



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-13

APPLICANT: 2352107 ONTARIO LTD

PROPERTY: 1588 St John's Sdrd E, Aurora, ON L4G7B4
CON 3 PT LOT 26 RS65R9660 PART OF PART 1

**RELATED
APPLICATIONS:** SP-2022-09, PRE-2022-10

ZONING: RU(15) Rural02 Private Open SpaceE-BP(504) Business ParkE-
BP(503) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate
Reduction in number of cars in stacking lane (Block 1)

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1. Section 5.9.3 of the Zoning By-law 6000-17 requires 12 stacking spaces for restaurants**
 - 2. Section 5.9.3 of the Zoning By-law 6000-17 requires 12 stacking spaces for restaurants**
 - 3. Section 5.9.3 of the Zoning By-law 6000-17 requires 55 parking spaces for the restaurants**
-
- A. The applicant is proposing 10 stacking spaces for Building A1**
 - B. The applicant is proposing 7 stacking spaces for Building B**

C. The applicant is proposing 51 stacking spaces for Building A1, A2 and B

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 10th, 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on November 8th, 2022** 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/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on November 10th, 2022** 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 PFan@aurora.ca **no later than 4:30pm on November 10, 2022.**

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 Peter Fan at PFan@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 24th DAY OF October 2022



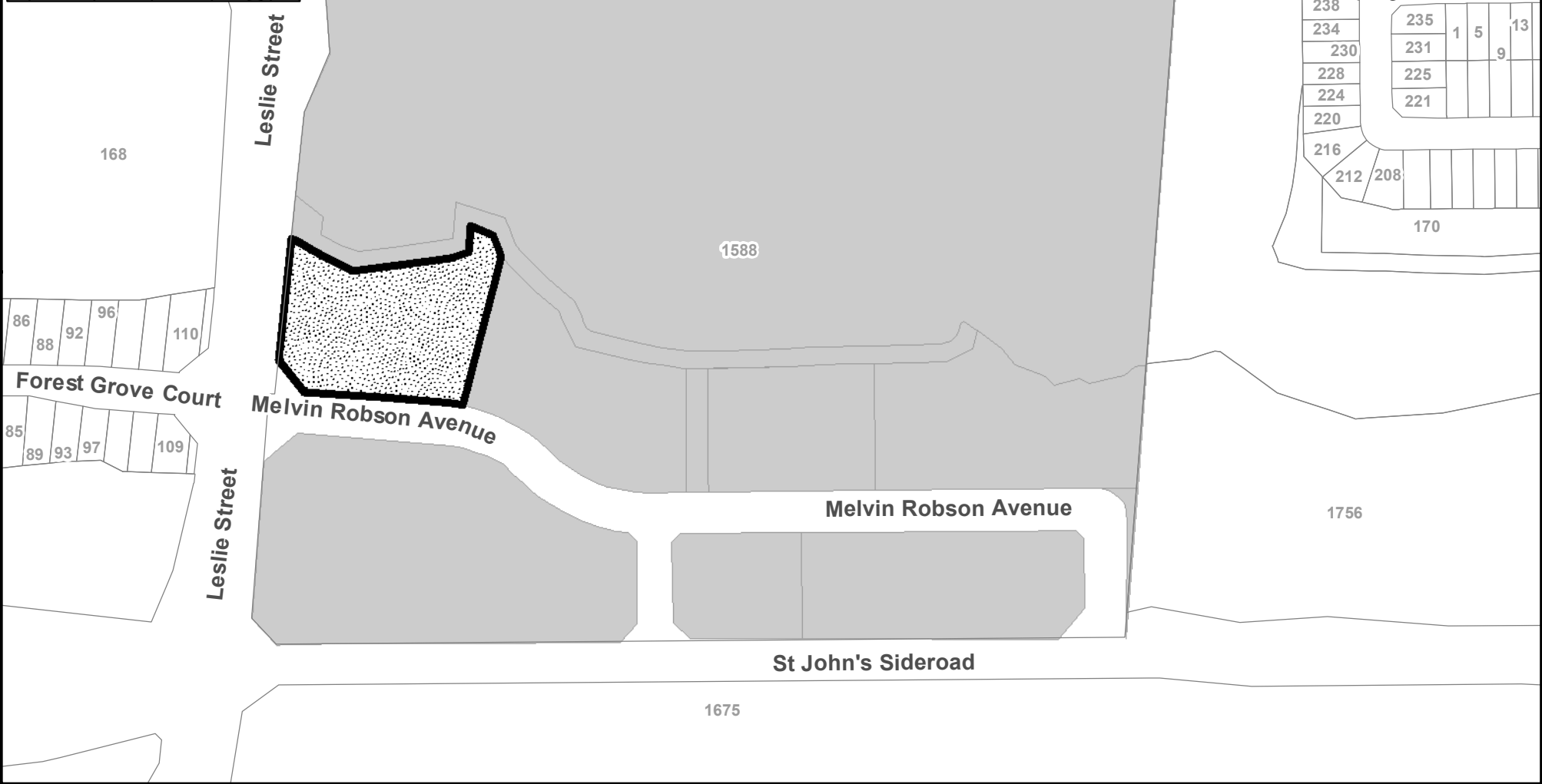
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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

