



**Planning and Development
Services**

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

- FILE NUMBER:** MV-2017-43
- APPLICANT:** LAC Management Inc
- PROPERTY:** 218 Earl Stewart Drive, Units 3&4
Lot 17 Plan 65M-2873
- ZONING:** Business Park (E-BP(278)) Zone by the Town of Aurora
Zoning By-law 6000-17
- PURPOSE:** The Owner has submitted a Minor Variance Application to allow a fitness centre as a permitted use in part of a building that contains uses such as industrial and warehouses.
- BY-LAW REQUIREMENT:** 1) Section 24.278.1.2 of the Zoning By-law allows fitness centre provided that no part of building in which use is located is used for any commercial self-storage facility, warehouse, industrial use, motor vehicle body shop, or motor vehicle repair garage.
- PROPOSAL:** 1) The Applicant is proposing a fitness centre (dance school) in a building (Units 3 & 4 of subject property) that contains uses such as industrial and warehouses; thus requiring Variance from this provision of the By-law.

A Location Map and Sketch illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	DECEMBER 7, 2017
TIME:	7:00PM
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Should you require further information on this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

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 16th DAY OF NOVEMBER 2017.



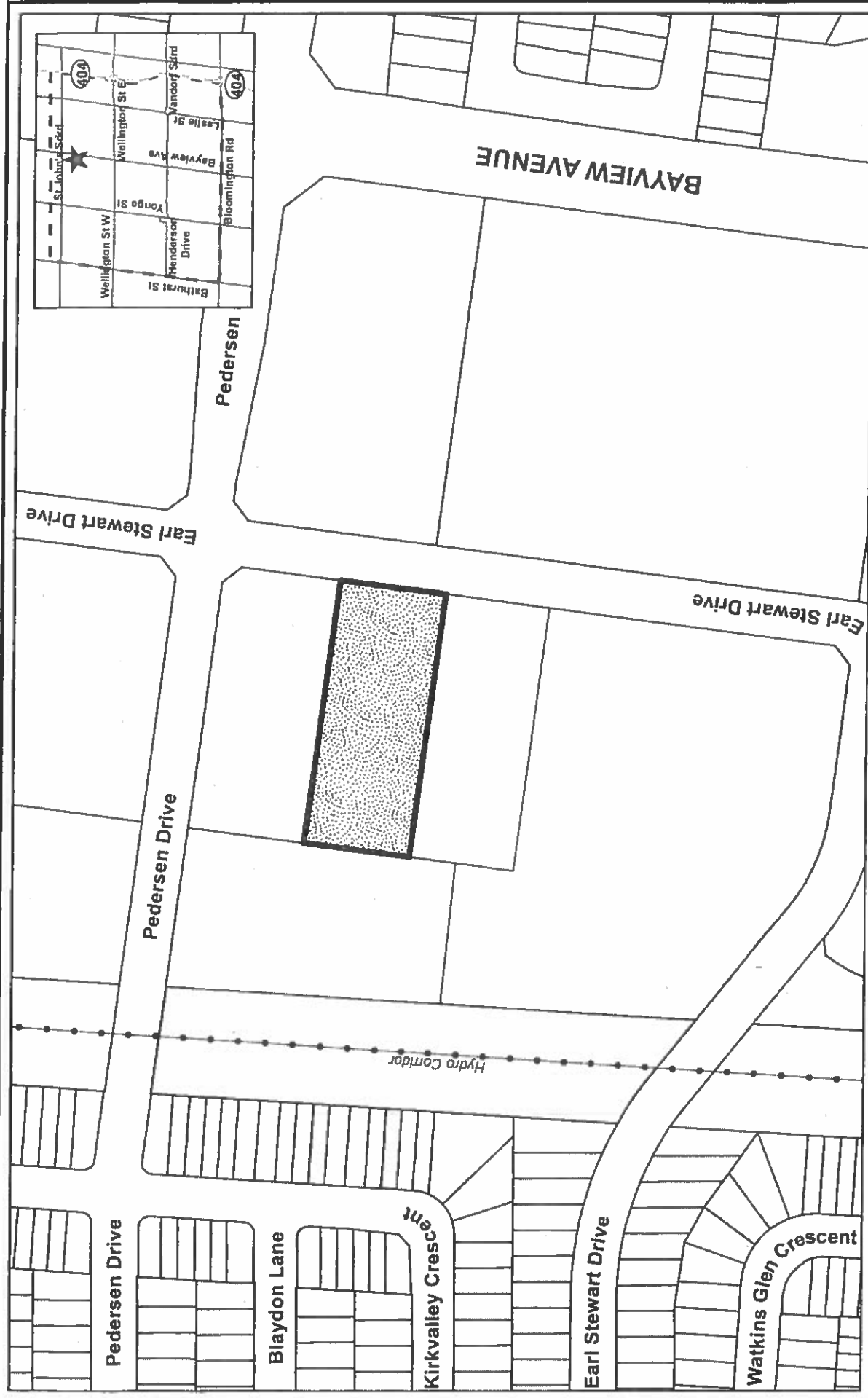
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

