



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE & CONSENT**

Pursuant to Section 45(5) & Section 53 of *The Planning Act*

FILE NUMBER: MV-2019-16, MV-2019-17, C-2019-13, C-2019-10, & C-2019-08

APPLICANT: Aurora Investments Inc.

PROPERTY: 145 & 155 Industrial Parkway South
CON 1 E PART LOT 78 PLAN 246 PT LOTS 185 AND 187

RELATED APPLICATIONS: n/a

ZONING: E2(297)(General Employment Exception Zone)

PURPOSE: A Minor Variance and Consent application has been submitted for reduction in setbacks and to create one (1) new lot.

FILE NUMBER	BY-LAW REQUIREMENT/PROPSAL
MV-2019-16	By-law Requirement: Section 24.297.5 of the Zoning By-law requires a minimum of 197 parking spaces Proposal: The applicant is proposing 188 parking spaces
MV-2019-17	By-law Requirement: Section 10.2 of the Zoning By-law requires a minimum rear yard setback of 9.0m Proposal: The applicant is proposing a 7.83m setback
C-2019-13	Proposal: To allow a reciprocal easement over Part 2,3,4,5,6,7,8, and 9
C-2019-10	Proposal: To allow an easement over Parts 6,7,8,9, and 10 for access, maneuvering, and parking
C-2019-08	Proposal: To sever the existing lot to allow the creation of 1 (one) new lot fronting Industrial Parkway South

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: July 9, 2020

TIME: 7:00 pm

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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on July 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 **no later than 12:00pm (noon) on July 9, 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 **no later than 4:30pm on July 10, 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 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 22nd DAY OF JUNE 2020



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

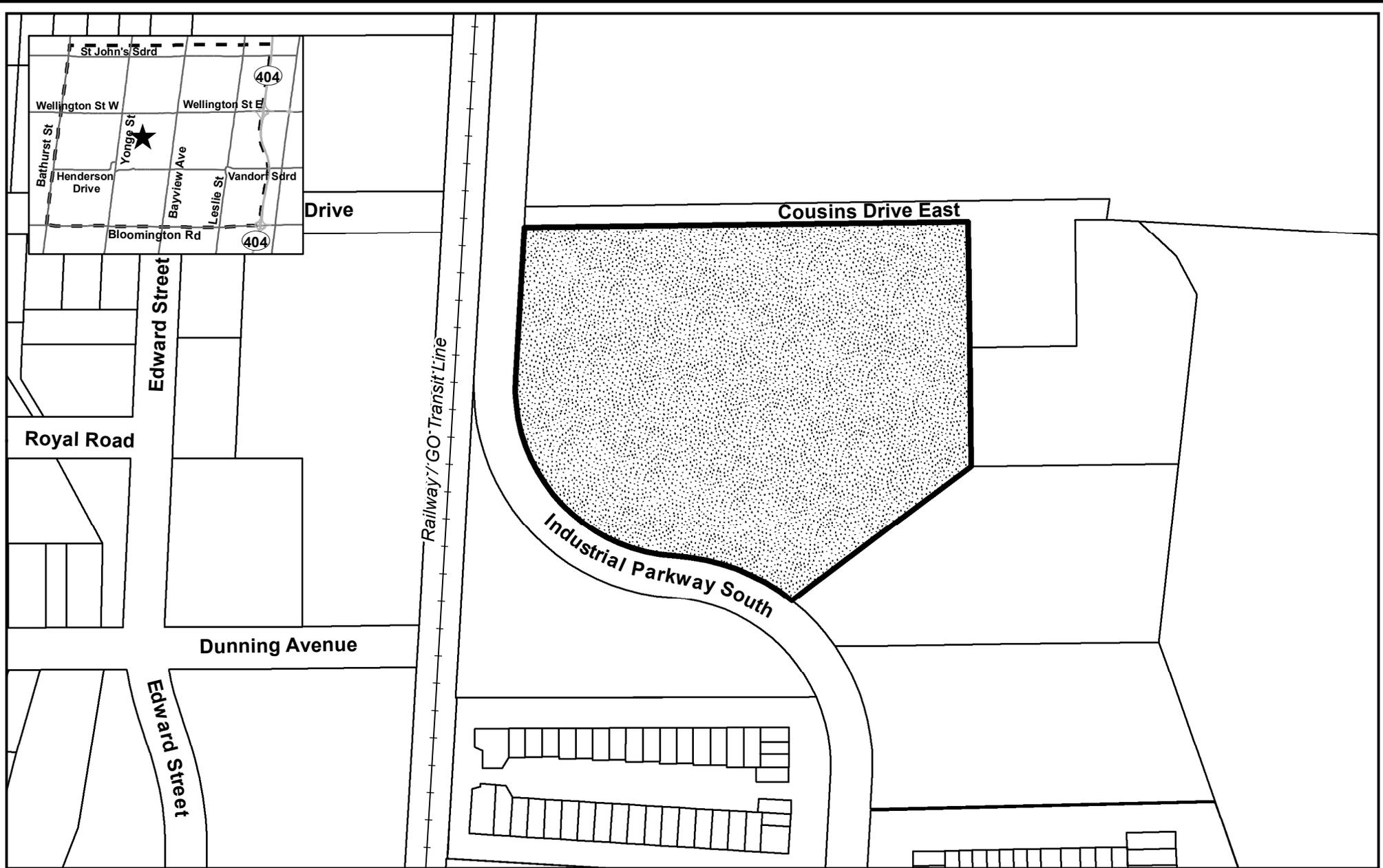
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