1588 ST JOHN'S SIDEROAD (BLOCK 1)

FILE: MV-2022-13

TOWN OF AURORA

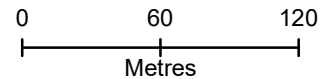
COMMITTEE OF ADJUSTMENT



SUBJECT LANDS



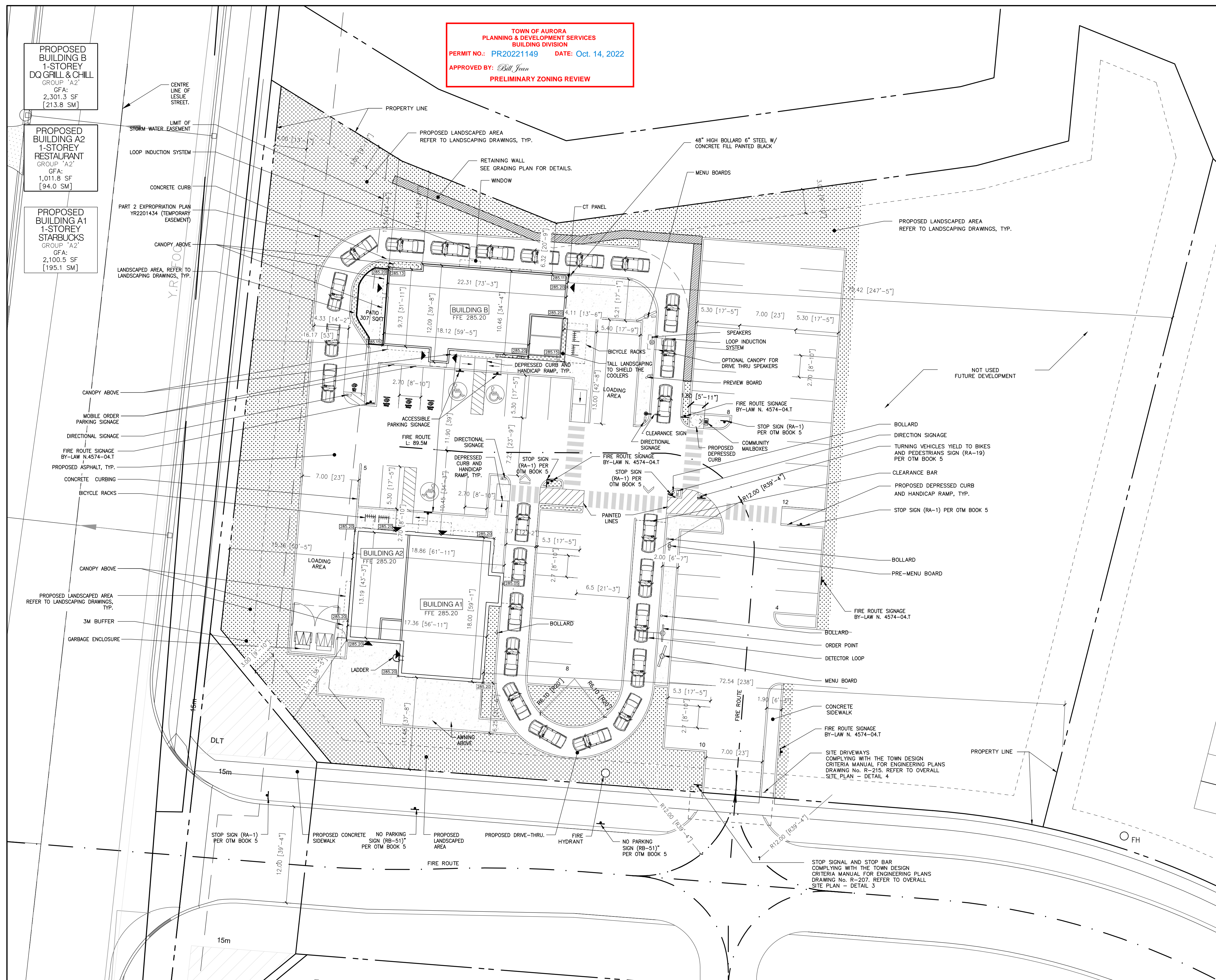
PROPOSED LOTS



BLOCK #	BUILDING	USE	BUILDING AREA		SECOND FLOOR		GFA/BLOCK		BLOCK AREA (SM)	GFA COVERAGE (%)	PARKING REQUIRED			PROPOSED PARKING		
			[SM]	[SF]	[SM]	[SF]	[SM]	[SF]			STANDARD	BARRIER-FREE	TOTAL	STANDARD	BARRIER-FREE	TOTAL
BLOCK 1	BUILDING A1 (1-STORY)	COMMERCIAL	195.1	2,100.5	--	--	195.1	2,100.5	8,554.40	5.88%	54	3	57	51	3	54
	BUILDING A2 (1-STORY)	COMMERCIAL	94.0	1,011.8	--	--	94.0	1,011.8								
	BUILDING B (1-STORY)	COMMERCIAL	213.8	2,301.3	--	--	213.8	2,301.3								
BLOCK 1 (COMBINED)																

BARRIER FREE PARKING GUIDELINE
 1-12 1 PARKING REQUIRED
 13-100 4% OF TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA

1 SITE STATISTICS
 A1.1 SCALE: NTS



2 BLOCK 1 SITE PLAN
 A1.1 SCALE: 1:250

LEGEND

[Symbol]	EXISTING TO REMAIN	ETR	EXISTING TO REMAIN
[Symbol]	RETAINING WALL	999.99	EXISTING ELEVATION
[Symbol]	SOFT LANDSCAPE	[999.99]	PROPOSED ELEVATION
[Symbol]	HARD LANDSCAPE	FFE	FINISHED FIRST FLOOR ELEVATION
[Symbol]	DECIDUOUS TREE	TW	TOP OF WALL ELEVATION
