



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-34

APPLICANT: Sciammarella, Vanessa Maria & Gennaro, Anthony Donald John

PROPERTY: 29 Connaught Ave, Aurora, ON L4G1C5
PLAN 246 PT LOT 161

**RELATED
APPLICATIONS:** n/a

ZONING: R3-SN(497) Detached Third Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a two storey addition and front porch to a detached residential dwelling.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing front porch steps 2.4 metres from the front property line, whereas the Zoning By-law requires a minimum front yard setback of 4.5 metres.
- b) The applicant is proposing a two-storey addition that is 0.5 metres from the east interior property line, whereas the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.
- c) The applicant is proposing a two-storey addition that is 0.5 metres from the interior property line, whereas the Zoning By-law requires a minimum interior side yard setback of 1.5 metres.
- d) The applicant is proposing a two-storey addition with a height of 11.7 metres to the peak of the roof, whereas the Zoning By-law permits a maximum height of 9.9 metres to the peak.
- e) The applicant is proposing a two-storey addition with a height of 9.7 meters to the mid-point of the roof, whereas the zoning by-law permits a maximum height of 9.0meters to the mid-point.

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:

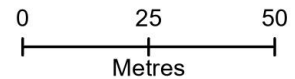
<https://www.aurora.ca/agendas>

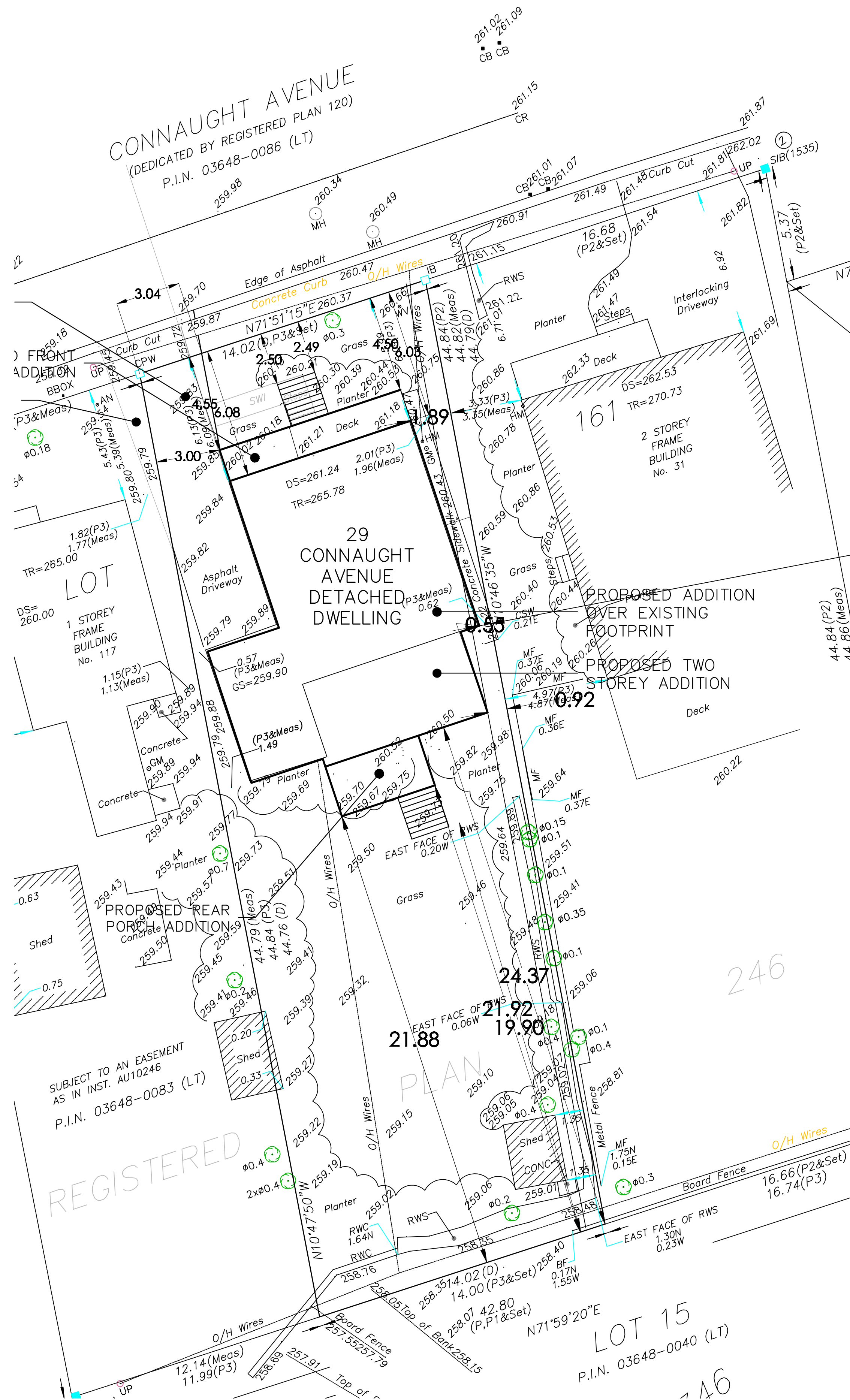


Location Map
29 Connaught Avenue
FILE: MV-2026-34
Town of Aurora
Committee Of Adjustment



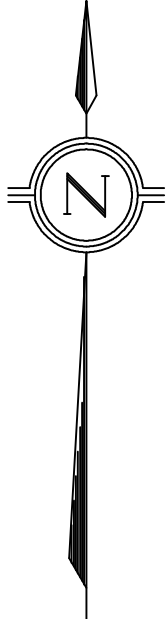
SUBJECT LANDS





METRIC

ALL PROPERTY DIMENSIONS
IN METERS UNLESS
OTHERWISE NOTED



THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60M (2.00FT) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY A CONSULTING ENGINEER FOR THE PROJECT.

HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.

THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREES. THE OWNERS SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREE'S ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE.

OPEN TRENCHING IS NOT PERMITTED
WITHIN THE TREE PROTECTION AREA

SUMP DISCHARGE WILL BE MANAGED
WITHIN THE SITE WITHOUT A
DETRIMENTAL EFFECT TO ADJOINING
LANDS INCLUDING CITY DITCHES

SCOPE OF WORK:

NEW CONSTRUCTION OF TWO STOREY
ADDITION AT REAR AND ONE STOREY
ADDITION OVER FOOTPRINT OF EXISTING
ONE STOREY DWELLING

ALL CONSTRUCTION TO ADHERE TO
RELEVANT CODES AND AS INDICATED IN
THIS DRAWING SET.

INFORMATION TAKEN FROM SURVEY:

SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 161
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

BY: ALEX MARTON LTD.
DATED: AUGUST 20, 2025

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE
FIELD. ANY DISCREPANCIES MUST BE REPORTED
BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS
AND/OR SPECIFICATIONS AND TO CONFORM TO THE
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE
CODES AND AUTHORITIES HAVING JURISDICTION. THESE
REQUIREMENTS ARE TO BE TAKEN AS MINIMUM
SPECIFICATIONS. ONT. REG. 332/12.

BUILDING AND LOT STATISTICS

AREA	
GROUND FLOOR	123.77 SM
SECOND FLOOR	143.86 SM
GARAGE	23.09 SM
SUBTOTAL	287.72 SM

LOADING

SNOW (SPECIFIED) - 2.0kPa
S=Cb(Ss+Sr) OBC 9.4.2.2.
S=1.50kPa
LIVE (ROOF) - 1kPa
LIVE (INTERIOR) - 1.9kPa

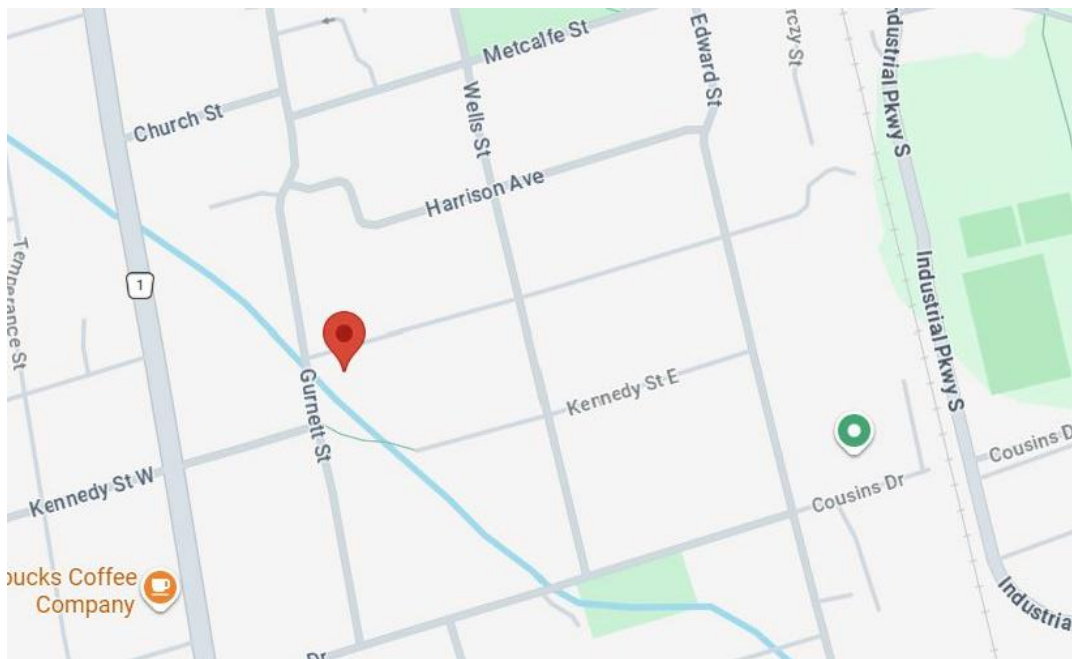
DWELLING (INC. GARAGE)	287.72 SM
FRONT PORCH	15.87 SM
REAR DECK (INC. STAIRS)	13.93 SM
WALK-UP	0.00 SM
EAVES >0.60m	0.00 SM

BUILDING STATISTICS:

SITE AREA: 622.73 SM

COVERAGE: 193.12 SM (36.79%)
(DWELLING + PORCH)

BUILDING LENGTH: 14.05M
BUILDING WIDTH: 12.40M
BUILDING HEIGHT: 11.65M



KEYPLAN



LASONNE
ENGINEERING LTD.
KLEINBURG 416.662.2873

SITE PLAN

29 CONNAUGHT AVENUE
ADDITION & ALTERATIONS
Aurora, Ontario

Project 2601

Sheet

Date MAR '26

Scale 1:125

S1



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