



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2024-07

APPLICANT: J.E. DEL MANAGEMENT INC

PROPERTY: 2 Scanlon Crt, Aurora, ON L4K5R2
PLAN 246 PT LOT 105 RP 65R1005 PT PART 3

RELATED APPLICATIONS: n/a

ZONING: E2 General Employment

PURPOSE: A Minor Variance Application has been submitted to facilitate an overnight pet accommodation.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 3 under Definitions of the Zoning By-law 6000-17 defines Pet Services which does not allow overnight accommodation.
 - i. The applicant is proposing pets have overnight accommodation

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:	April 11, 2024
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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on April 9, 2024.** 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, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on April 11, 2024** 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 April 11, 2024.**

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 28th DAY OF March 2024



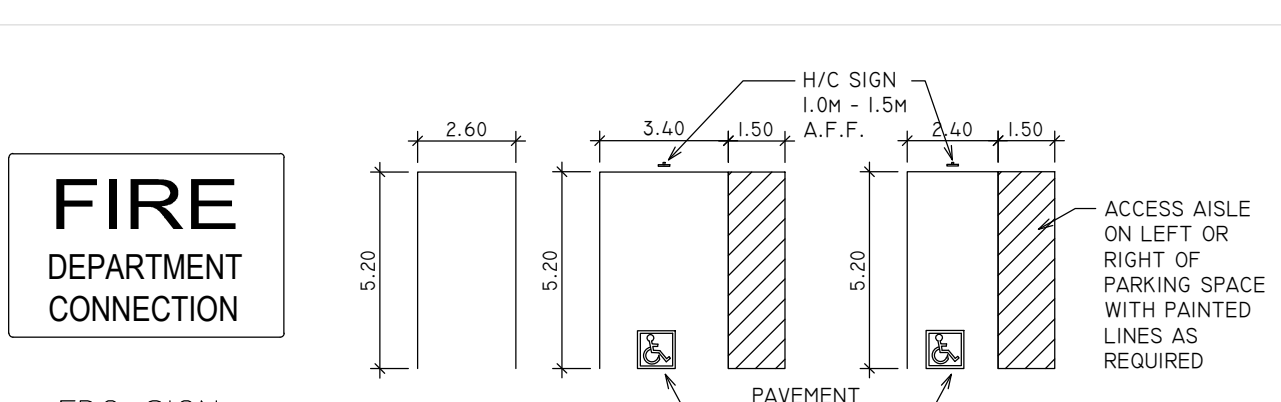
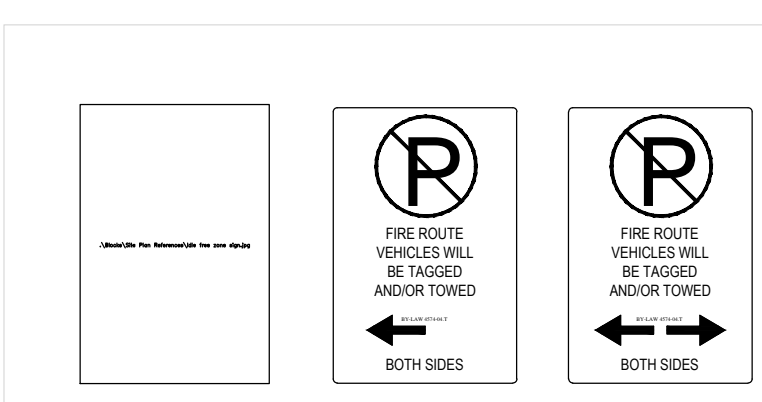
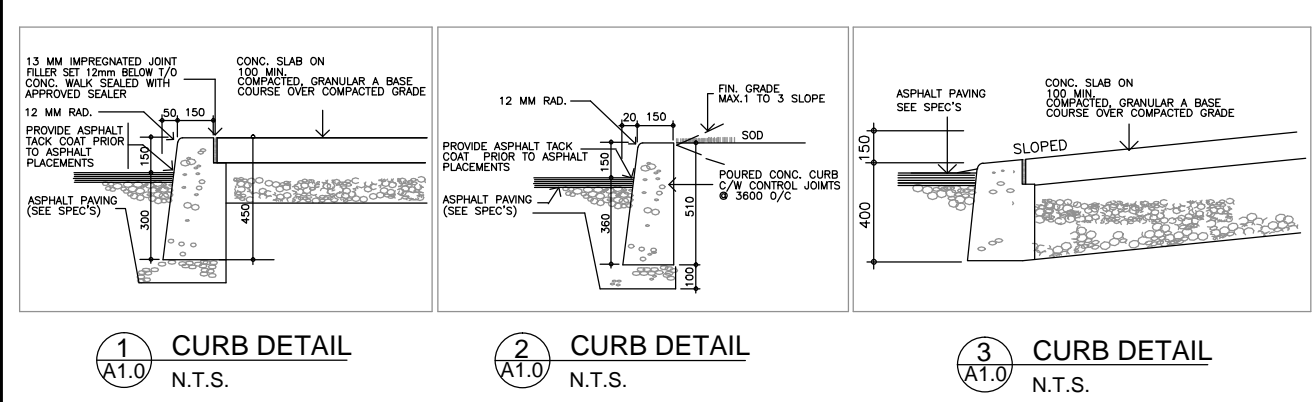
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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>