[Symbol]	CONIFEROUS TREE	FBS	BASEMENT SLAB
		DSE	DOOR SILL ELEVATION
		TC	TOP OF CURB
		BC	BOTTOM OF CURB
		OHW	OVERHEAD WIRES
		DBF	DOUBLE BOARD FENCE
		CLF	CHAIN LINK FENCE
		MH	MANHOLE

3 LEGEND
 A1.1 SCALE: NTS

THE APPLICANT SHALL OBTAIN THE NECESSARY AUTHORIZATIONS AND PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT BEFORE EXCAVATING WITHIN OR ENCRANCHING INTO THE MUNICIPAL ROAD ALLOWANCE. THE APPLICANT SHALL ALSO SUBMIT A MUNICIPAL ROAD DAMAGE DEPOSIT PRIOR TO OBTAINING A BUILDING PERMIT.

ALL EXISTING SITE INFORMATION PROVIDED ON SITE PLAN IS TAKEN FROM SURVEY PREPARED BY P.J. MANSFIELD - ONTARIO LAND SURVEYOR.

FOR LANDSCAPE DETAILS REFER TO PLAN PREPARED BY MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE.

FOR GRADING AND SITE SERVICING REFER TO PLAN PREPARED BY SCS CONSULTING GROUP LTD.

PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERRECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:
 EXISTING GRADES, LINES AND SITE CONDITIONS DEPICTED ON THIS DRAWING WERE TAKEN FROM SURVEY INFORMATION ESTABLISHED BY A SURVEYOR ENGAGED DIRECTLY BY OWNER. THE SURVEY INFORMATION IS NOT THE ARCHITECT'S RESPONSIBILITY.

