NOTICE OF PUBLIC HEARING
MINOR VARIANCE

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

FILE NUMBER: MV-2026-38

APPLICANT: Ali Memarian

PROPERTY: 62 Fairway Dr, Aurora, ON L4G2H1
PLAN 579 LOT 1

RELATED APPLICATIONS: n/a

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

PURPOSE: A Minor Variance to facilitate a new two-storey single-family dwelling.

THE FOLLOWING VARIANCES ARE REQUIRED:

a. The applicant is proposing a new single-family dwelling with a gross floor area of 405 square metres. Whereas the Zoning By-law permits a maximum gross floor area of 370 square metres.

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

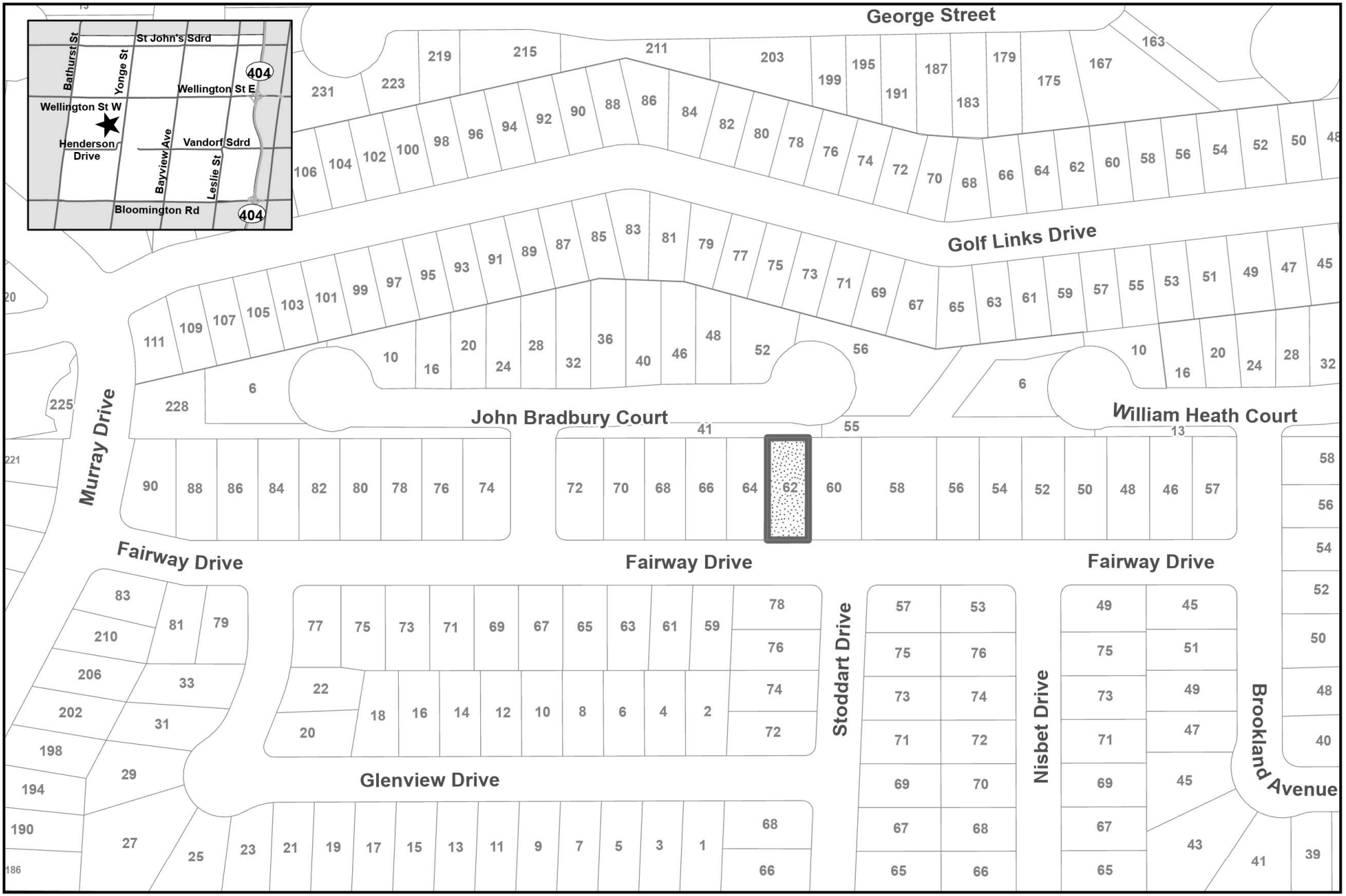
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

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
62 Fairway Drive
FILE: MV-2026-38
Town of Aurora
Committee Of Adjustment