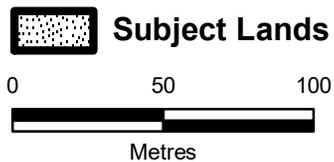
Agenda packages will be available prior to the Hearing at:

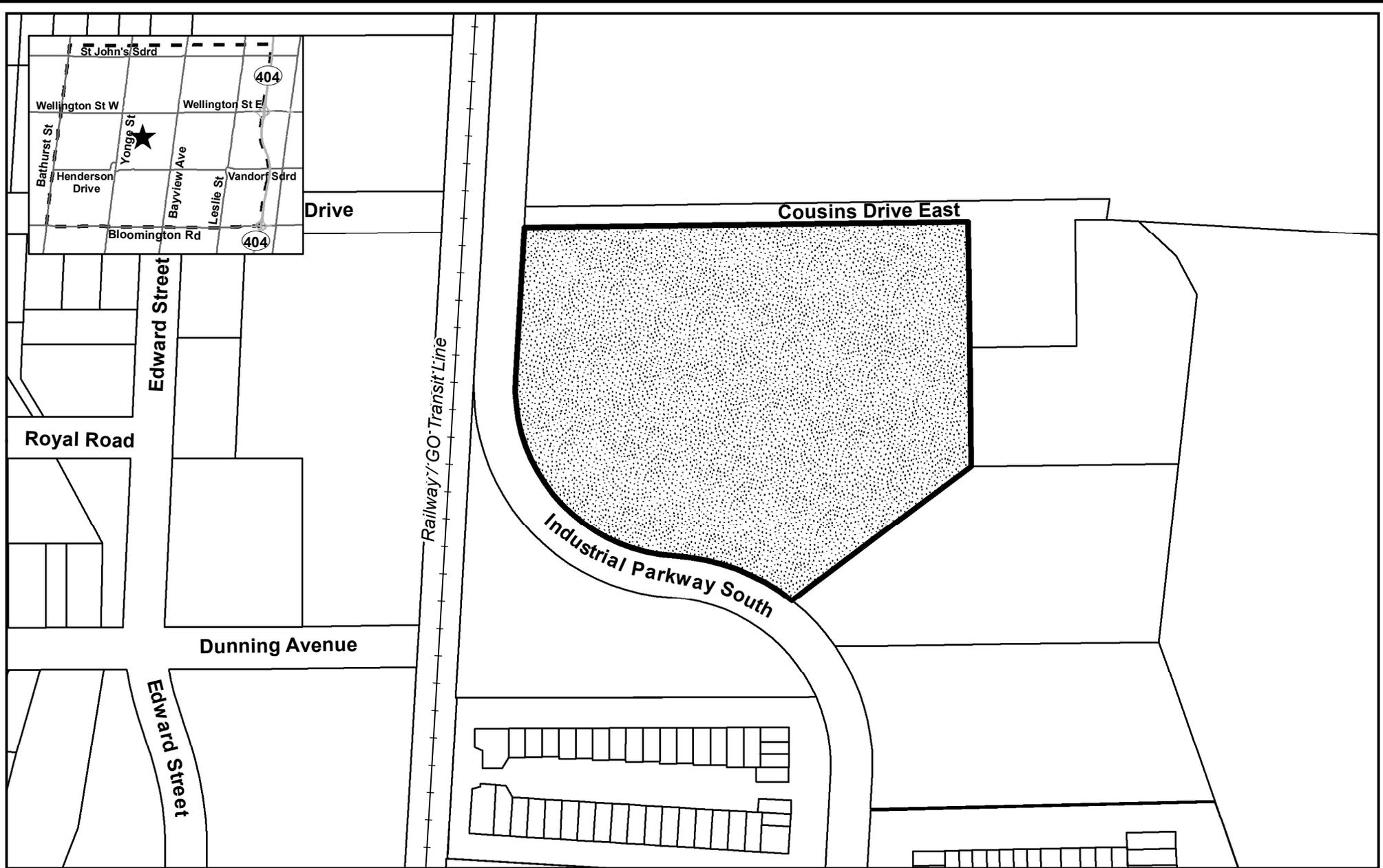
<https://www.aurora.ca/agendas>



KEY MAP

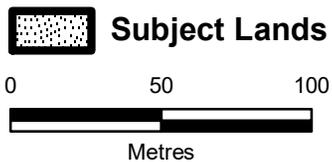
FILE NO: C-2019-08 & C-2019-10 & C-2019-13
 ADDRESS: 145 & 155 INDUSTRIAL PARKWAY SOUTH
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT





KEY MAP

FILE NO: MV-2020-16 & MV-2020-17
 ADDRESS: 145 & 155 INDUSTRIAL PARKWAY SOUTH
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



PRELIMINARY

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS
 - M_s DENOTES MEASURED ON LINE
 - O/L DENOTES ON LINE
 - JOB DENOTES J.D. BARNES LIMITED, O.L.S.'s
 - LAP DENOTES LLOYD & PURCELL LTD.
 - MOS DENOTES MINISTRY OF GOVERNMENT SERVICES
 - P DENOTES PLAN OF SURVEY BY LAP DATED OCT 5, 2017 FILED AS A2-246-185-12-1
 - P1 DENOTES PLAN 65R-5125
 - P2 DENOTES PLAN 65R-2469
 - P3 DENOTES PLAN 65R-6417
 - P4 DENOTES SRPR BY AVANTI SURVEYING INC. DATED FEB 12, 2008 PROJECT 06-098
 - FCU DENOTES FACE OF CONCRETE CURB
- ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE -----

LAURENCE J. KUELLING
ONTARIO LAND SURVEYOR

PLAN 65R-
RECEIVED AND DEPOSITED