- CONTRACTOR SHALL CONTRACT A LAND SURVEYOR, TO:
- PERMANENT BENCH MARKS, OR MARKERS AS WIDELY SEPARATED AS POSSIBLE TO BE LOCATED.
 - VERIFY POSITIONING OF EXISTING BUILDINGS USED TO ESTABLISH LOCATION OF NEW SITE ELEMENTS.
 - ESTABLISH LOCATION OF NEW STRUCTURES AND OTHER SITE ELEMENTS SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, LIGHT POSTS, ETC.
 - ALL NEW BUILDINGS TO BE POSITIONED USING DIMENSIONS FROM PROPERTY LINES ONLY.
 - THE CONTRACTOR IS TO ESTABLISH THE LOCATION OF ALL NEW BUILDINGS AND SITE STRUCTURES. PRIOR TO COMMENCING WORK CONTRACTOR TO PROVIDE WRITTEN CONFIRMATION BY THE LAND SURVEYOR THAT THE ESTABLISHED LOCATIONS OF NEW & EXISTING BUILDINGS DO NOT DIFFER.
 - CONSTRUCTION CANNOT COMMENCE UNTIL ALL BUILDINGS HAVE BEEN STAKED OUT BY A LAND SURVEYOR.
 - VERIFY LOCATION OF PROPERTY LINES ANMD MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.
 - VERIFY ELEVATIONS OF FLOOR LEVELS AS CONSTRUCTION PROCEEDS, AND RELATE TO BENCH MARK DATUM.
 - COORDINATE GEODETIC ELEVATION OF BENCH MARK DATUM WITH ELEVATIONS IN USE BY PUBLIC UTILITIES ADJACENT TO PROJECT FOR REFERENCE.
 - VERIFY ACCURACY OF ALL SITE DIMENSIONS SHOWN.
 - PROVIDE AS BUILT SITE PLAN SHOWING NEW BUILDING(S) LOCATION.

- DEMOLITION NOTES:**
- CONTRACTOR TO REMOVE ALL EXISTING FILL AND IMPORT/COMPACT NEW FILL.
 - PROTECT ADJACENT PROPERTIES AND STRUCTURES - PATCH, REPAIR AND MAKE GOOD FINISHES AT ANY AREAS DAMAGED DUE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO WORK ON ADJACENT PROPERTIES OR ON MUNICIPAL PROPERTY STREET ALLOWANCES OR RIGHTS OF WAY.
 - DISPOSE OF ALL DEMOLITION MATERIALS.
 - COORDINATE WITH MUNICIPAL OFFICIALS UNLESS NOTED OTHERWISE.
 - PAY ALL DAMAGE DEPOSITS REQUIRED BY THE MUNICIPALITY PAY ALL CHARGES, FEES, DISCONNECTION FEES AND DEPOSITS.
 - PROVIDE LOCATES AND ARRANGE AND PAY FOR CAPPING OF CITY SERVICES IF REQUIRED.
 - CARRY OUT ALL WORK IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
 - DEMOLISH EXISTING BUILDINGS AND REMOVE COMPLETELY FROM THE SITE.
 - INSTALL AND MAINTAIN A PROTECTION CONSTRUCTION FENCING AROUND THE PROPERTY.
 - REMOVE ALL ASPHALT, CONCRETE SIDEWALKS, CONCRETE CURBS, CONCRETE STAIRS, ETC.
 - COST OF COMPACTION TESTING IF REQUIRED BY SOILS ENGINEER WILL BE PAID BY THE OWNER.

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

THIS PERMIT DOES NOT GIVE THE OWNER/APPLICANT THE RIGHT TO ACCESS TO ADJOINING LANDS. NO WORK TO ENCRANCH ON ADJOINING PROPERTY. DIRECT WATER FROM ROOF AWAY FROM ADJACENT PROPERTY.

4 NOTES
 A1.1 SCALE: NTS

This drawing, as an instrument of service, is provided by and is the property of Paul Marques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Paul Marques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

REV.	ISSUED FOR:	DATE:
1	SPA - 1st SUBMISSION - BLOCK 1	06/09/2020
2	SPA - 2nd SUBMISSION - BLOCK 1	08/13/2021
REV.	ISSUED FOR:	DATE:
	CLIENT REVIEW	02/04/2022
	CLIENT REVIEW	02/15/2022
	CLIENT REVIEW	02/18/2022
	CLIENT REVIEW	03/18/2022
	CLIENT REVIEW	03/31/2022
	CLIENT REVIEW	04/26/2022
	CLIENT REVIEW	05/16/2022
	CLIENT REVIEW	05/20/2022
	CLIENT REVIEW	05/25/2022
	CLIENT REVIEW	05/30/2022
	CLIENT REVIEW	06/15/2022
3	AS PER SPA COMMENTS - BLOCK 1	06/27/2022
	CLIENT REVIEW	09/26/2022
	CLIENT REVIEW	09/28/2022

paul marques
 architect inc
 2610 WESTON ROAD, SUITE 207
 TORONTO, ON | M9N 2B1
 TEL: 647.352.2121 | WWW.PMARCH.CA

SEAL:

Project:
**AURORA MILLS
 BLOCK 1**
 1588 ST. JOHN'S SIDEROAD, AURORA ON.



Drawing Name:
BLOCK 1 SITE PLAN

Proj no.:	18-714	Date:	OCT 2018
Drawn by:	CV	Scale:	AS NOTED
Checked by:	PM		
North:		Drawing No.:	

North

A1.1



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: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@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