LEGEND

- PROPERTY LINE
- - - FIRE ROUTE
- ▶ MAN DOOR
- ▽ OVERHEAD DOOR
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ WALL MOUNT OUTDOOR LIGHT
- BOLLARD

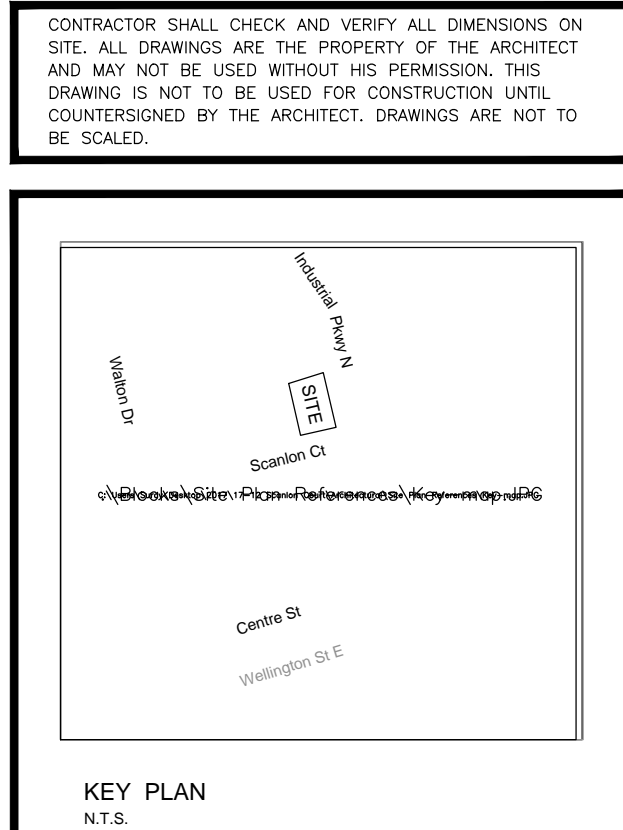
WES SURDYKA ARCHITECT INC.