ATTACHMENTS

- Attachment 1- Location Map
- Attachment 2 – Sketch

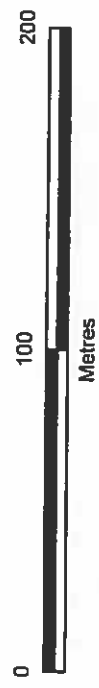
Agenda packages will be available prior to the Hearing at:

www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx

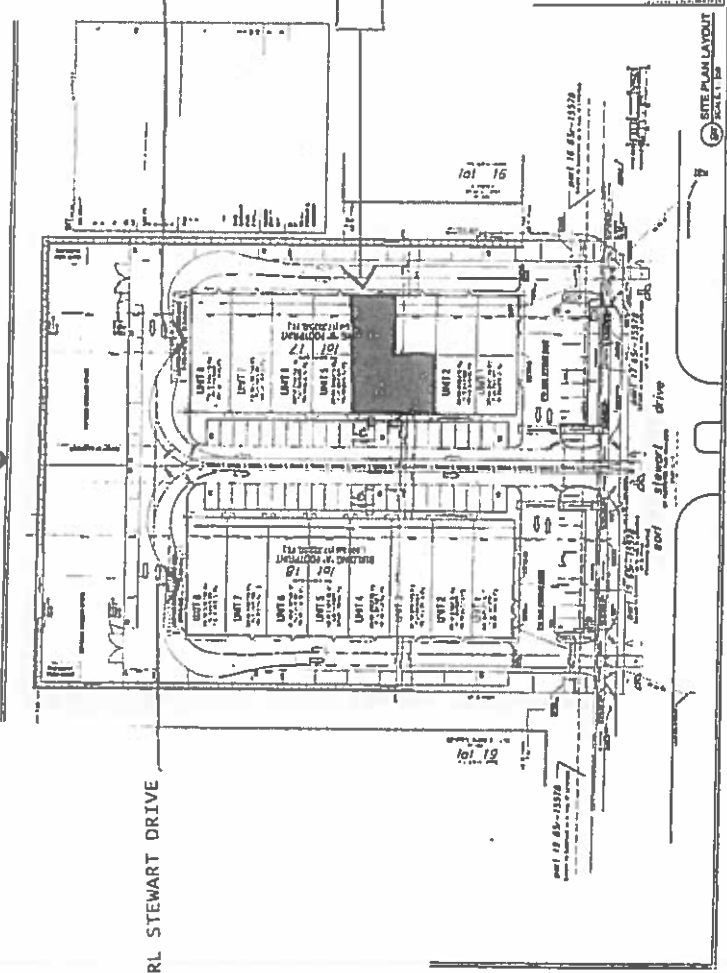


KEY MAP

FILE NO: MV-2017-43
 ADDRESS: 218 EARL STEWART DRIVE, UNIT 3 & 4
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



EXISTING INDUSTRIAL COMPLEX



212 EARL STEWART DRIVE

218 EARL STEWART DRIVE

UNITS 3 & 4

PROPOSED VARIANCE:
 To allow fitness centre (dance school) in part of building that contains industrial and warehouse uses; thus requiring Variance from this provision of the By-law (Zoning By-law allows fitness centre in part of building that doesn't have commercial self-storage facility, warehouse, industrial use, motor vehicle body shop, or motor vehicle repair garage).



SITE PLAN LAYOUT