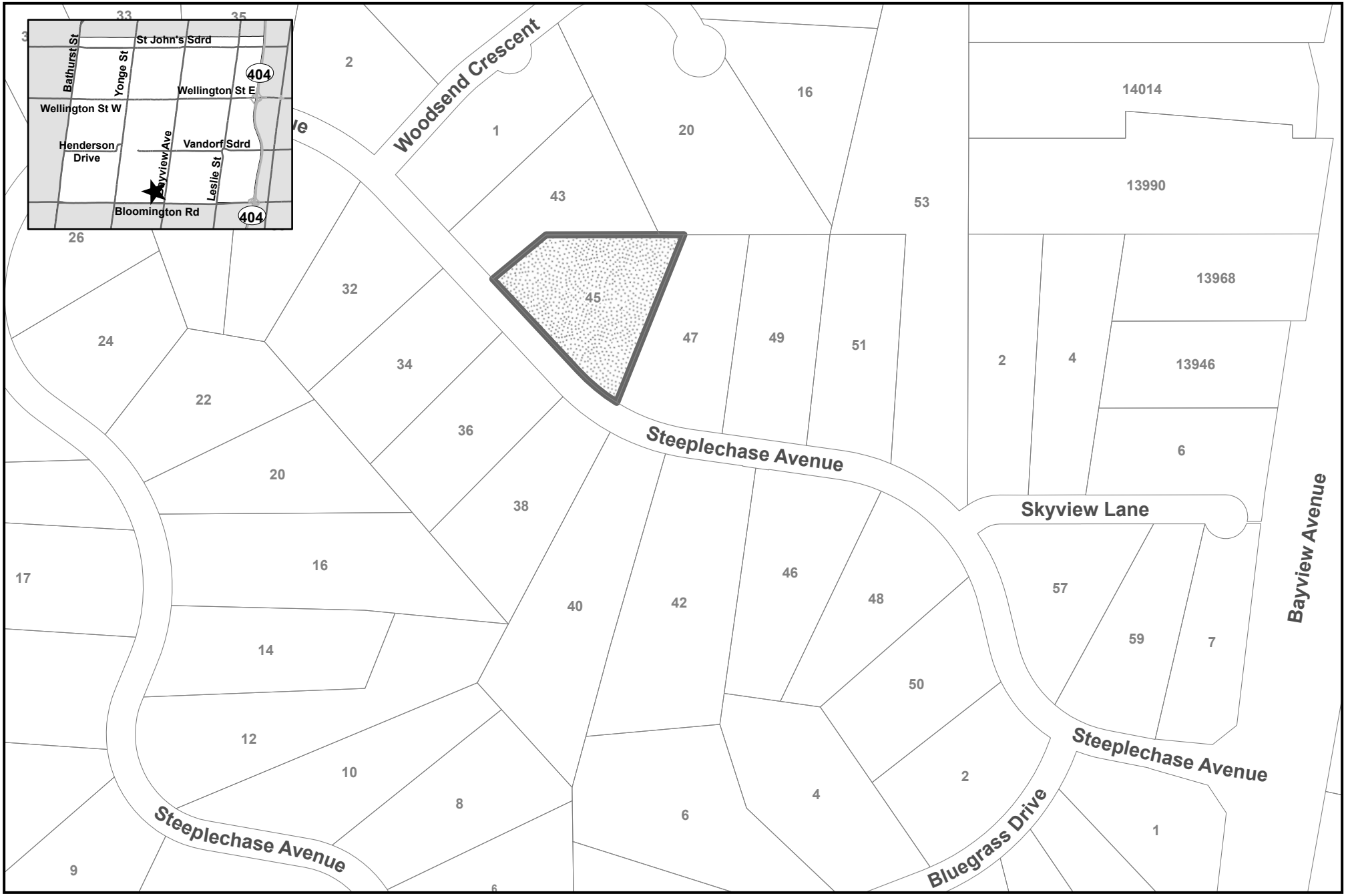
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

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
45 Steeplechase Avenue
FILE: MV-2026-43
Town of Aurora
Committee Of Adjustment

