

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2020-18

**APPLICANT:** 2351528 Ontario Ltd.

**PROPERTY:** 305 & 325 Addison Hall Circle  
Blocks 2 and 3, Plan 65M4650, Parts 3 and 4 on RP 65R38676

**RELATED  
APPLICATIONS:** SP-2019-10

**ZONING:** E-BP(443) (Business Park Exception Zone)

**PURPOSE:** A Minor Variance Application has been submitted to permit an increased driveway width.

**BY-LAW  
REQUIREMENT:**

- 1) Section 5.5.4 d) of the Zoning By-law shall not exceed two (2) driveways in number and shall be a width of seven decimal five (7.5) metres at both street line and edge of pavement.

**PROPOSAL:**

- a) The applicant is proposing a driveway width of 8.04 metres and 8.54 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.

<b>DATE:</b>	<b>October 8, 2020</b>
<b>TIME:</b>	<b>7:00 pm</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on October 6, 2020.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on October 8, 2020.** 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on October 9, 2020.**

**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 Brashanthe Manoharan at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) or at **905-727-3123 Ext. 4223.**

#### **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 24<sup>th</sup> DAY OF SEPTEMBER 2020



Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

**ATTACHMENTS**

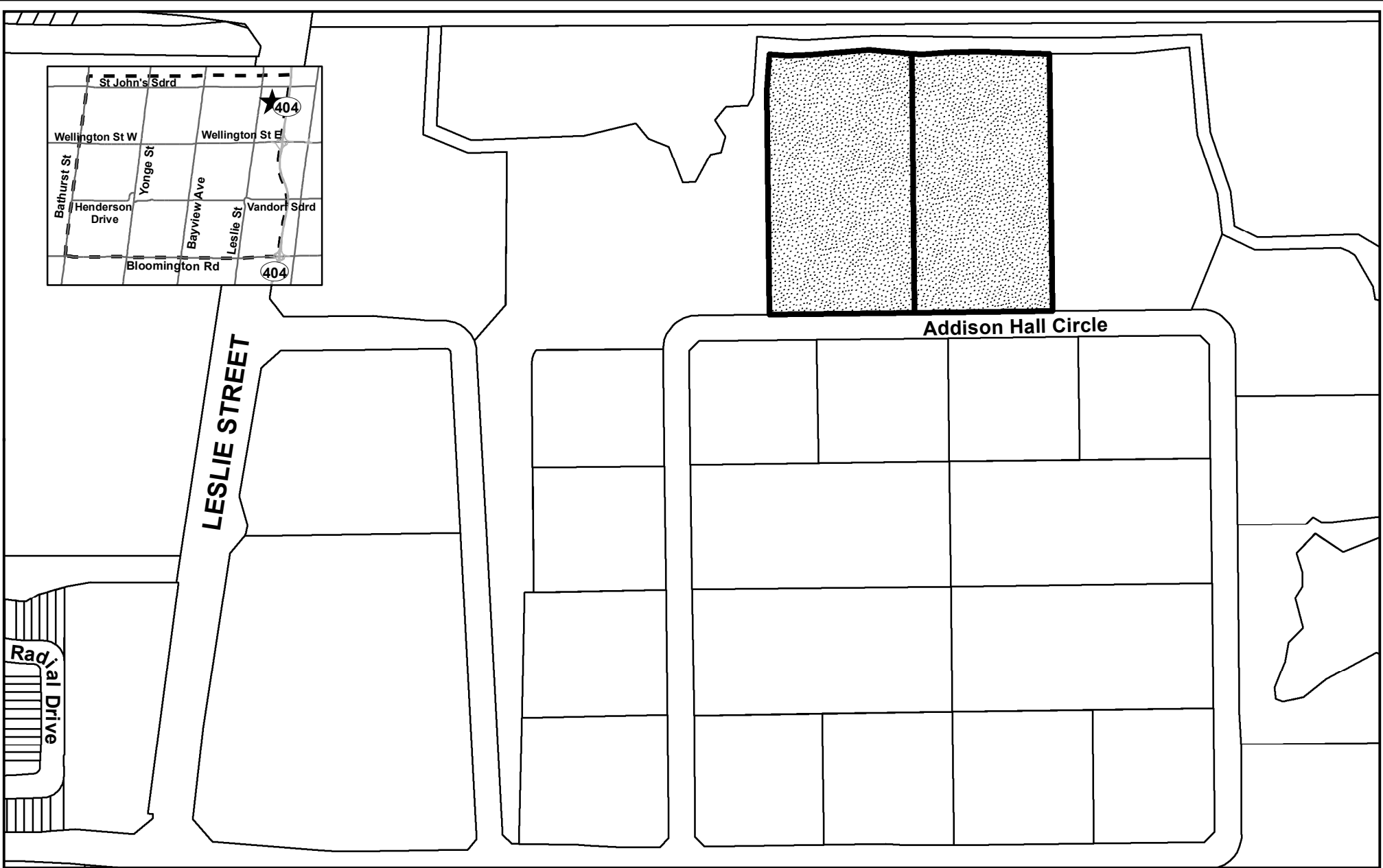
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

