



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

- FILE NUMBER:** MV-2022-09
- APPLICANT:** Addison Aurora Industrial GP Inc.
- PROPERTY:** 115, 135, 155 Addison Hall Circle
PLAN 65M4650 BLK 8, 9, 10
- ZONING:** E-BP (344)
- PURPOSE:** A Minor Variance Application has been submitted to facilitate four driveways.
- BY-LAW REQUIREMENT:**
- 1) Section 5.5.4 (a) of Zoning Bylaw 6000-17 limits the maximum number of driveways to two (2).
- PROPOSAL:**
- a) The applicant is proposing four (4) driveways.

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 14, 2022
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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on April 12, 2022.** 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 April 14, 2022.** 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 April 15, 2022.**

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 31st DAY OF MARCH 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

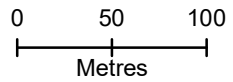
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
115, 135 & 155 ADDISON HALL CIRCLE
FILE: MV-2022-09
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



LEGEND

- DEPRESSED CURB (C/W 600mm WIDE T.W.S.I. STRIP - SEE A1.03 FOR DETAILS)
- EGRESS / OVERHEAD DOOR
- EXISTING / PROPOSED GRADE
- CATCH BASIN
- STORM MANHOLE
- DIRECTIONAL ARROW
- WALL PAC (SEE ELECTRICAL)
- LIGHT POLE (SEE ELECTRICAL)
- BARRIER FREE PARKING SPACE
- FIRE HYDRANT
- BIAMBE CONNECTION

Table 4.3.12 - Designated Parking Spaces Requirements
(Section 5.8.2 of Town of Aurora Zoning Bylaw #600-17)
Total Number of Required Parking Spaces Minimum Number of Required Accessible Parking Spaces

12 or less	1	1
13 - 100	4% of the total (1/2)	1
101 - 200	1 space plus 3% of the total (2)	1
201 - 1000	2 spaces plus 2% of the total (2)	1
more than 1000	11 spaces plus 1% of the total (2)	1

(1) Where only 1 accessible parking space is required, a Type A accessible parking space shall be provided.
(2) Where more than 1 accessible parking space is required, an equal number of Type A and Type B accessible parking spaces must be provided.
(3) If an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.

PARKING / LOADING STATISTICS

	PROVIDED	REQUIRED
PARKING STANDARD SPACES (2.7M x 5.3M)	203	184 (8 x 1.5 Space / 100SqM for 2,801 to 56,000SqM GFA)
BARRIER FREE SPACES	10 (**)	10 (**)
TOTAL	213	

(*) BARRIER FREE REQUIREMENT: ADDING 80% OF TOTAL EQUAL NUMBERS OF TYPE 'A' (2.7M WIDE) AND 3 TYPE 'B' (2.7M WIDE) SPACES REQUIRED.
(**) 3 TYPE 'A' AND 5 TYPE 'B' BARRIER FREE SPACES

	PROVIDED	REQUIRED
LOADING BLDG A:	13	3 (2,500 - 7,500 sqm)
BLDG B:	13	3 (2,500 - 7,000 sqm)
BLDG C:	13	3 (2,500 - 7,000 sqm)
BICYCLE PARKING	6	5

BUILDING STATISTICS

	G.F.A.	EXCLUSIONS	HEIGHT	SETBACKS
BUILDING A AREA:	4,676.70 sqm	47.16 sqm	10.8 m	22.95 m (WEST) / 154.64 m (EAST) / 6.00 m (NORTH) / 3.17 m (SOUTH)
BUILDING B AREA:	4,075.67 sqm	47.16 sqm	10.8 m	113.55 m (WEST) / 68.65 m (EAST) / 6.00 m (NORTH) / 3.13 m (SOUTH)
BUILDING C AREA:	3,498.87 sqm	45.92 sqm	9.8 m	164.55 m (WEST) / 20.30 m (EAST) / 6.00 m (NORTH) / 11.02 m (SOUTH)
TOTAL G.F.A.	12,111.00 sqm			