SUBJECT LANDS

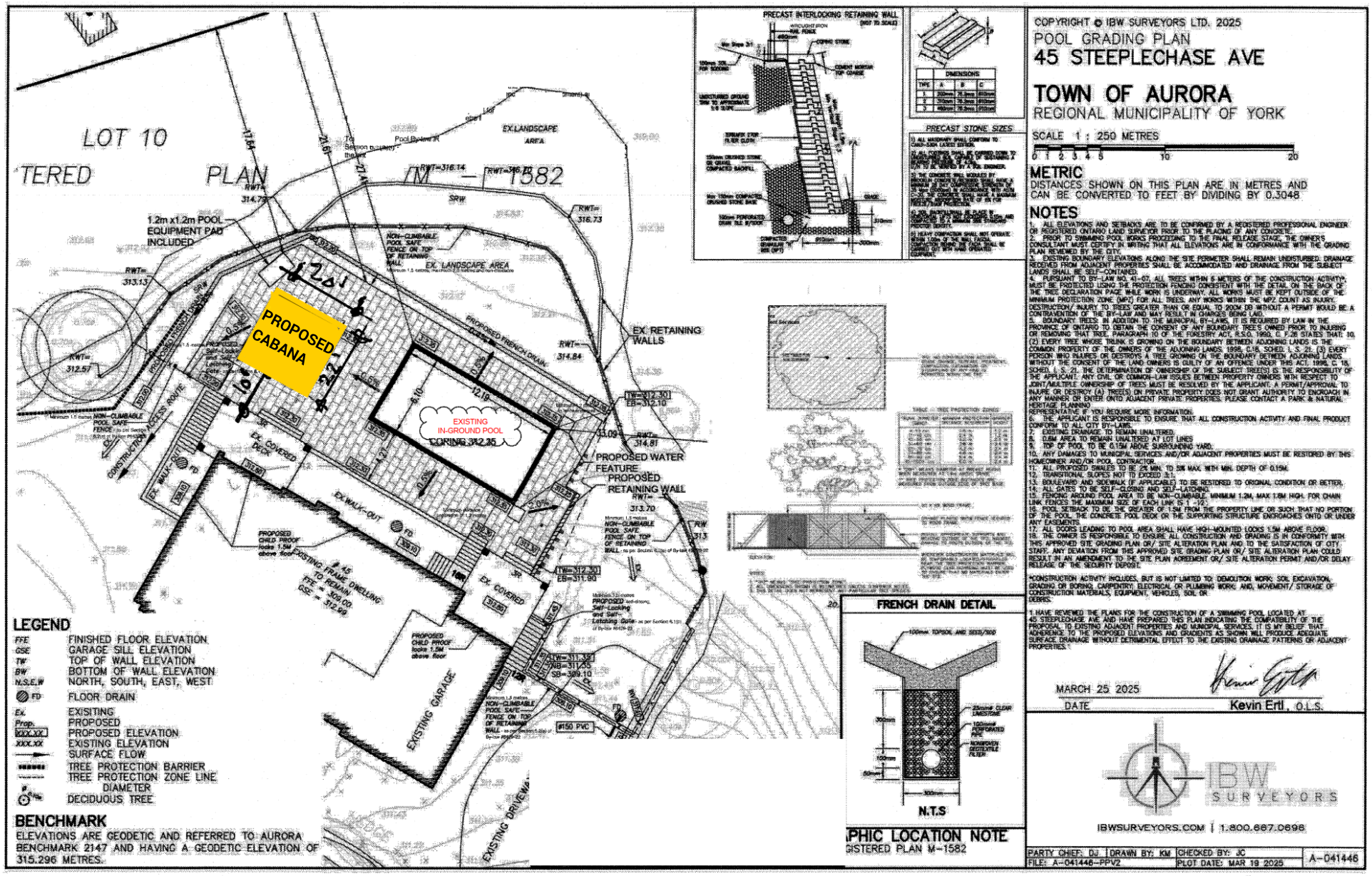
0 50 100
Metres

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AURORA
You're in Good Company

Map created for the Town of Aurora Planning and Development Services Department, 2026-10-23. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Committee of Adjustment Maps\D13 Minor Variance\2026 Minor Variances\2026 Minor Variances\2026 Minor Variances.aprx



LEGEND

FFE	FINISHED FLOOR ELEVATION
GSE	GARAGE SILL ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
N,S,E,W	NORTH, SOUTH, EAST, WEST
FD	FLOOR DRAIN
Ex.	EXISTING
Prop.	PROPOSED
XXX.XX	PROPOSED ELEVATION
XXX.XX	EXISTING ELEVATION
	SURFACE FLOW
	TREE PROTECTION BARRIER
	TREE PROTECTION ZONE LINE
# DBH	DIAMETER
	DECIDUOUS TREE

BENCHMARK

ELEVATIONS ARE GEODETIC AND REFERRED TO AURORA BENCHMARK 2147 AND HAVING A GEODETIC ELEVATION OF 315.296 METRES.

