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 poo.

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:	**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 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 28th DAY OF October 2026

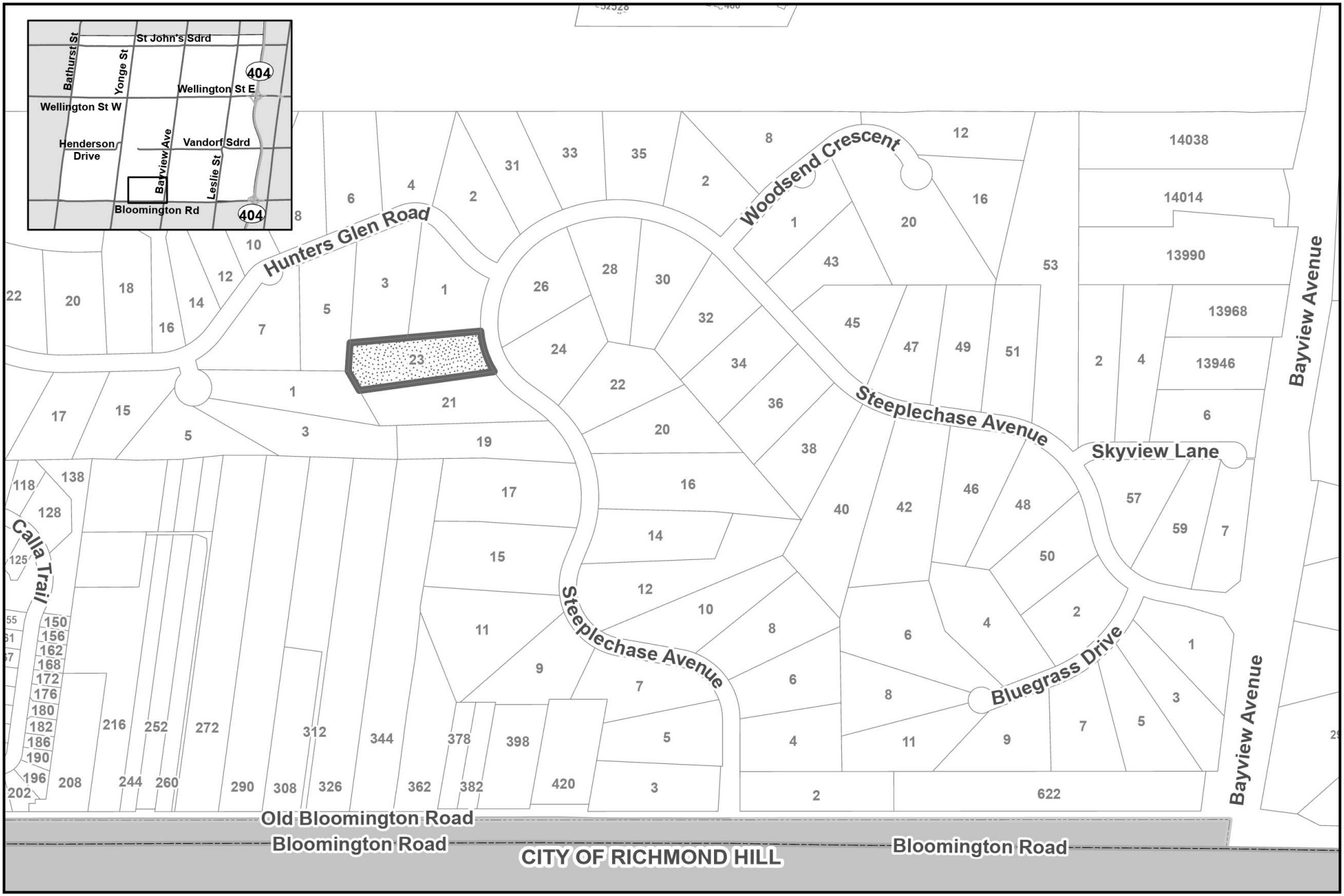
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

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

SUBJECT LANDS

0 125 250
Metres

N

AURORA
You're in Good Company

Map created for the Town of Aurora Planning and Development Services Department, 2026-09-18. 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





Sheet List

Sheet Number	Sheet Name	Current Revision Date
A-000	SITE PLAN & SITE STATISTICS	2026-06
A-001	AXONOMETRIC VIEWS	2026-06
A-102	FIRST FLOOR PLAN	2026-06
A-104	ROOF PLAN	2026-06
A-200	SOUTH AND NORTH SIDE ELEVATION	2026-06
A-201	EAST AND WEST ELEVATIONS	2026-06

