



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2024-25

**APPLICANT:** 2209640 Ontario Ltd.

**PROPERTY:** 95 Dunning Ave, Aurora, ON L7B0G3  
AURORA CON 1 PT LOT 77 PLAN 488 PT BLK A & B PLAN 10328  
LOT 36 RP 65R7942 PARTS 3 5 AND 6 RP 65R17425 PART 1 RP  
65R1318 PT PART 1

**RELATED  
APPLICATIONS:** n/a

**ZONING:** E2 General Employment

**PURPOSE:** A Minor Variance Application has been submitted to facilitate the proposed Medical Marijuana Production for the personal use of medical marijuana. The variance requested is to permit the proposed use in the "E2 – General Employment" zone.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

1. Section 10.1 of the Zoning By-law 6000-17 permits a Medical Marijuana Production Use only in a E-BP zoning district
  - a. The applicant is proposing a Medical Marijuana Production Use in an E2 zoning district.

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 10, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</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:** 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](mailto:PFan@aurora.ca) **no later than 4:30pm on October 8, 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on October 10, 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](mailto:PFan@aurora.ca) **no later than 4:30pm on October 10, 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 24<sup>th</sup> DAY OF September 2024



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

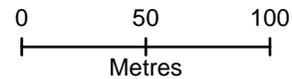
**Agenda packages will be available prior to the Hearing at:**

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



**Location Map**  
 95 Dunning Avenue  
 FILE: MV-2024-25  
 Town of Aurora  
 Committee Of Adjustment

 **SUBJECT LANDS**















ASE + J INC ARCHITECT  
 WWW.ASEJ.CA  
 INFO@ASEJ.CA  
 TELL: 647-937-5225

ISSUED FOR PLANNING  
 AND ZONING STUDY &  
 DOES NOT HAVE ANY  
 VALUE FOR BUILDING  
 PERMIT AND  
 CONSTRUCTION

DIMENSIONS ARE NEARLY  
 ACCURATE AND WILL  
 NEED TO BE ACCURATE  
 VERIFIED DURING  
 BUILDING PERMIT &  
 CONSTRUCTION  
 APPLICATION

Rev	Description	Date

PROJECT  
**Medical Marijuana  
 Grow Room**

TITLE  
**Existing Plan**

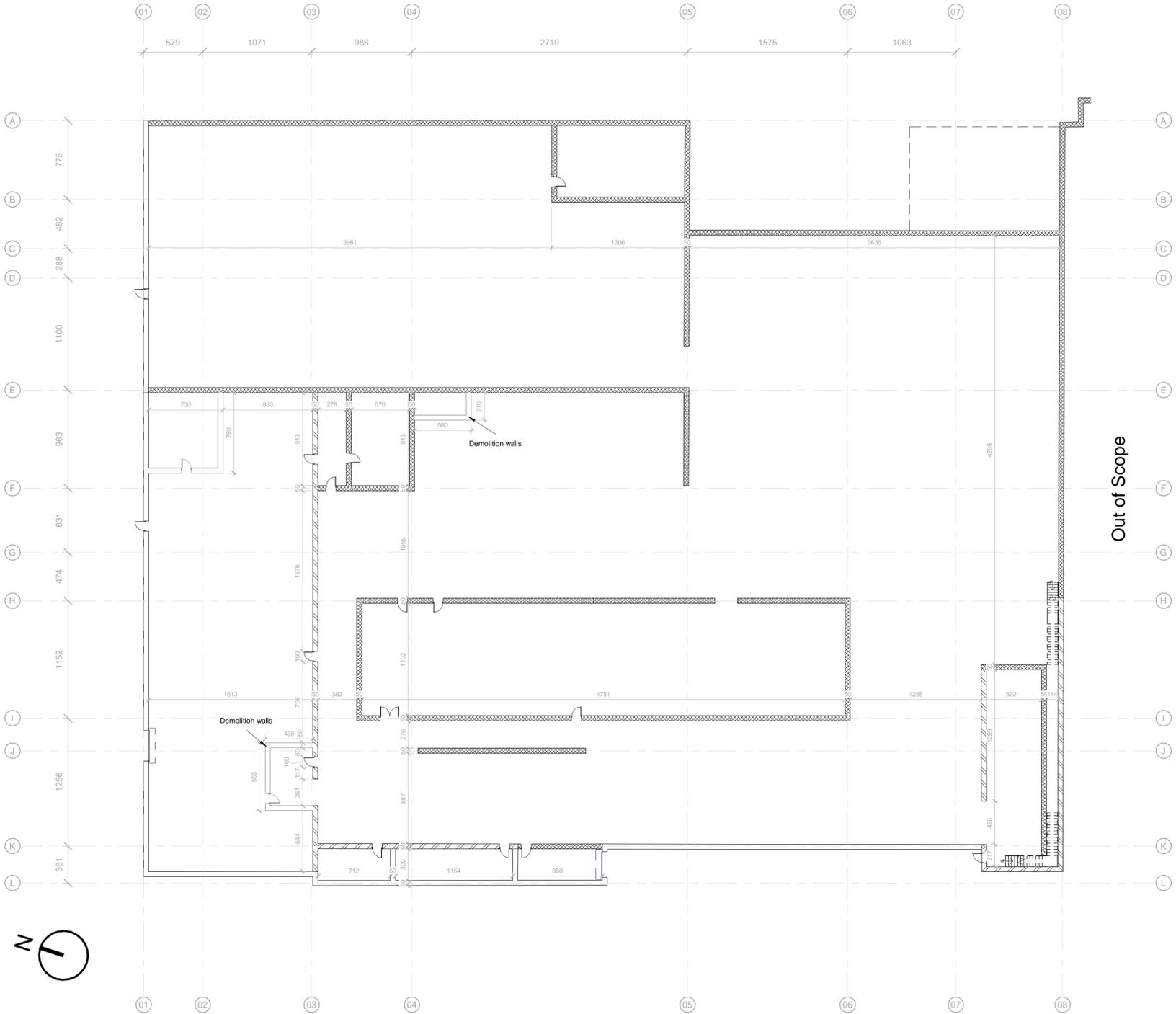
CLIENT  
**95 Dunning Ave**

DRAWN BY: Author  
 CHECKED BY: Checker  
 DATE: 05/05/24

SCALE (@ A1): 1 : 250  
 PROJECT NUMBER: Project Number

DRAWING NUMBER: A005  
 REV:  

EXISTING WALLS TO BE VERIFIED BY CONTRACTOR- THIS SET HAS BEEN ISSUED FOR ZONING AND SITE PLANNING NOT FOR PERMIT AND CONSTRUCTION



**1 Existing Ground Floor**  
 1 : 250









# 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](mailto: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