SUBJECT LANDS

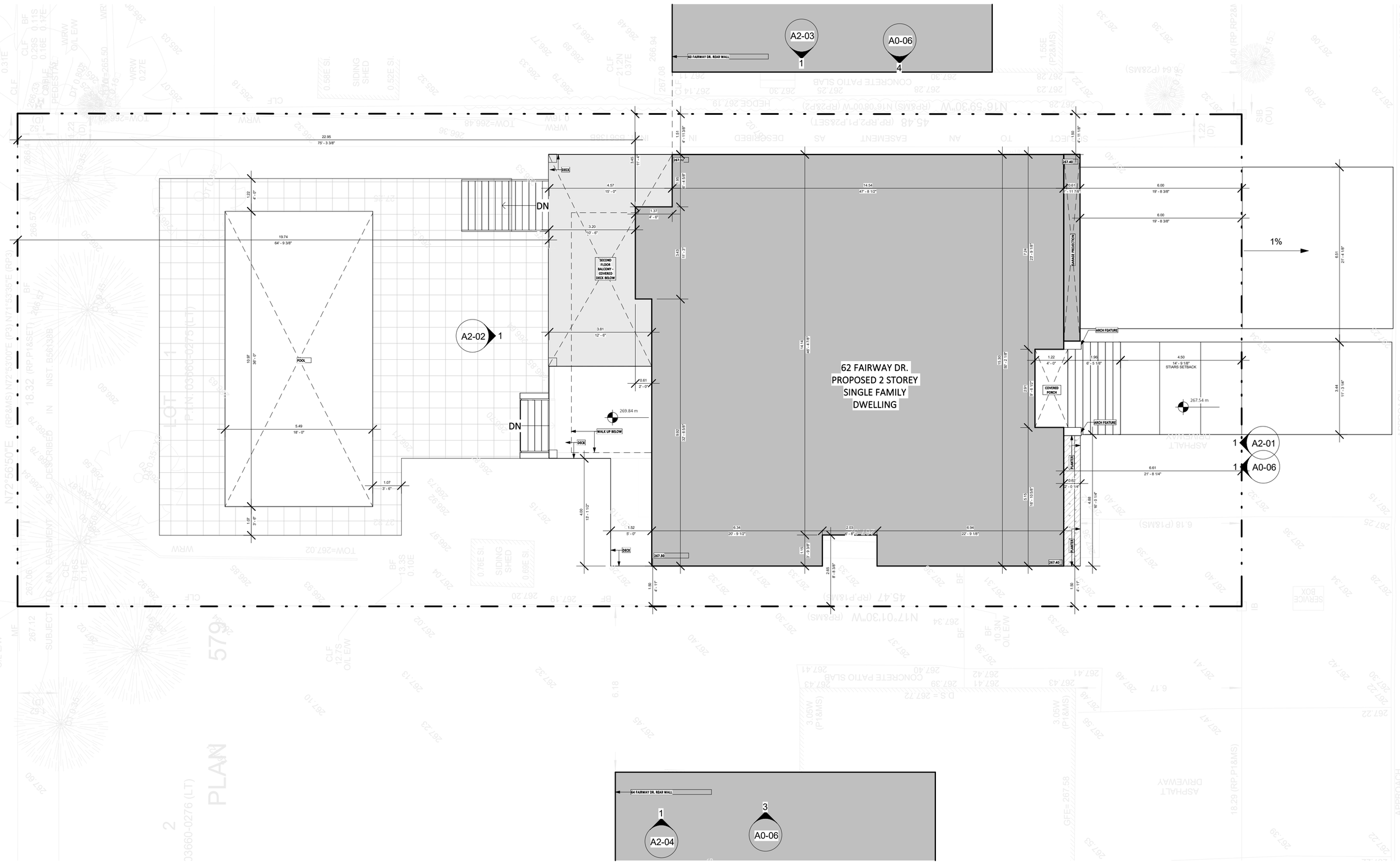
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AURORA
You're in Good Company

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



AVERAGE GRADE: (267.4+267.4+267.02+267.30) / 4 =267.28

NOTE: THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF ASURVEY PROVIDED BY ALTIMAP LAND SURVEYORS INC, DATED 2026-05-13. THE INFORMATION SHOWED HEREON, INCULDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFRENCE TO THE APPLICABLE SURVEY.

1 SITE PLAN
1 : 96

PROJECT INFO		DRAWING INFO.		REVISIONS		
PROJECT NAME	PROJECT NO.	SHEET NO.	SHEET SCALE	-	-	-
62 FAIRWAY DR	2603	A0-07	1 : 96	-	-	-
PROJECT ADDRESS				-	-	-
62 FAIRWAY DR, AURORA		SHEET NAME		-	-	-
		SITE PLAN		-	-	-
CLIENT				00	260708	ZONING REVIEW
ARASH SANATI				NO.	DATE	DESCRIPTION

NOTES
THIS DRAWINGS IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF CAUD STUDIODS.
USE AND PRODUCTION OF THIS DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT IS NOT ALLOWED.
DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT IMMEDIATELY BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS TO BR USED. CONTRACTOR MUST CHECK ALL THE DIMENSIONS ON SITE.

DESIGNER'S INFO
CAUD GROUP
CAUD GROUP T: 647 366 1001
EMAIL: INFO@CAUDGROUP.COM
WEB: WWW.CAUDGROUP.COM

DESIGNER: MA MEMARIAN

PROJECT BRIEF
NOTE:
EX. = EXISTING
PROP. = PROPOSED
DEMO. = DEMILISHED
FSB:FRONT SETBACK
SSB: SIDE SETBACK - RSB: RIGHT SETBACK - LSB: LEFT SETBACK
RSB: REAR SETBACK

NORTH

STAMP

PROJECT NOTES

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