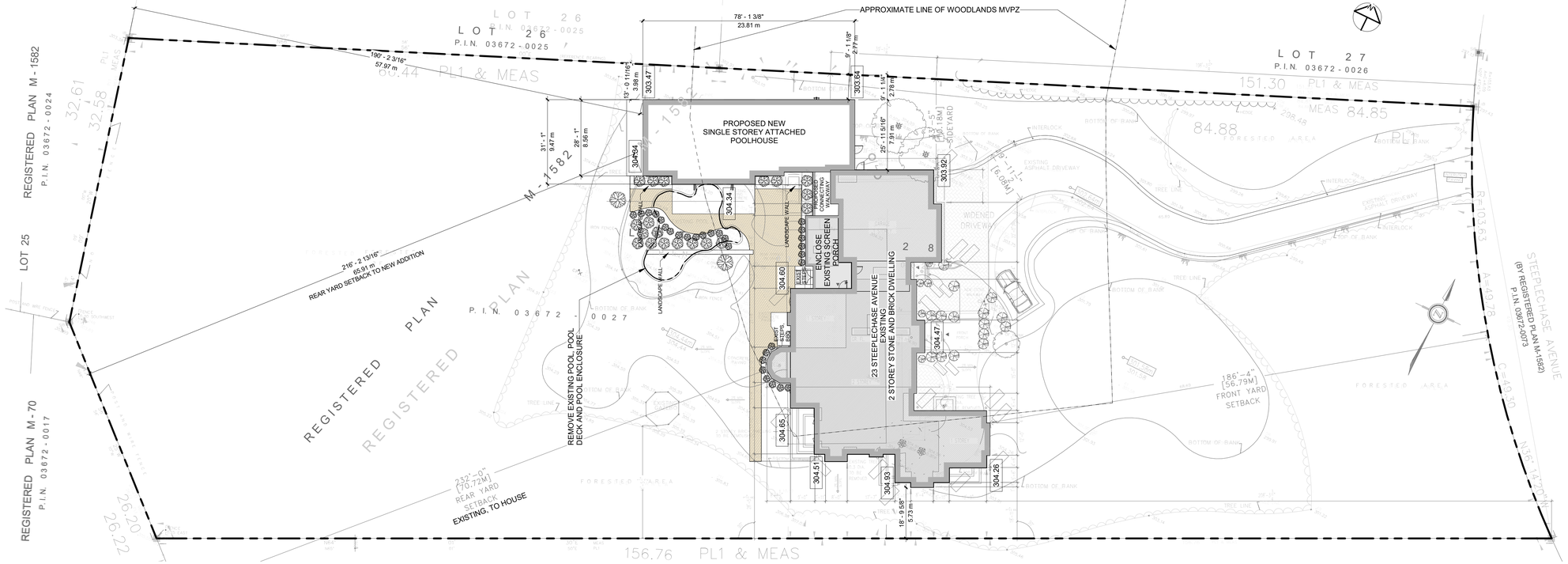
Site Statistics

Address: 23 Steeple Chase Avemie

Legal Description: Lot 28 - Registered Plan M-1582 **Ward:** Ward 4

Zoning: Aurora Zoning By-law #6000-17 **Zoning Designation:** ER

Lot Area:	87985.52	ft²	=	**8174.13**	**m²**		
Frontage / Part Frontage							
Minimim Required	147.64	ft	=	45.00	m		
Proposed (existing)	162.96	ft	=	**49.67**	**m**		
Lot Coverage							
Allowable	13197.83	ft²	=	1226.12	m²	15.00%	(of lot area)
Existing House	5077.75	ft²	=	471.74	m²	5.77%	House Only
Existing Screen Porch to be Enclosed	352.63	ft²	=	32.76	m²	0.40%	
Proposed Poolhouse	2076.34	ft²	=	192.90	m²	2.36%	
Proposed Walkway	123.56	ft²	=	11.48	m²	0.14%	Cabana Only - Includes Full Roof Overhang
Proposed Covered Porch (Excluded)	335.04	ft²	=	31.13	m²	0.38%	Excluded
Proposed	7630.28	ft²	=	**708.88**	**m²**	**5.91%**	**Combined Total excluding Covered Porch**
Gross Floor Area (GFA) - For Reference							
Existing Ground Floor	3825.00	ft²	=	**355.35**	m²		(excluded from total GFA)
Existing Second Floor	2337.00	ft²	=	**217.11**	m²		Does not include rear deck.
Proposed Poolhouse and Walkway	2199.90	ft²	=	**204.38**	m²		Second Floor Floor Mech. Room
Total GFA	8361.90	ft²	=	**776.85**	**m²**		
				9.50	**%**		(of lot area)
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**	**m**	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)							
Minimim Required	14.76	ft	=	4.50	m		
Proposed	18.80	ft	=	**5.73**	**m**		Existing to Remain
Side (West)							
Minimim 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



1 SITE AND GRADING PLAN
A-000 1 : 250

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20260775 **DATE:** Jul, 14, 2026
APPROVED BY: *Melissa Bazanin*
PRELIMINARY ZONING REVIEW

NOT FOR CONSTRUCTION

Description	
1 ISSUED FOR ZONING REVIEW	2026-06

Project
23 STEEPLECHASE

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

MAKOW ASSOCIATES
ARCHITECT INC.

95 St Clair Ave W, Toronto, ON M4V 1N6

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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.

Professional Seals

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

Sheet Title
SITE PLAN & SITE STATISTICS

Dwg. File Name
C:\Users\jpfeffer\Documents\23 Steeplechase - 4 Longer_JimPfeffer.rvt

Scale As indicated **Drawn** Author **Checked** Checker

Original is 30" x 24"
Do not scale contents of this drawing.

Sheet Number
A-000

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