3645 KEELE STREET, 2ND FLOOR, STE 108
TORONTO, ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-5741

NAME OF PROJECT: PROPOSED INDUSTRIAL BUILDING
LOCATION: SCANLON COURT, AURORA, ON

ONTARIO BUILDING CODE DATA MATRIX

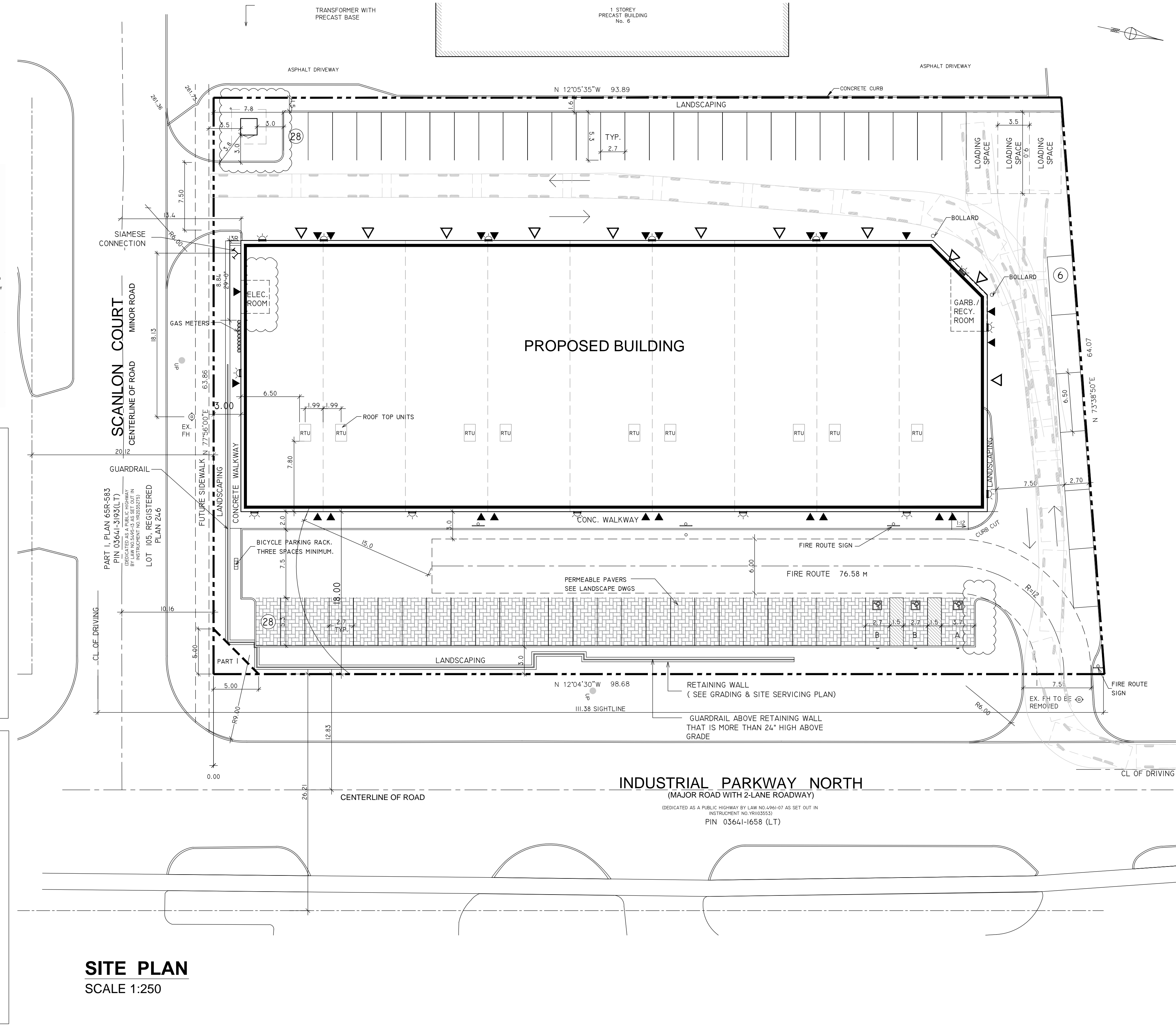
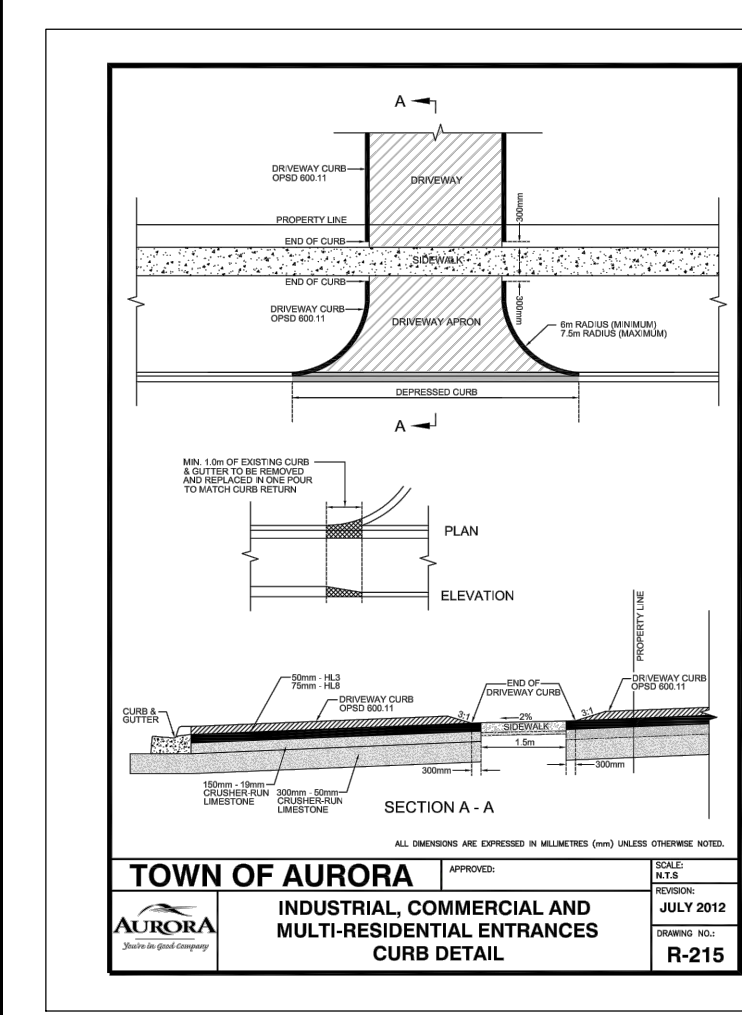
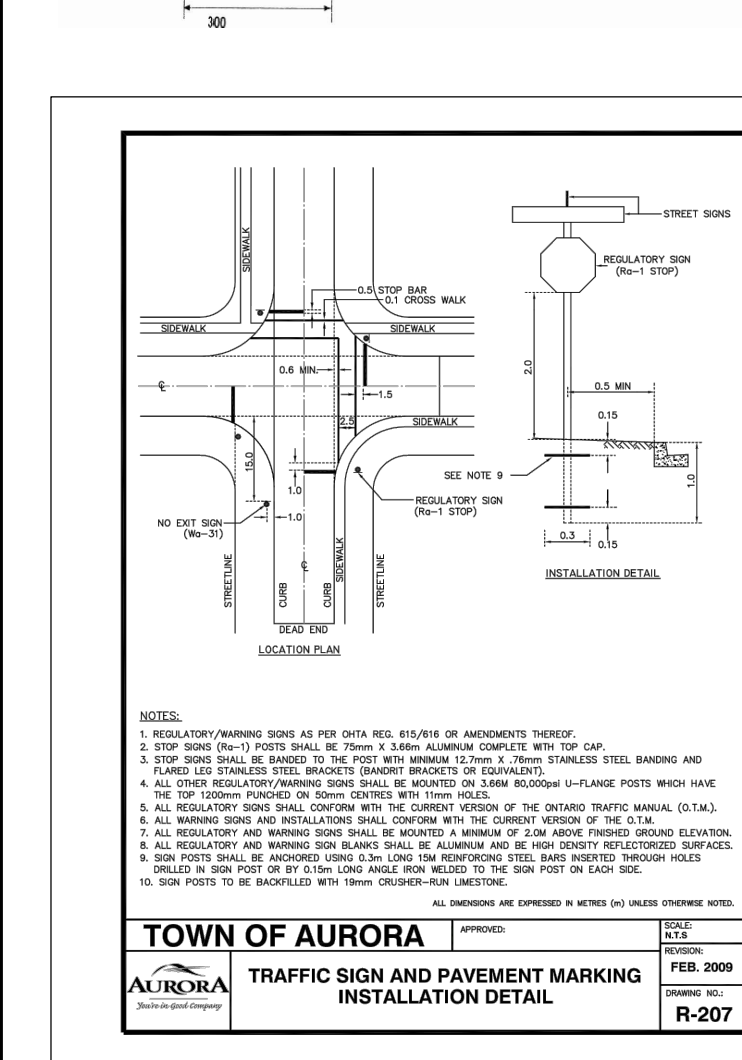
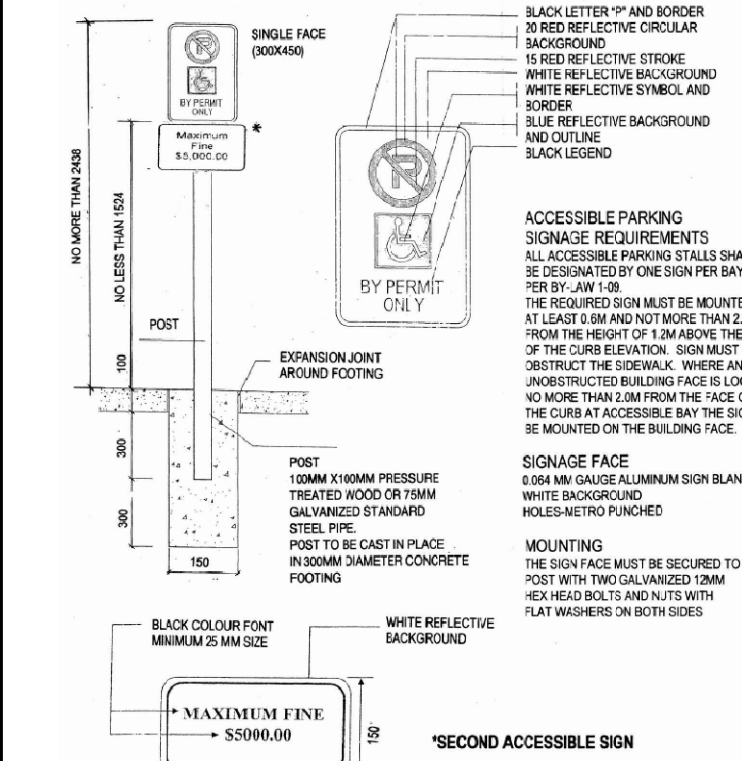
ITEM	DESCRIPTION	REFERENCE TO OBC DIV. B UNLESS NOTED IN []
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	1.1.1 TO 1.1.4
2	MAJOR OCCUPANCY(S): GROUP 'F2' AND 'D'	3.1.2.1.(1)
3	BUILDING AREA (m ²): EXISTING 0 NEW 2,461.04 TOTAL 2,461.04	1.4.1.2. (A)
4	GROSS AREA (m ²): EXISTING 0 NEW 3,014.72 TOTAL 3,014.72	1.4.1.2. (A) & 3.2.1.1
5	NUMBER OF STORES ABOVE GRADE: ONE BELOW GRADE: NONE	3.2.2.10. & 3.2.5
6	NUMBER OF STREET ACCESS ROUTES: ONE	3.2.2.20-83
7	BUILDING CLASSIFICATION: 3.2.2.72	3.2.2.20-83
8	SPRINKLER SYSTEM PROPOSED: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> IN LIEU OF ROOF RATING	3.2.2.17. INDEX
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4
11	WATER SERVICE/SUPPLY IS ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7
12	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6
13	PERMITTED CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20-83
14	ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.1.1.(3)-(8)
15	OCCUPANT LOAD BASED ON: <input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17.
16	BARRIER-FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)	3.8.
17	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2. & 3.3.1.19.
18	REQUIRED HORIZONTAL ASSEMBLIES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.2.20-83 & 3.2.1.4
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS	3.2.3.