PHIC LOCATION NOTE

GISTERED PLAN M-1582

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POOL GRADING PLAN

45 STEEPLECHASE AVE

TOWN OF AURORA

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250 METRES

0 1 2 3 4 5 10 20

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

1. ALL ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO SWIMMING POOL WORKS PROCEEDING TO THE FINAL RELEASE STAGE, THE OWNER'S CONSULTANT MUST CERTIFY IN WRITING THAT ALL ELEVATIONS ARE IN CONFORMANCE WITH THE GRADING PLAN REVIEWED BY THE CITY.
3. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
4. PURSUANT TO BY-LAW NO. 41-07, ALL TREES WITHIN 6 METERS OF THE CONSTRUCTION ACTIVITY* MUST BE PROTECTED USING THE PROTECTION FENCING CONSISTENT WITH THE DETAIL ON THE BACK OF THE TREE DECLARATION FORM. WHILE WORK IS UNDERWAY, ALL WORKS MUST BE KEPT OUTSIDE OF THE MINIMUM PROTECTION ZONE (MPZ) FOR ALL TREES. ANY WORKS WITHIN THE MPZ COUNT AS INJURY, DESTRUCTION/ INJURY TO TREES GREATER THAN OR EQUAL TO 20CM DB WITHOUT A PERMIT WOULD BE A CONTRAVENTION OF THE BY-LAW AND MAY RESULT IN CHARGES BEING LAID.
5. BOUNDARY TREES: IN ADDITION TO THE MUNICIPAL BY-LAWS, IT IS REQUIRED BY LAW IN THE PROVINCE OF ONTARIO TO OBTAIN THE CONSENT OF ANY BOUNDARY TREE'S OWNED PRIOR TO INJURING OR REMOVING THAT TREE. PARAGRAPH 10 OF THE FORESTRY ACT, R.S.O. 1990, C. F.26 STATES THAT: 10. (1) EVERY TREE WHOSE TRUNK IS GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS IS THE COMMON PROPERTY OF THE OWNERS OF THE ADJOINING LANDS. 1998, C.18, SCHED. I, S. 21. (3) EVERY PERSON WHO INJURES OR DESTROYS A TREE GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS WITHOUT THE CONSENT OF THE LAND OWNERS IS GUILTY OF AN OFFENCE UNDER THIS ACT. 1998, C. 18, SCHED. I, S. 21. THE DETERMINATION OF OWNERSHIP OF THE SUBJECT TREE(S) IS THE RESPONSIBILITY OF THE APPLICANT. ANY CIVIL OR COMMON-LAW ISSUES BETWEEN PROPERTY OWNERS WITH RESPECT TO JOINT/MULTIPLE OWNERSHIP OF TREES MUST BE RESOLVED BY THE APPLICANT. A PERMIT/APPROVAL TO INJURE OR DESTROY (A) TREE(S) ON PRIVATE PROPERTY DOES NOT GRANT AUTHORITY TO ENCROACH IN ANY MANNER OR ENTER ONTO ADJACENT PRIVATE PROPERTIES. PLEASE CONTACT A PARK & NATURAL HERITAGE PLANNING REPRESENTATIVE IF YOU REQUIRE MORE INFORMATION.
6. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORM TO ALL CITY BY-LAWS.
7. EXISTING DRAINAGE TO REMAIN UNALTERED.
8. 0.6M AREA TO REMAIN UNALTERED AT LOT LINES
9. TOP OF POOL TO BE 0.15M ABOVE SURROUNDING YARD.
10. ANY DAMAGES TO MUNICIPAL SERVICES AND/OR ADJACENT PROPERTIES MUST BE RESTORED BY THE HOMEOWNER AND/OR POOL CONTRACTOR.
11. ALL PROPOSED SWALES TO BE 2% MIN. TO 5% MAX. WITH MIN. DEPTH OF 0.15M.
12. TRANSITIONAL SLOPES NOT TO EXCEED 3:1.
13. BOULEVARD AND SIDEWALK (IF APPLICABLE) TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
14. ALL GATES TO BE SELF-CLOSING AND SELF-LATCHING.
15. FENCING AROUND POOL AREA TO BE NON-CLIMBABLE, MINIMUM 1.2M, MAX 1.8M HIGH. FOR CHAIN LINK FENCES THE MAXIMUM SIZE OF EACH LINK IS 1" x 1/2".
16. POOL SETBACK TO BE THE GREATER OF 1.5M FROM THE PROPERTY LINE OR SUCH THAT NO PORTION OF THE POOL, THE CONCRETE POOL DECK OR THE SUPPORTING STRUCTURE ENCROACHES ONTO OR UNDER ANY EASEMENTS.
17. ALL DOORS LEADING TO POOL AREA SHALL HAVE HIGH-MOUNTED LOCKS 1.5M ABOVE FLOOR.
18. THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION AND GRADING IS IN CONFORMITY WITH THIS APPROVED SITE GRADING PLAN OR/ SITE ALTERATION PLAN AND, TO THE SATISFACTION OF CITY STAFF. ANY DEVIATION FROM THIS APPROVED SITE GRADING PLAN OR/ SITE ALTERATION PLAN COULD RESULT IN AN AMENDMENT TO THE SITE PLAN AGREEMENT OR/ SITE ALTERATION PERMIT AND/OR DELAY RELEASE OF THE SECURITY DEPOSIT.

*CONSTRUCTION ACTIVITY INCLUDES, BUT IS NOT LIMITED TO: DEMOLITION WORK; SOIL EXCAVATION, GRADING OR BORING; CARPENTRY; ELECTRICAL OR PLUMBING WORK; AND, MOVEMENT/ STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLES, SOIL OR DEBRIS.

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A SWIMMING POOL LOCATED AT 45 STEEPLECHASE AVE AND HAVE PREPARED THIS PLAN INDICATING THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.*

MARCH 25 2025
DATE

Kevin Ertl, O.L.S.

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: DJ	DRAWN BY: KM	CHECKED BY: JC	A-041446
FILE: A-041446-PPV2		PLOT DATE: MAR 19 2025	

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