



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-12

APPLICANT: CALLOWAY REAL ESTATE INVESTMENT TRUST

PROPERTY: 14720 - 14780 Yonge St, Aurora, ON L4G 7H8

RELATED APPLICATIONS: SP-2021-09

ZONING: C4(221) Community Commercial

PURPOSE: A Minor Variance Application has been submitted to allow for the use of a Supermarket.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.221.1 of the Zoning By-law 6000-17 states that department stores including junior department stores, and/or supermarkets shall not be permitted on the lands.
 - a) The applicant is proposing a Supermarket.

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 13th, 2023
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 April 11th, 2023.** 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 April 13th, 2023** 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 13th, 2023.**

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 30th DAY OF MARCH 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

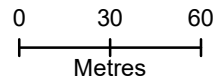
Agenda packages will be available prior to the Hearing at:

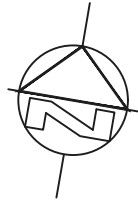
<https://www.aurora.ca/agendas>



LOCATION MAP
 14720 - 14760 YONGE STREET
 FILE: MV-2023-04
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**

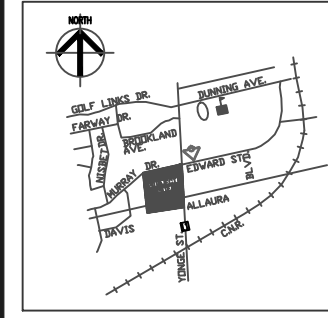
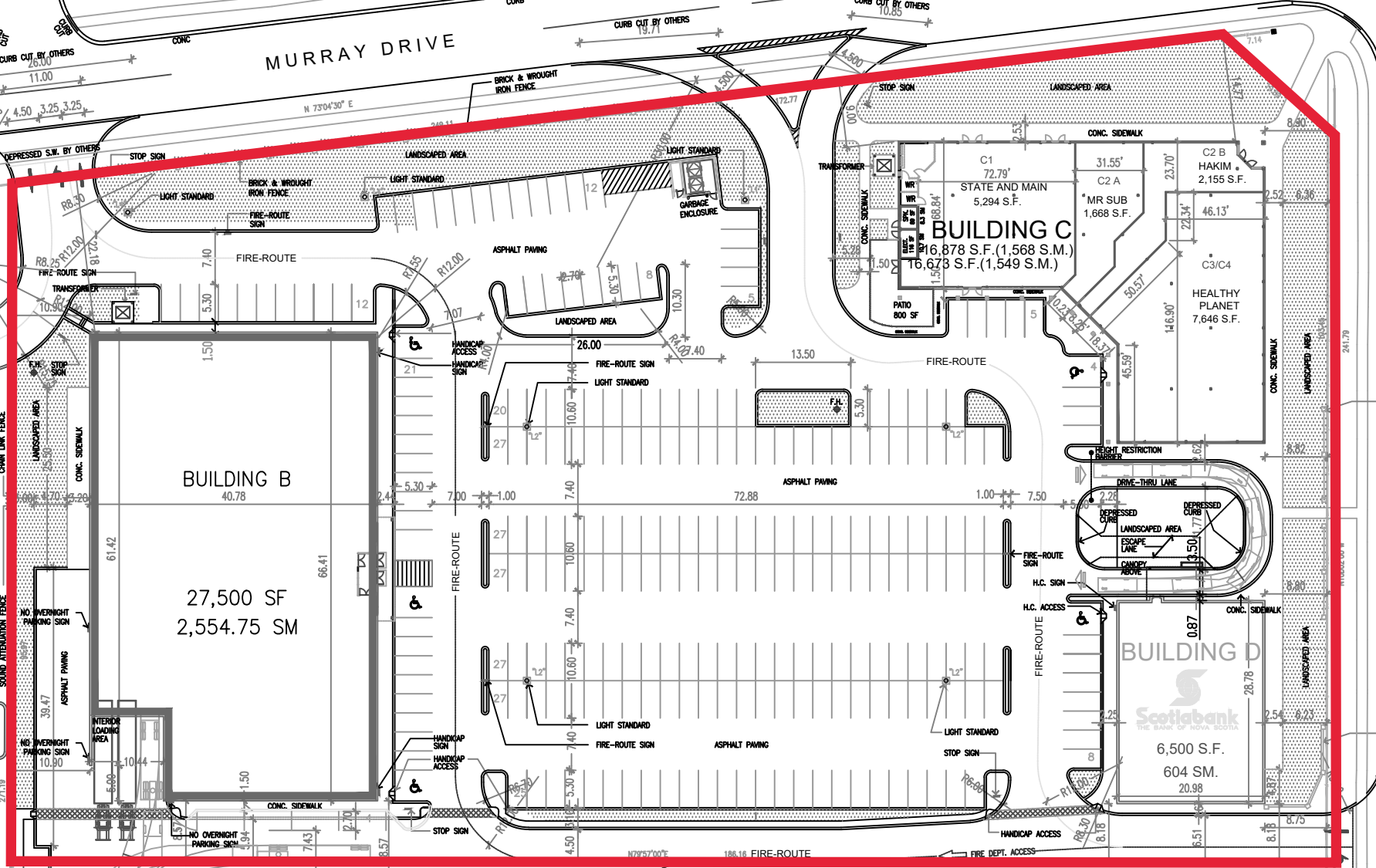




EXISTING COMMERCIAL

MURRAY DRIVE

YONGE STREET



KEY PLAN

SITE STATISTICS

MUNICIPAL ADDRESS - 14700 YONGE STREET
TOWN OF AURORA.

TOTAL SITE AREA: 19,859 SM (4.91 ACRES)

TOTAL BUILDING AREA: 4,707.75 SM(50,673 SF)

TOTAL PARKING PROVIDED:
259 CARS 5.50/100 SM (5.11/1000 SF)

SD-039

THIS SITE PLAN HAS BEEN PREPARED AS AN "ILLUSTRATION OF CONCEPT" ONLY, AND SUCH CONCEPT MUST BE CONFIRMED FOR ALL BUILDING CODE, FIRE EXPOSING FACE, AND RELATED ISSUES, BASED UPON INFORMATION TO BE PROVIDED REGARDING ALL EXISTING CONSTRUCTION, LOT LINE PROXIMITY, ETC.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
Do not scale the drawing.
This drawing contains copyright material belonging to the Architect.
This drawing was developed for a specific purpose, use for any other purpose is not permitted.
This drawing shall not be reproduced in whole or in part without the written approval of the Architect.
This drawing must be read in the context of all the other drawings which constitute the document.

PROJECT NAME :

AURORA

LOCATION :
MURRAY DRIVE
YONGE STREET

1 110 118 ONTARIO LTD



4000 TOWN CENTRE BLVD. SUITE 200
MARKHAM ONTARIO CANADA L3R 9V8
TEL: 905-470-7000 FAX: 905-470-2000

DESIGNED BY	CB/BN/DR/RU/PC	PROJECT NO.	01191
CHECKED BY	AH	DATE	MAY 22, 2002
DATE	MAY 22, 2002	DRAWING NO.	SD-039
ISSUED	JANUARY 16, 2020		



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