BELL CANADA NOTE:
THE OWNER SHALL INDICATE IN THE AGREEMENT, IN WORDS SATISFACTORY TO BELL CANADA, THAT IT WILL GRANT TO BELL CANADA ANY EASEMENTS THAT MAY BE REQUIRED, WHICH MAY INCLUDE A BLANKET EASEMENT, FOR COMMUNICATION/TELECOMMUNICATION INFRASTRUCTURE. IN THE EVENT OF ANY CONFLICT WITH EXISTING BELL CANADA FACILITIES OR EASEMENTS, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF SUCH FACILITIES OR EASEMENTS.

NOTES TO CONTRACTOR:
- INTEGRITY OF THE REGIONAL 1050 MM DIAMETER SANITARY FORCEMAIN IS TO BE PROTECTED AT ALL TIMES.
- FIRE DEPARTMENT DESIGN TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT (i.e. HEAVY DUTY ASPHALT).
- ENSURE MUNICIPAL ACCESS IS PROMINENTLY DISPLAYED ON THE SITE TO ENABLE IDENTIFICATION FOR EMERGENCY SERVICES.
- APPROVED SIGNS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE DESIGNATED FIRE ROUTE. SIGNS TO INDICATE BY-LAW NUMBER 4574-04.1.
- SIGNAGE SHALL BE PROVIDED THAT CLEARLY IDENTIFIES THE LOCATION OF ALL UNITS WITHIN MULTI-UNIT BUILDINGS.

ACCESSIBILITY SIGNS NOTES:
- SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS SHALL BE INSTALLED TO INDICATE THE LOCATION OF THE BARRIER-FREE ENTRANCE.
- WHERE A WALKWAY OR PARKING AREA IS REQUIRED TO ACCOMMODATE PERSONS WITH DISABILITIES, IT SHALL BE IDENTIFIED BY A SIGN CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESS AND SUCH OTHER GRAPHIC, TACTILE OR WRITTEN DIRECTIONS AS ARE NEEDED TO INDICATE CLEARLY THE TYPE OF FACILITY AVAILABLE.
- SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS SHALL BE INSTALLED WHERE NECESSARY TO INDICATE THE LOCATION OF A BARRIER-FREE MEANS OF EGRESS.
- WHERE A WALL MOUNTED TACTILE SIGN IS PROVIDED IN A BUILDING, CHARACTERS, SYMBOLS OR PICTOGRAMS ON THE SIGN SHALL BE LOCATED NOT LESS THAN 1200 MM AND NOT MORE THAN 1500 MM ABOVE THE FINISHED FLOOR.