DATE -----

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No 65)

SCHEDULE

PART	PT OF LOT	PLAN	PIN	AREA(sq m)	REMARKS
1				15802.51	
2				3.74	
3				284.35	
4				50.02	
5				30.33	
6	185	246	ALL OF 03643-0637	57.84	
7				22.18	
8				989.23	
9				1177.29	
10				354.11	
11				14301.53	

PART 1 - SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT No. LT159429.
PARTS 1 TO 11, BOTH INCLUSIVE SUBJECT TO EASEMENT AS SET OUT IN INSTRUMENT No. YR262263B.

PLAN OF SURVEY OF
**PART OF LOT 185
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK**

SCALE 1 : 500

GUIDO PAPA SURVEYING
A DIVISION OF J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPATIAL REFERENCE POINTS A & B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997514541.

FOR BEARING COMPARISON PURPOSES, A BEARING ROTATION WAS APPLIED TO THE FOLLOWING PLANS.

PLAN	ROTATION - COUNTERCLOCKWISE
P	
P1	
P3	01° 00' 55"
P4	
P2	01° 01' 35"

INTEGRATION DATA

SPATIAL REFERENCE POINTS (SRPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SRP (A)	623 698.817	4 872 379.829
SRP (B)	623 901.671	4 872 449.056
SRP (C)	623 877.341	4 872 248.742

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____, 2020.