SITE STATISTICS

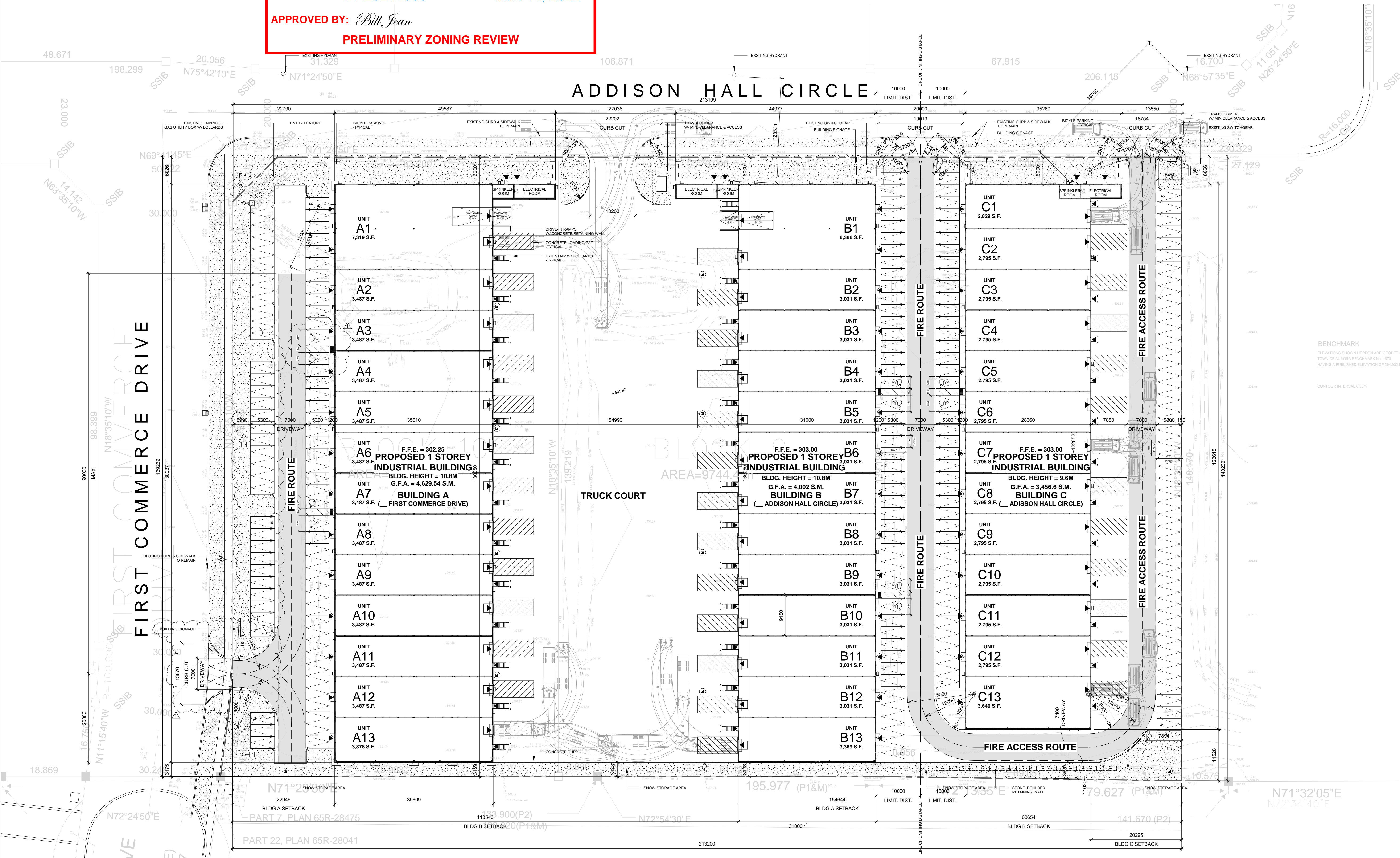
AREAS	SqM	[SqP]	%
GROSS (TOTAL) SITE AREA:	29,693	[319,618]	100
BUILDING A AREA:	4,676.70	[50,339.58]	15.8
BUILDING B AREA:	4,075.67	[43,870.15]	13.7
BUILDING C AREA:	3,498.87	[37,661.52]	11.8
TOTAL AREA / SITE COVERAGE	12,251.24	[131,871.25]	41.25 (0.41x)
LANDSCAPE AREA	3,017.51	[32,480]	10.20
PAVED AREA	14,424.25	[155,261.35]	48.55
LOT FRONTAGE (ADDISON HALL)	213.20 M		
LOT FRONTAGE (FIRST COMMERCE)	139.20 M		

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20211585 DATE: Mar. 14, 2022

APPROVED BY: *Bill Jean*

PRELIMINARY ZONING REVIEW



All drawings, specifications, related documents and design are the copyright property of the architect and must be retained upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly prohibited without the architect's written permission.
This drawing shall not be used for construction purposes unless countersigned by:

Signature: **Giovanni A. Tassone**

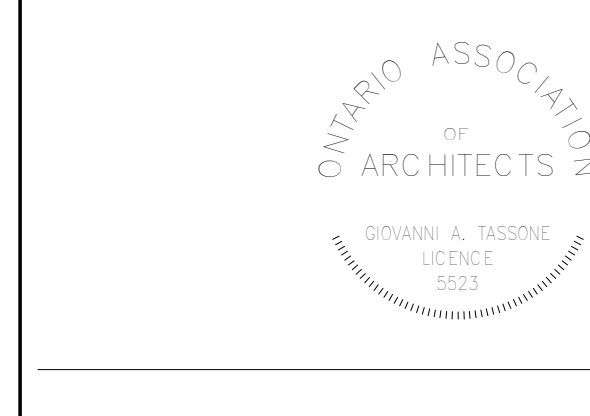
NOT ISSUED FOR CONSTRUCTION

Revisions

No.	Description
0	

Revisions

Date Issued	No.	Description
02/03/02	03	REISSUED FOR SITE PLAN REVIEW
02/02/22	02	ISSUED FOR SPA
2022/01/01	01	REVISION FOR ZONING REVIEW



Architect Inc.
GIOVANNI A. TASSONE

185 BridgeRoad, Suite 107
Toronto, Ontario M6A 1T7
(416) 784-5520
(416) 783-3100 fax

Project: **INDUSTRIAL DEVELOPMENT
ADDISON HALL CIRCLE &
FIRST COMMERCE DRIVE, AURORA, ON**

Sheet: **21027** Scale: **1 : 400**
Drawn by: **VT / HA** Reviewed by: **GAT**
Title: **SITE PLAN**

A1.01

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



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