LEGAL DESCRIPTION

PART OF LOT 105
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
THAM SHANMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED MAY 28, 2007

SITE STATISTICS

ZONING: E2 General Employment Zone under Zoning By-law 6000-17.
LOT AREA: 6,150.31 m² (66,201 ft²) (1.51 ac)
LOT FRONTAGE: 63.86 m
LOT COVERAGE: 2,461.04 m² (26,490 ft²) 40 %

BUILDING G.F.A.:
PROPOSED GROUND FLOOR: 2,461.04 m² (26,490 ft²)
PROPOSED MEZZANINE: 553.68 m² (5,959 ft²)
TOTAL PROPOSED G.F.A.: 3,014.72 m² (32,449 ft²)

(Total Floor Area = Total G.F.A. - Elec./Mech./Sprinkler Areas = 3,014.72 m² - 48.0 m² = 2,966.72 m²)

BUILDING HEIGHT:
MAXIMUM: 15 m
PROPOSED: 8.43 m (27.66 ft)

SETBACKS:

	REQUIRED	PROPOSED
FRONT (SOUTH):	3.0 m	3.00 m
REAR (NORTH):	9.0 m	9.85 m
SIDE EXT (EAST):	3.0 m	18.00 m
SIDE INT. (WEST):	3.0 m	15.86 m

LANDSCAPING:
LANDSCAPING STRIP ABUTTING A STREET

	REQUIRED	PROPOSED
REQUIRED	3.0 m	3.0 m
LANDSCAPE AREA:	Not Required	791.77 m ² (12.87 %)

HARD SURFACE: 2,884.99 m²

PARKING SPACES:
REQUIRED (for Multiple unit buildings within Employment Zones):
2 per 100 m² of Gross Floor Area = 59.33 spaces
PROVIDED: 59 spaces

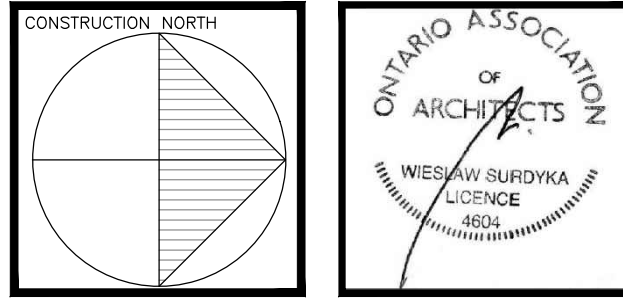
ACCESSIBLE PARKING SPACES:
REQUIRED (4% for 13-100) 2.4 spaces
PROVIDED: 2 type A's and 1 type B's: 3 spaces
TOTAL: 62 spaces

BICYCLE PARKING SPACES:
REQUIRED (2 + 0.25 per 1000 m² of G.F.A.): 2.77 spaces
PROVIDED: 3 spaces minimum rack.

LOADING SPACES:
REQUIRED (for 2500 to 7500 sm Floor Area): 3 spaces
PROVIDED: 3 spaces

11	APR 25/23	ISSUED FOR CONSTRUCTION	
10	APR 13/23	ISSUED FOR CONSTRUCTION	
9	SEPT 28/22	ISSUED FOR CONSTRUCTION	
8	MAY 17/21	BUILDING PERMIT	
7	APR 19/21	SITE PLAN APPROVAL FOR FINAL VERIFICATION	
6	APR 14/20	CLIENT REVIEW	
5	OCT 27/20	SITE PLAN APPROVAL COMMENTS	
4	AUG 31/20	SITE PLAN APPROVAL COMMENTS	
3	FEB 3/20	SITE PLAN APPROVAL COMMENTS	
2	APR. 23/19	SITE PLAN APPROVAL	
1		CLIENT REVIEW	
NO. DATE		REVISION/ISSUED FOR	BY

PROPOSED INDUSTRIAL BUILDING
SCANLON COURT,
AURORA, ONTARIO



WES SURDYKA
architect inc

3645 KEELE STREET, 2ND FLOOR, STE 108
TORONTO, ONTARIO M3J 1M8
TEL (416) 630-2254 FAX (416) 630-5741
E-mail: surdykaarchitect@bellnet.ca

DRAWING TITLE
SITE PLAN

DRAWN BY:	DRAWING NO.:
PLOTTED: MAY 29, 2023	A1.0
SCALE:	OF
START DATE: MAY 2017	
PROJECT NO.: 17-12	



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