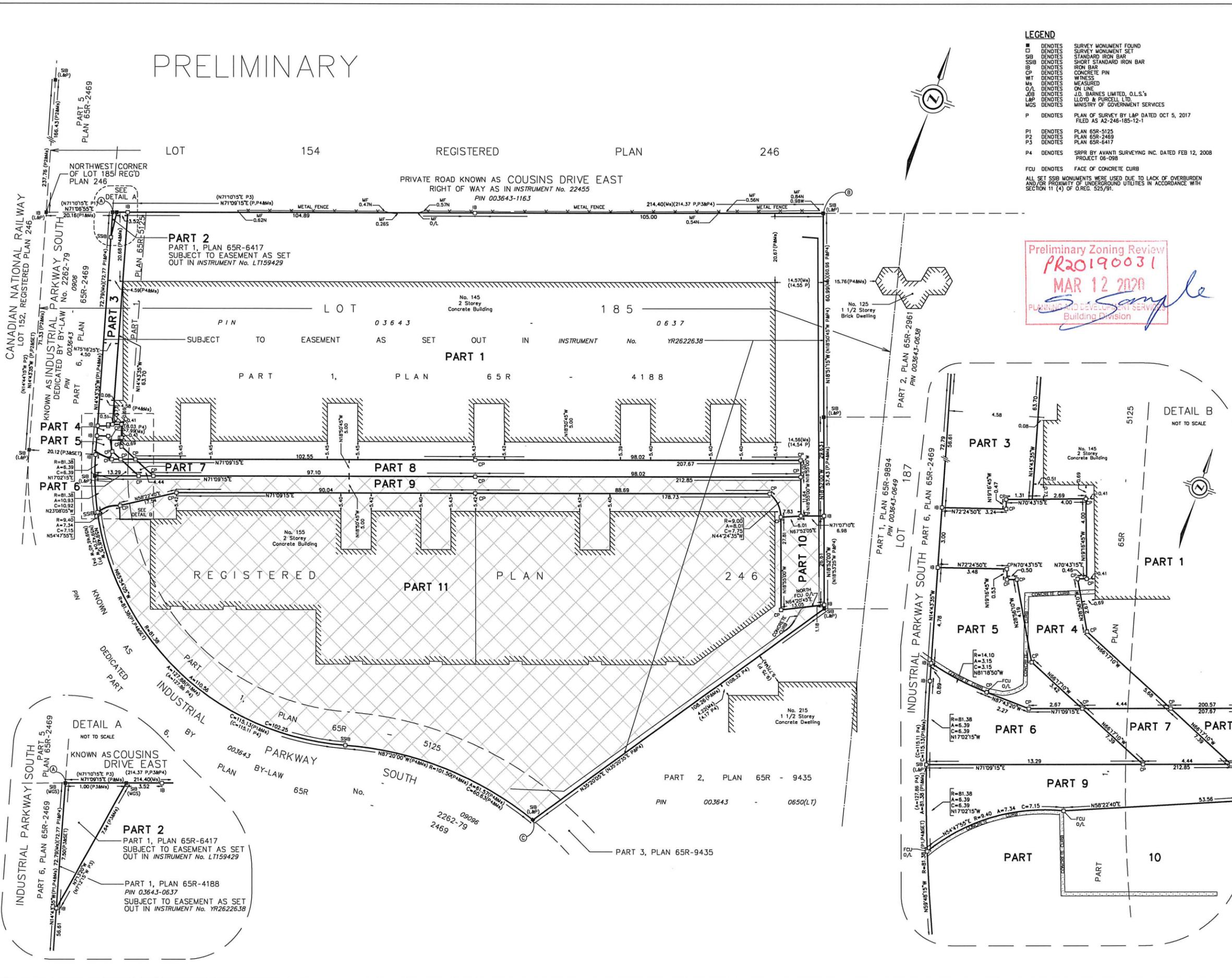
DATE -----

LAURENCE J. KUELLING
ONTARIO LAND SURVEYOR

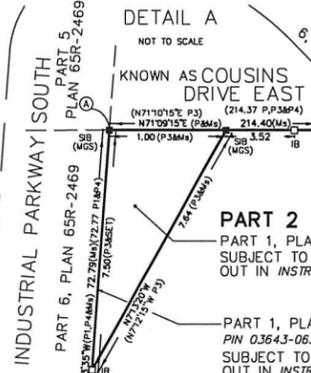
GUIDO PAPA SURVEYING
A Division of J.D. Barnes Limited

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
T: (289) 553-5961 F: (289) 553-5966 www.jdbarnes.com

DRAWN BY: V.A. CHECKED BY: L.J.K. REFERENCE NO.: 18-18-126-00
DATED: 2020/02/21



Preliminary Zoning Review
PR20190031
MAR 12 2020
Sample
PLANNING AND DEVELOPMENT SERVICES
Building Division



FILED: 2020/02/21 10:18:126-00 - Industrial Plan 5/Drwng/0018-18-126-00-00



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.

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