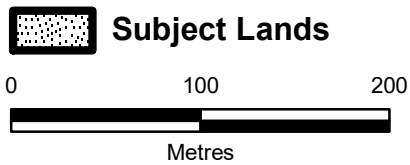
**Agenda packages will be available prior to the Hearing at:**

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



**KEY MAP**

FILE NO: MV-2020-18  
 ADDRESS: 305 & 325 ADDISON HALL CIRCLE  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT





April 20, 2020

Permit Application No. PR20200200

Global Architect Inc.  
6 Leswyn Road  
Toronto, ON M6A 1K2  
Attention: Joe DeCicco

Dear Sir:

Re: **Preliminary Zoning Review - REVISED**  
325 Addison Hall Circle (Block 2, Plan 65M-4650)  
305 Addison Hall Circle (Block 3, Plan 65M-4650)

In response to your preliminary zoning review request, the above noted properties are zoned E-BP(443) (Business Park Exception Zone) by the Town of Aurora Zoning By-law #6000-17.

**325 Addison Hall (Block 2)**

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
  - a. - **Section 5.5.4 d) of the Zoning By-law shall not exceed two (2) driveways in number and shall be a width of seven decimal five (7.5) metres at both street line and edge of pavement.**
    - Applicant is proposing two (2) driveways in number having a width of 8.04 metres and 8.54 metres.
    - **Minor Variance required.**

- 2- The property is located within the generic regulations of the Lake Simcoe Region Conservation Authority.

**305 Addison Hall (Block 3)**

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
  - a. - **Section 5.5.4 d) of the Zoning By-law shall not exceed two (2) driveways in number and shall be a width of seven decimal five (7.5) metres at both street line and edge of pavement.**
    - Applicant is proposing two (2) driveways in number with one having a width of 8.04 metres.
    - **Minor Variance required.**

- 2- The property is located within the generic regulations of the Lake Simcoe Region Conservation Authority.

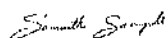
Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

*Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information.*

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

**This is not a building permit.** Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

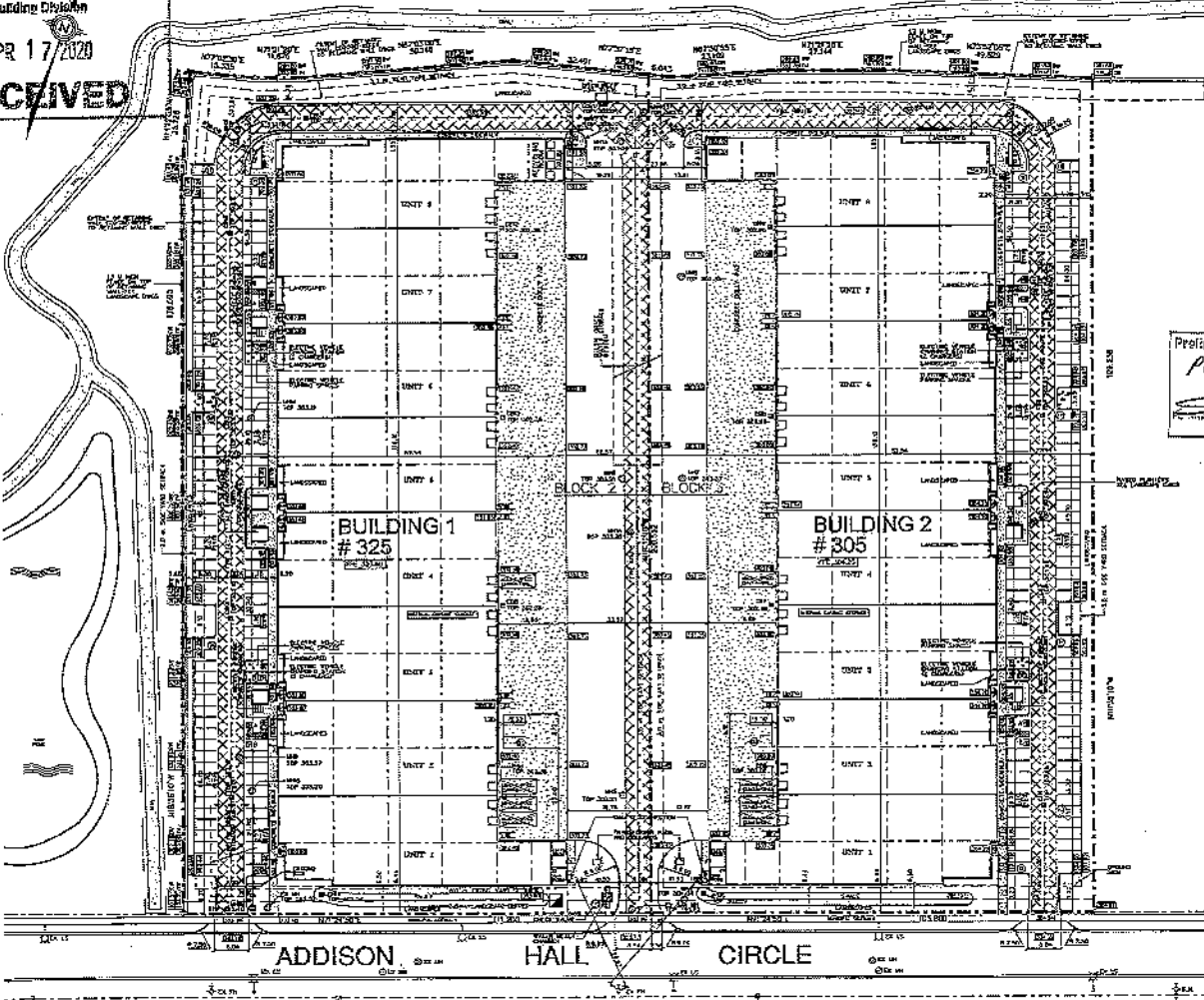
Regards,



Samantha Sample  
Zoning Examiner  
(905) 727-3123 ext. 4391  
ssample@aurora.ca

TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Building Division

APR 17 2020  
**RECEIVED**



**LEGEND**

0	As Shown	10	Proposed
1	Existing	11	Proposed
2	Existing	12	Proposed
3	Existing	13	Proposed
4	Existing	14	Proposed
5	Existing	15	Proposed
6	Existing	16	Proposed
7	Existing	17	Proposed
8	Existing	18	Proposed
9	Existing	19	Proposed

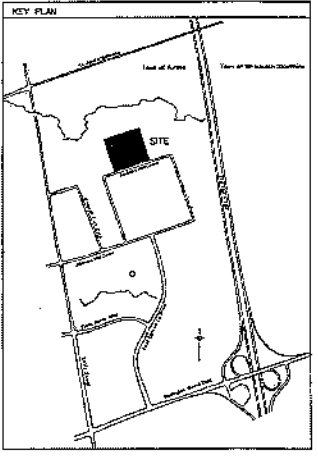
**PREPARED BY:**  
EMERY INVESTMENTS  
325 and 305 Addison Hall Circle  
Aurora, Ontario

**DESIGNED BY:**  
EMERY INVESTMENTS  
325 and 305 Addison Hall Circle  
Aurora, Ontario

**DATE:**  
APR 17 2020

**SCALE:**  
1" = 20' (Horizontal)  
1" = 40' (Vertical)

Preliminary Zoning Review  
PR20200200  
APR 20 2020



ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
Site	1	1000000	1000000	Site Preparation
Excavation	1000	100	100000	Excavation 1000 cu yd
Backfill	1000	100	100000	Backfill 1000 cu yd
Gravel	1000	100	100000	Gravel 1000 cu yd
Asphalt	1000	100	100000	Asphalt 1000 cu yd
Concrete	1000	100	100000	Concrete 1000 cu yd
Rebar	1000	100	100000	Rebar 1000 cu yd
Formwork	1000	100	100000	Formwork 1000 cu yd
Foundation	1000	100	100000	Foundation 1000 cu yd
Structure	1000	100	100000	Structure 1000 cu yd
Roofing	1000	100	100000	Roofing 1000 cu yd
Interior	1000	100	100000	Interior 1000 cu yd
Exterior	1000	100	100000	Exterior 1000 cu yd
Landscaping	1000	100	100000	Landscaping 1000 cu yd
Utilities	1000	100	100000	Utilities 1000 cu yd
Other	1000	100	100000	Other 1000 cu yd
<b>TOTAL</b>			<b>1000000</b>	

DATE: APR 17 2020	SCALE: 1" = 20' (Horizontal), 1" = 40' (Vertical)	PROJECT: 18-24	DATE: APR 17 2020
SCALE: 1" = 20' (Horizontal), 1" = 40' (Vertical)	PROJECT: 18-24	DATE: APR 17 2020	SCALE: 1" = 20' (Horizontal), 1" = 40' (Vertical)

**Industrial Development**  
**Addison Hall Business Park**

325 and 305 Addison Hall Circle  
Aurora, Ontario

**EMERY INVESTMENTS**

**Site Plan**

**GLOBAL**

DESIGN BY: J.A. BEECOCK  
DATE: APR 17, 2020  
SCALE: 1" = 20'  
PROJECT NO.: 18-24  
DRAWING NO.: A-1.0



# 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 Brashanthe Manoharan, Secretary-Treasurer, at [bmanoharan@aurora.ca](mailto:bmanoharan@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: 905-727-3123 ext. 4771